

JACKSON TOWNSHIP RENT CONTROL BOARD  
MEETING OF MAY 14, 2015  
MINUTES

Chairman Bob Skinner called the meeting to order at 7:39 pm followed by a flag salute, moment of silence for our troops and a reading of the Sunshine Law by Mr. Rumpf.

PRESENT: S. Williams, S. Brown, G. Miller, R. Schleckser, R. Skinner, N. Stallone, K. Lowe, C. Dimino, D. DiCapua, L. Amoruso, CPA and B. Rumpf, Esq.

**MINUTES OF APRIL 23, 2015** - Motion to approve STALLONE / Williams

Williams, Miller, Schleckser, Stallone, Lowe, Dimino, Skinner - Ayes      DiCapua, Brown - Abstain

**CORRESPONDENCE** - None

**RESOLUTIONS**

**2015-15** Jackson Acres CPI Increase 1.6% effective May 1, 2015

MOTION to approve WILLIAMS / Stallone

Williams, Miller, Schleckser, Stallone, Lowe, Brown, Dimino, Skinner - Ayes      DiCapua, - Abstain

**2015-16** Jackson Acres Real Estate Pass Through \$21.02 real estate tax assessment per month for each site, reflecting an increase of \$1.75 per site per month. 232 sites.

MOTION to approve LOWE / Williams

Williams, Miller, Schleckser, Stallone, Lowe, Brown, Dimino, Skinner - Ayes      DiCapua, - Abstain

**2015-17** Pineview Apartments CPI Increase of 1.6%, heat is not provided, effective 4/2015 through 6/2015

MOTION LOWE / Williams

Williams, Miller, Schleckser, Stallone, Lowe, Brown, Dimino, Skinner - Ayes      DiCapua, - Abstain

**2015-18** Woodmere Apartments CPI Increase of 3.1% (includes 1.5% for heat) effective 4/2015 through 6/2015.

MOTION to approve LOWE / Williams

Williams, Miller, Schleckser, Stallone, Lowe, Brown, Dimino, Skinner - Ayes      DiCapua, - Abstain

**DANIEL FLANAGAN RENTAL DECREASE APPLICATION**

Shari Williams recluses herself from the board for this application.

Present are Lori Greenberg, Esq., Clem Caldarise, Nancy Viviano and Daniel Flanagan, who are sworn in by Mr. Rumpf.

Ms. Greenberg stated that Mr. Flanagan is asking to go back to 2011. The lease is with Mr. Flanagan's mother, who has passed away. Mr. Flanagan was going to make application to become a tenant, but did not.

Ms. Greenberg has no Short Certificate, and due to this matter being an estate, there are procedural issues.

Mr. Flanagan resides in the park at this time, the tenant is the estate and he is an occupant.

Mr. Flanagan stated that he has been paying the rent, his checks were accepted. His mother died in November 2014.

Ms. Greenberg stated that when he moved in there was no vacancy decontrol. \$450 rent was established in 2011 and has not been increased.

Mr. Flanagan believes he has a right, he moved in 2011, his mother and he signed the lease.

Ms. Greenberg has a copy of the original lease with only his mother's signature on it. Mr. Rumpf notes a 19 pages document (lease) between Doris Flanagan and Fountainhead for \$450 for #61, #3 Periwinkle Place.

Mr. Flanagan submitted a copy of the tenant application and stated he submitted a \$100 fee in 2010.

Ms. Greenberg stated that Mr. Flanagan must bring an attorney with him because this is an estate issue.

Mr. Rumpf noted that Mr. Flanagan provided the application authorization for background check dated 11/15/2010, page 5 states 4/22/21 Doris Flanagan and 12/31/43 Daniel Flanagan.

Ms. Viviano stated the document was incomplete. Mr. Flanagan was an additional tenant, there was a possible credit issue. Mrs. Flanagan was approved.

Mr. Skinner asks if Mr. Flanagan was notified that the application was declined?

Mr. Flanagan stated he is the executor of the will.

Ms. Greenberg stated she has received no documentation that Mr. Flanagan is the executor.

Mr. Flanagan stated that in Exhibit "C" - NancyLu required the information and signature of Mr. Flanagan. He is on file as the executor of the will.

Mr. Rumpf stated that there is nothing to prove Mr. Flanagan is a tenant or a party to the lease. His name does not appear on the lease, only Doris Flanagan.

Mr. Flanagan suggests that they adjourn and he will appear with his attorney.

Ms. Greenberg stated that the park is willing to continue tenancy, Mr. Flanagan will be required to sign a new lease in his name.

Mr. Skinner suggests that this may be conducive to mediation between the attorneys prior to the next scheduled hearing date.

Mr. Flanagan asks if the board is given copies of all leases.

Ms. Greenberg stated they are.

Mr. Flanagan would like to adjourn.

Ms. Greenberg will not be able to attend the first meeting of July.

Mr. Skinner this will be scheduled for the meeting of July 23, 2015.

MOTION to carry to the July 23, 2015 meeting STALLONE / Dimino

Miller, Schleckser, Stallone, Lowe, Brown, Dimino, DiCapua, Skinner - Ayes

### **FOUNTAINHEAD CPI INCREASE**

Mr. Flanagan stated that he has had no increase for 53 months, real estate tax was applied for each year, but not charged.

Mr. Caldalise stated that Fountainhead calculates taxes different than other parks, they are a year behind in collecting the tax.

Five sites are not included in the taxes, they are not sites yet.

Mr. Miller stated they should be included in the tax rolls.

Mr. Caldalise state that no rent is collected from these sites.

Mr. Rumpf - all sites capable of collecting rent should be included as with other parks Mr. Rumpf reads that portion of the Ordinance "total number of tenants residing in the park".

Mr. Miller suggests this be included in the meeting to be scheduled with Council Members.

Mr. Rumpf swears in Lou Amoruso.

Mr. Amoruso has reviewed the application seeking a 1.60% CPI effective June 1, 2015 and has no issues with the application.

Ms. Greenberg is in agreement with Mr. Amoruso's calculations.

PUBLIC (on the application) Shari Williams of 4 Columbine - Real Estate taxes have never seen a decrease when homes are added to the park.

Ms. Greenberg stated the taxes are reallocated, the total real estate tax is divided by the additional sites, reduces the tax base for all.

Ms. Williams - if new homes are put in January, there is no reduction until the next January. There should be a credit when the homes go in.

Close Public - All Ayes

MOTION to approve CPI of 1.60% effective June 1 2015 for Fountainhead Park SCHLECKSER / Miller Miller, Schleckser, Stallone, Lowe, Brown, Dimino, DiCapua, Skinner - Ayes

## **PUBLIC**

Doris Roberts of 25 Boxwood Drive. Questions what is up with the generator installation at Maple Glen, it has not been completed. The board had set a time limit of 90 days for completion. The time is up.

Ms. Greenberg stated that if she was asked, she would have been able to provide an answer this evening. She will report back.

Ms. Roberts stated that all the rental units on Boxwood Drive are not cutting their lawns. Grass and weeds are very high.

Sue Stillwell of 12 Lisa Lane - trees are still not being taken care of. This poses a safety issue, she would like the trees trimmed over her roof as there has been damage to the roof vents. She cannot use her patio. She has contacted the Jackson Shade Tree Commission several years ago, nothing has been done.

Mr. Skinner - this should be referred back to the Township for enforcement or meet with the Business Administrator.

Ms. Williams suggests that Ms. Stillwell submit an application for decrease. The board can only hear applications for rental issues. Ms. Stillwell would need to contact Code Enforcement.

Mr. Rumpf - the board only has power to deal with rent issues, it has no power to enforce. This would be the responsibility of Code Enforcement, if they are not responsive, Ms. Stillwell can go to the Business Administrator.

Ms. Greenberg stated it is a heavily wooded lot that had trees trimmed in 2014. If there is a danger, trees will be removed.

Mr. DiCapua - trees were trimmed up to 30'. Tenant does not want to clean up the lot. He lives next door to her.

Mr. Rumpf - options would be: 1. Contact Jackson Code Enforcement 2. File an application for rental decrease or 3. Hire an attorney to take the landlord to court.

Daniel Andretta of 37 Boxwood Drive - his walkway trim has not been repaired as directed three months ago.

Sue Stillwell - moved into a senior community because she was concerned about safety. The trees are doing damage to her home.

Close Public

**BILLS** - Shari Williams noted that Mr. Amoruso went to a meeting and no one showed up, this is at a cost to the taxpayers. What can be done?

Mr. Skinner - this will be discussed at the meeting with Council. Council has expressed no concerns regarding this type of issue.

Mr. Rumpf - this has been previously discussed with Council and the feeling was that it was too much to establish the escrow process.

Mr. Amoruso - he did not receive the message from the landlord. The landlord is presently working on a spreadsheet with the needed information.

Mr. Rumpf - received information from a Regency (Prospect Pointe) tenant that they had received notice of an increase to be effective June 1, 2015. He asks Ms. Greenberg to look into this.

Ms. Brown - a neighbor is signing a four month lease, can the 3.1% be charged on the rent?

Mr. Rumpf there is no provision for added fee for the month to month.

MOTION to Pay all Bills - BROWN / Williams

Williams, Miller, Schleckser, Stallone, Lowe, Brown, Dimino, DiCapua, Skinner - Ayes

MEETING ADJOURNED 9:30 pm

Minutes prepared and submitted by:

Kathleen Sevckenko  
Secretary