

**JACKSON RENT CONTROL BOARD
MEETING OF AUGUST 13,2015
MINUTES**

Chairman Bob Skinner called the meeting to order at 7:35 pm followed by a flag salute and moment of silence for our troops. Mr. Rumpf read the Sunshine Law into the record.

PRESENT: E. Bannon, S. Brown, G. Miller, R. Schleckser, K. Lowe, C. Dimino, R. Skinner, L. Amoruso, CPA and B. Rumpf, Esq.

MINUTES OF July 9, 2015 – Motion to approve S. Brown notes that she was absent for this meeting. This was reflected in that Ms. Brown was not listed with those members listed as “Present”
SCHLECKSER / Bannon

E. Bannon, S. Brown, G. Miller, R. Schleckser, K. Lowe, C. Dimino, R. Skinner – Ayes

BILLS – Motion to pay all bills BANNON / Schleckser

E. Bannon, S. Brown, G. Miller, R. Schleckser, K. Lowe, C. Dimino, R. Skinner – Ayes

CORRESPONDENCE – Vacancy Decontrol information was received

SHADY OAK – Establish Base Rents

Present this evening is Adam Pfeiffer representing his client who is purchasing the park. Mr. Pfeiffer stated that there is not set lot rent, and his client is spending significant money to bring the park into compliance. Mr. Rumpf has conversed with Mr. Pfeiffer on the phone. The board is aware of the existing conditions in the park. The Ordinance requires the park to have a license before coming to the Board for a rental increase. The board has previously established lot rents for PSL, which is the park next door to Shady Oak. The next step would be to contact the Board Accountant.

Mr. Skinner questions if the amount of the rent paid to the receiver is known.

Mr. Amoruso does not know.

Mr. Schleckser questions how the board would be able to assist if the park has no license.

Mr. Rumpf notes that given the concerns, the Ordinance would apply.

Mr. Pfeiffer stated the closing is conditional upon work being done.

Mr. Schleckser asks about the homes owned by both Scott Terhune and Earl Terhune.

Mr. Pfeiffer stated that they have a contract with Scott Terhune to purchase the homes he owns and all land, Nancy Terhune owns the land.

Mr. Skinner asks if base rent can be established with the conditions that the license is obtained and work completed.

Mr. Rumpf stated there could be a graduated rent scenario.

Mr. Dimino asks if the sale is contingent upon establishing base rent.

Mr. Pfeiffer stated that his client is doing repairs necessary, he may elect to do more for the park if it is financially feasible. He stated they looked at all parks in Jackson and the rental ranges from \$400 to \$800.

Mr. Schleckser stated the rent should be compared with All Seasons (previously Luxury Park).

Representing the Ocean County Health Department, Matt, stated they want to see conditions improve at the park and he has worked with Mr. DeVincens. They have met with Grant Engineering and the potential buyers. This will receive top priority.

Mr. Schleckser stated that the septic tanks overflow and are too close to the existing homes.

Matt stated that the options are 1. To re-engineer the systems or 2. Replace in-kind, which would not mandate moving the system further from the homes.

Mr. Miller feels that there are too many units going into too small of a system.

Matt – the Board of Health will witness all work, but in the end the engineer will certify that the system meets the requirements, this will carry. If the Board of Health feels it is not adequate, it will meet with the Engineer.

Mr. Miller notes that rain and ground water add to the problem.

Mr. Skinner asks if it is possible that some sites (homes) may be eliminated.

Matt replies that this is a possibility.

Mr. Brian Grant of Grant Engineering stated that a survey has been completed as to the deficiencies. There are twenty one separate systems. The options: 1. Replace the systems in kind 2. Consolidate into three systems or 3. Eliminate system load – most homes have laundry machines – create a gray water field. It would come down to economics. This would require new application to the DEP for permits.

Mr. Dimino – would there be a possibility to eliminate homes?

Mr. Grant stated this has not been discussed, there are some areas in the park that are not utilized, that could be used for a field. DEP regulations need to be complied with.

Mr. Grant also stated that two new wells were put in, there were not properly permitted and the distribution system is not up to code.

Mr. Bannon questions if Planning Board approval would be obtained.

Mr. Rumpf stated the Ocean County Board of Health would be the agency for approval. The nature of the work is outside the Rent Control Board purview. The applicant is coming before the board to establish rents. They want to establish the numbers to determine the scope of work to be performed.

Mr. Grant stated that land use issues are not involved.

Mr. Pfeiffer stated that the proposed park would be a rental facility.

RESOLUTIONS

2015-22 Pineview CPI Increase of 1.6% (no heat provided) for July 2015 – September 2015

MOTION to approve BANNON / Schleckser

E. Bannon, S. Brown, G. Miller, R. Schleckser, K. Lowe, C. Dimino, R. Skinner – Ayes

2015-23 Woodmere CPI Increase 3.1% (heat is provided) for July 2015 – September 2015

MOTION to approve BANNON / Lowe

E. Bannon, S. Brown, G. Miller, R. Schleckser, K. Lowe, C. Dimino, R. Skinner – Ayes

LAND O' PINES – Real Estate Tax Increase

Craig Hebler of Land O'Pines and Lou Amoruso, Board Accountant are sworn in by Mr. Rumpf.

Mr. Amoruso has reviewed the application seeking a Real Estate Tax Increase of \$1.14 per unit per month for 81 units. Maximum amount of \$43.64.

Public (on the application) – None Open / Close

MOTION to approve Real Estate Tax Increase of \$1.14 per unit, maximum of \$43.64 for Land O' Pines

BROWN / Schleckser

E. Bannon, S. Brown, G. Miller, R. Schleckser, K. Lowe, C. Dimino, R. Skinner – Ayes

SOUTHWIND CPI INCREASE

Mr. Miller recuses himself from the Board for this application.

Ms. Anna Chew is present for Southwind and is sworn in by Mr. Rumpf.

Mr. Amoruso states that application is seeking a CPI Increase of 1.6% effective December 1, 2015.

He noted that Site #31 has an incorrect 2014 rent amount of \$635. The 2015 amount should be \$650 (\$56.59 real estate taxes and \$.07 License Fee) for a base rent of \$593.34.

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

PUBLIC – (on the application)

Shari Williams of 4 Columbine Drive – questions the amount of base rent for #31

Mr. Amoruso stated it is \$593.34

MOTION to approve CPI Increase of 1.6% effective December 1, 2015

LOWE / Schleckser

E. Bannon, S. Brown, R. Schleckser, K. Lowe, C. Dimino, R. Skinner – Ayes

SOUTHWIND REAL ESTATE TAX INCREASE

Mr. Amoruso stated there was a tax increase of \$5,231.35 from 2014 to 2015. \$1.75 increase per site per month, maximum of \$58.34 effective October 1, 2015

Ms. Chew is in agreement with the calculations.

PUBLIC (on the application) – None Open / Close

MOTION to approve Real Estate Tax Increase of \$1.75 per site per month, maximum of \$58.34 for Southwind BANNON / Brown E. Bannon, S. Brown, R. Schleckser, K. Lowe, C. Dimino, R. Skinner – Ayes

Mr. Miller rejoins the Board.

PUBLIC – Shari Williams 4 Columbine Drive – Mr. Skinner received incorrect information regarding what was said at the Township Council Meeting. Ms. Williams never bashed the board or any of its members. She has the most respect for all parties. She was upset with Council. She resigned because she was elected by the homeowners to represent them.

Regarding Shady Oak – Ms. Williams is concerned regarding what site plan will be used. Mr. Terhune made changes through the years.

Ms. Williams stated that Fountainhead has new leases that have a sign off page regarding the 25' buffer between the homes.

Therese Concoli – her home in Fountainhead is sinking, the chimney is leaning and the deck is separating from the home. She will be submitting an application to repair the deck.

Mr. Rumpf stated that an application can be submitted for diminishment of services, this is beyond a simple rental reduction and he would recommend that this matter be taken before Landlord Tenant Court.

Sue Stillwell of 12 Lisa Lane - Stated that there was a sink hole in Jackson Acres, the resident contacted Ms. Greenberg and the matter was taken care of. Maybe this would be of help to Ms. Concoli.

Ms. Stillwell was before the Board in March and May of this year regarding trees on her property, the Board referred her to Township Council. Ms. Stillwell attended a Council Meeting and was referred back to the Board.

Mr. Skinner stated that he was at her property and has submitted a report. This matter will be adjourned until Ms. Greenberg is present to address the issue. Mr. Rumpf will request that Mr. DiCapua and Ms. Greenberg attend the meeting of August 27, 2015 to address this issue.

Diane DiCapua - stated that there was a sink hole at Jackson Acres and management spent quite a bit of funds to correct the situation.

Mr. Miller stated that he is always hearing of a meeting with Council, when is this happening?

Mr. Skinner stated everyone is frustrated, the meeting has still not been scheduled.

Lou Amoruso has spoken with Ms. Greenberg regarding needed information for Prospect Pointe (Regency Club) and Ms. Greenberg has provided same.

Mr. Skinner thanks Ms. Greenberg.

Mr. Skinner thanks Shari Williams for serving on the Rent Control Board.

Meeting Adjourned 9 PM

Minutes prepared and submitted by:

Kathleen Sevckenko
Secretary

