

JACKSON TOWNSHIP RENT CONTROL BOARD
MEETING OF OCTOBER 22, 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.

The Sunshine Law was read into the record by Mr. Rumpf.

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

ABSENT: R. Schleckser, D. DiCapua, A. Howeth

MINUTES OF SEPTEMBER 10, 2015 – MOTION to approve MILLER / Stallone

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

BILLS – MOTION to approve all bills STALLONE / Bannon

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

CORRESPONDENCE – Vacancy Decontrol information was received from Fountainhead and Oak Tree Parks. Mr. Amoruso spoke with the new attorney for Prospect Pointe and also with the new buyers for Colonial Arms Apartments. Mr. Rumpf will check to see if Colonial Arms Apartments would be subject to Rent Control.

PINEVIEW – WOODMERE APARTMENTS CPI INCREASE

Lou Amoruso and Wayne Jordan, Property Manager are sworn in by Mr. Rumpf.

Woodmere Apartments

Mr. Amoruso has reviewed the application which is seeking a CPI Increase for October through December 2015 of 1.6% plus 1.5% (heat provided) for a total of 3.1%. Mr. Amoruso noted the following apartments had differences between the amount approved and the amount paid. 5D, 16A, 45A, 48A.

Mr. Jordan is in agreement with the calculations.

PUBLIC – (on the application) None Open / Close

MOTION to approve CPI Increase of 3.1% effective October through December 2015. BANNON / Stallone

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

Pineview Apartments

Mr. Amoruso has reviewed the application which is seeking a CPI Increase for October through December 2015 of 1.6%. Mr. Rumpf questioned the apartment rented by Metedeconk Golf Course. Mr. Jordan replied that employees who work there live in the apartment. He does criminal background checks on all.

Mr. Jordan is in agreement with the calculations and questions what is going on with the month to month issue.

Mr. Skinner is concerned about not breaching the Rent Control Ordinance.

Mr. Dimino has no issue with re-evaluating the month to month issue. The Board does not have the authority to change or revise the Ordinance.

Mr. Rumpf noted that the Board indicated prior that this would be a topic for discussion in the meeting to be held with the Township Council, extra fees would be permissible under the Ordinance to be capped at 6 month time length.

Mr. Skinner stated they are still trying to set up a meeting with the Council.

Mr. Jordan stated he has had several requests from tenants to go month to month after the initial lease has ended.

Mr. Miller stated that can be done, but at the current amount.

Mr. Rumpf noted that at the July 2015 meeting he was directed by the Board to correspond with Council and that the Board looked favorably upon the fee, not to exceed \$100 or 10% of the rental with a time limit of six

months. He has not received a response from the Mayor or Council. Mr. Rumpf will provide Mr. Jordan with a copy of the correspondence.

Ms. Brown has concerns with the reason people want to go month to month.

Mr. Jordan stated it would be offered only to existing residents with a one year lease.

MOTION to approve CPI Increase of 1.6% effective October through December 2015. MILLER / Dimino
E. Bannon, C. Dimino, S. Brown, G. Miller, N. Stallone, R. Skinner – Ayes K. Lowe – Abstain

SHADY OAK – Establish Site Rent

Present this evening are Lori Greenberg, Esq. and Steven Pfeffer, Esq. Shady Oak Park is under contract with Ms. Greenberg's client. They have been in contact with the DEP in order to bring the Park up to Code. There are two new wells and two septic systems have been upgraded. The Landlord has questions of the Board in order to determine if they wish to pursue the financial obligation of purchasing the park.

#1 The landlord has sites that they own – some have no homes, some have vacant homes. They want to bring in new homes or rehab the existing ones and get new tenants. Can they charge lot rent at fair market?

Mr. Rumpf feels the Ordinance speaks for itself on this issue.

Ms. Greenberg stated Earl Terhune owned 59 units, went into bankruptcy and transferred the homes to Scott Terhune. There is an eviction order for Scott. People have moved out, the homes became vacant. Scott and Earl have been evicted. Some are vacant spaces (no homes on the lot).

#2 When the buyer owns the mobile home, are there restrictions under the Ordinance for the home? The first time renting, can fair market value rent be established?

Mr. Bellu stated if more than ten homes are owned and rented, it then falls under Rent Control. The lot rent and unit rent must be broken out.

Mr. Rumpf cautions Ms. Greenberg to not put the Board on the spot with requesting a specific answer to a hypothetical situation. All would depend on the circumstances at the time.

Ms. Greenberg will send correspondence outlining the questions to Mr. Rumpf.

Mr. Rumpf has a problem with posing hypothetical questions that would bind the board.

#3 If someone rents the homes, what rent is allowed to be charged? (park within a park).

Mr. Rumpf would need to know what the proposal is.

Mr. Bellu stated that individual rents to others (business venture). Landlord can charge any amount they desire.

Mr. Miller – this issue goes back to when Donna Hopkins was Chairperson, this was addressed.

Ms. Greenberg is asked if after all this work is done, will the landlord put in for a Capital Improvement Increase?

Ms. Greenberg does not know right now.

#4 What do they do with tenants that own their own home, but have no idea what the lot rental is?

Mr. Bellu stated that Earl was keeping lot rents low so that he didn't have to come before the board. An application was submitted, but never acted upon. The application had numbers. The landlord would be locked into that rent.

Ms. Greenberg stated this would only apply to four homes.

Mr. Bellu noted that the approved rent is low, maybe \$100 or \$150.

Mr. Rumpf stated the Board would have to rely upon the evidence provided at the time.

Mr. Skinner is pleased to see that improvements are being made to the park, he hopes the quality of life improves for this community.

PUBLIC – None

Board will conduct an Executive Session

Motion to go to Executive Session (8:35 PM) BANNON / Stallone All Ayes

Close Executive Session (9:07 PM) DIMINO / Miller All Ayes

Mr. Rumpf advised the Board on pending litigation.

MOTION to Adjourn LOWE / Stallone All Ayes
Meeting adjourned 9:10 PM

Minutes prepared and submitted by:

Kathleen Sevchenko
Secretary