

**JACKSON TOWNSHIP RENT CONTROL BOARD
MEETING OF JULY 9, 2015
MINUTES**

Chairman Bob Skinner called the meeting to order at 7:30 pm followed by a flag salute and moment of silence for our troops. Mr. Rumpf read the Sunshine Law compliance into the record.

PRESENT: E. Bannon, D. DiCapua, G Miller, N. Stallone, C. Dimino, K. Lowe, R. Schleckser, R. Skinner, J. Bellu, CPA and B. Rumpf, Esq.

MINUTES OF JUNE 11, 2015 – Motion to approve STALLONE / Bannon

E. Bannon, D. DiCapua, G Miller, N. Stallone, C. Dimino, R. Schleckser, R. Skinner – Ayes

CORRESPONDENCE – Mr. Bellu received vacancy decontrol information for Southwind Mobile Home Park.

BILLS – Motion to pay all bills STALLONE / Schleckser

E. Bannon, D. DiCapua, G Miller, N. Stallone, C. Dimino, R. Schleckser, R. Skinner – Ayes

RESOLUTIONS

2015-20 Shady Lake Park CPI Increase 1.6% effective June 1, 2015

MOTION to approve BANNON / Stallone

E. Bannon, G Miller, N. Stallone, C. Dimino, R. Schleckser, R. Skinner – Ayes DiCapua - Abstain

2015-21 Shady Lake Park Real Estate Tax Increase \$1.17 increase per site per month effective 6/1/2015, maximum of \$43.56 per site per month.

MOTION to approve DIMINO / Bannon

E. Bannon, G Miller, N. Stallone, C. Dimino, R. Schleckser, R. Skinner – Ayes DiCapua – Abstain

PINEVIEW AT JACKSON

Mr. Rumpf swears in Wayne Jordan, Property Manager of Pineview and Juan Bellu. Mr. Bellu has reviewed the application seeking a CPI increase of 1.6% from July 2015 through September 2015, heat is not provided.

<K. Lowe 7:35 pm>

Mr. Schleckser questions how long the concession is granted for. Mr. Jordan replies that it is good as long as the tenant is there.

PUBLIC – (on the application) None Open / Close All Ayes

MOTION to approve CPI of 1.6% July 2015 through September 2015 for Pineview BANNON / Stallone

E. Bannon, D. DiCapua, G Miller, N. Stallone, C. Dimino, K. Lowe, R. Schleckser, R. Skinner – Ayes

WOODMERE AT JACKSON

Mr. Bellu has reviewed the application seeking a CPI increase of 1.6% plus 1.5% (heat is provided) for a total of 3.10% from July 2015 through September 2015. Mr. Rumpf questions if the tenant pays the rental late, does the concession go away? Mr. Jordan states that it still remains.

PUBLIC – (on the application) None Open / Close All Ayes

MOTION to approve CPI of 3.10% (heat is provided) July 2015 through September 2015 for Woodmere

STALLONE / Schleckser

E. Bannon, D. DiCapua, G Miller, N. Stallone, C. Dimino, K. Lowe, R. Schleckser, R. Skinner – Ayes

MONTH TO MONTH RENTAL - Mr. Jordan stated that he has been before Township Council regarding the month to month rentals. He stated that Council has not taken any action on the issue. Mr. Rumpf stated that the Board can send correspondence a Resolution along with a suggestion to modify the Ordinance.

Mr. Jordan stated that the Rent Board members understand the issue. The Board understands the issue more than Council Members do.

Mr. Skinner has concerns of the \$100 extra charge for the month to month and has concerns about having less than a yearly lease.

Mr. Jordan stated without the penalty charge, no one would ever sign yearly lease renewal. There would be greater move out amounts per month.

Kris Knight of the Kamson Corp. stated that other towns; Wall, Eatontown – to name a few allow month to month.

Mr. Miller stated that it is State Law that if no renewal is signed, the lease goes to month to month.

Mr. Schleckser made the suggestions that 2% of the apartments be allocated as month to month and the management obtain a boarding house/motel license.

Mr. Dimino feels the charge prevents short-term leases.

Mr. Bellu noted that the month to month cannot be from the initial lease, it is only allowed after the one year lease ends. A limit should be set, if it goes beyond the set amount, Board approval would be required.

Mr. Knight stated that after Sandy, there were a lot of short term leases. There was more maintenance and less profit was realized.

Mr. Rumpf noted that the base rent would not include the extra fee.

Mr. Bellu stated that the base rent also does not include the concession.

Mr. Dimino stated that tenants have the opportunity to sign a one year lease renewal without a penalty fee after the month to month.

Mr. Miller would like to have the opportunity to review Ordinances from the other towns.

Mr. Dimino feels that it is relatively “cut and dry”, sees no issues.

Mr. Schleckser states the Ordinance states that rental cannot be for less than one year.

Mr. Bannon is in favor of the six month limit.

Mr. Bellu feels this would be a check and balance. Does not want to encourage transients.

Mr. Knight stated that the tenant can stay for one year, sign for another year with the addendum that they can leave with a thirty day notice plus the additional charge.

Mr. Miller – the lease and CPI are in effect for that time period.

Mr. Skinner – if more time is needed after the six months then possibly offer an additional three month extension, if warranted.

Mr. Stallone – would still have to come before the Board after the six month extension.

Mr. Dimino – any increases, CPI, etc., would still apply to the rent.

Mr. Skinner is in favor of the six month extension, then would have to appear before the Board. Would members be in favor of review of the Ordinances from other towns?

Mr. Stallone is in agreement with Mr. Miller to review the Ordinances.

Mr. Rumpf will take comments into consideration and prepare a letter for the Board regarding the Ordinances of the two other towns (length of lease) and revise fee schedule to include month to month fee – not to exceed (\$100 or 10% of rent).

Mr. Knight also would like discussion on the Capital Improvement section of the Ordinance. Mr. Bellu has never considered the thought of Capital Improvement for apartment complexes.

PUBLIC – None Open / Close All Ayes

9:00 pm – Executive Session – to discuss pending litigation and personnel matters.

9:25 pm - Executive Session Close

Meeting Adjourned 9:26 pm

Minutes prepared and submitted by:

Kathleen Sevckenko, Secretary