

**JACKSON TOWNSHIP RENT CONTROL BOARD
MEETING OF DECEMBER 10, 2015
MINUTES**

Chairman Bob Skinner called the meeting to order at 7:35 pm followed by a flag salute, moment of silence and reading the Sunshine Law by Mr. Rumpf.

PRESENT: B. Skinner, E. Bannon, D. DiCapua, R. Schleckser, C. Dimino, K. Lowe, G. Miller (7:50 pm), L. Amoruso, CPA and B. Rumpf, Esq.

MINUTES OF OCTOBER 22, 2015 - MOTION to approve LOWE / Bannon
E. Bannon, D. DiCapua, C. Dimino, K. Lowe, Skinner – Ayes Schleckser – Abstain

BILLS – Motion to pay all Bills BANNON / Schleckser
E. Bannon, D. DiCapua, R. Schleckser, C. Dimino, K. Lowe, Skinner – Ayes

CORRESPONDENCE - Mr. Amoruso has received Vacancy Decontrol information from Jackson Acres and email correspondence from Keith Davis of Prospect Pointe.

RESOLUTIONS

2015-27 Pineview Apartments CPI Increase of 1.6% effective October 2015 through December 2015.

Public – None Open / Close All Ayes

MOTION to approve BANNON / Lowe

E. Bannon, D. DiCapua, R. Schleckser, C. Dimino, K. Lowe, Skinner – Ayes

2015-28 Woodmere Apartments CPI Increase of 3.1% (1.5% additional due to heat being provided) effective October 2015 through December 2015

Public – none Open / Close All Ayes

MOTION to approve BANNON / Dimino

E. Bannon, D. DiCapua, R. Schleckser, C. Dimino, K. Lowe, Skinner – Ayes

PUBLIC – None Open / Close All Ayes

EXECUTIVE SESSION (Closed) 7:43 pm

<Gary Miller 7:50 pm>

EXECUTIVE SESSION ADJOURNED 8:05 pm

BOARD DISCUSSION

Pineview / Woodmere Apartments – Month to Month Lease Issue

Mr. Skinner noted that Mr. Wayne Jordan has been inquiring about extending leases without signing a new lease with an additional fee.

Mr. Dimino - the tenant must already have a one year lease in place, when that lease is up, they would then go to month to month and would be charged an increase amount for not signing a new lease. He personally does not have a problem with the change as previously written by Mr. Rumpf in correspondence to Township Council.

Mr. Skinner feels that a landlord could take advantage of the situation.

Mr. Dimino feels that a decent number of tenants do not re-sign the lease.

Mr. Amoruso – the CPI would be based upon the actual amount of rent being charged.

Mr. Rumpf – the month to month could continue indefinitely, however, the Board has suggested a cap. A tenant can be removed for not signing a new lease.

Mr. Dimino does not see any underlying loopholes.

Mr. Skinner would be in favor of adding three or six months to a lease, without a penalty fee.

Mr. Rumpf stated the Council is looking for recommendations from the Board on how the Ordinance should be amended.

Mr. Skinner will provide the agenda from the meeting with Council to members of the Board.

Mr. Rumpf stated that another area discussed with Council was what role should the Rent Control Board play on yearly license issuance for renewal. Any deficiencies in the community should be brought to the attention of Council prior to the issuance of the license for consideration.

Mr. Dimino feels there should be a verification process linked to the deficiencies.

Mr. Skinner stated that the township has hired a new Code Enforcement Supervisor. Most issues do involve Code Enforcement.

Mr. Skinner would also like to see the application for rental decrease / increase available on line.

Mr. Schleckser – would like to see CO's be sent to the Board to establish that a tenant has moved in or out.

Mr. Skinner discussed applications for Hardship currently requiring one year financial information, he would recommend possibly three year financial information be provided.

Mr. Amoruso noted that three years would be best, however two years would be better than the one now required.

Ms. DiCapua stated that the Ordinance presently requires two years financial information be provided.

Mr. Skinner would like to hold monthly workshops during the upcoming year so all members can be involved in the process.

Regarding the Month to Month Lease Issue:

Mr. Skinner feels he could be against this, he feels the situation could be taken advantage of.

Mr. Bannon – also feels he could not be in favor, he doesn't see the numbers dictate it is needed

Mr. Dimino – agrees with the Board's initial decision – he is in favor

Ms. DiCapua – not in favor, there is no true need, the landlord has other remedies, and it would have to be done for all landlords in Jackson.

Mr. Miller – definitely no

Mr. Schleckser – no, it might be ok if the applicant appeared in person before the Rent Board on an individual basis.

Mr. Bannon suggests a month to month period of three months, with an assessment of one month's rent.

Mr. Amoruso notes if the landlord wants the tenant out of a month to month, he then would lose vacancy decontrol. The \$100 fee comps for the lost vacancy decontrol.

Ms. Lowe questions in the month to month is there a 30 day notice to quit?

Mr. Rumpf stated there is a two month process for evictions

Ms. Lowe is in favor, possibly suggests reducing time from six months to three months. This has been done in other towns as well as other states, and she does not feel that it is detrimental.

Mr. Skinner would like to hear Ms. Brown and Mr. Stallone's comments as well on this issue. He would like to table this matter until all are present to comment.

Mr. Bannon and Mr. Dimino would like to hear from other towns that have this to see if they are having any issues. There is a concern that this would be a way to beat rent control.

Mr. Amoruso asks if there are any complexes or parks that are not coming before the board that should be coming before the Board.

Mr. Skinner noted that Mr. Rumpf has previously addressed this issue.

Mr. Rumpf stated that in 2008 he sent out correspondence to all complexes, he will again send out correspondence. The new Code Enforcement Supervisor will be a great asset in this matter.

Mr. Amoruso stated he is still having issues with concessions with Prospect Pointe. The CPI increase is based upon the concession rent, Prospect Pointe does not agree. Mr. Amoruso would like a Board decision.

Mr. Rumpf stated that the Board would like the matter calculated both ways.

Mr. Dimino suggested that the Board must be consistent.

Mr. Rumpf stated that Wayne Jordan under sworn testimony stated that the concession never goes away. The Regency concession is not permanent.

Mr. Miller asked how long the concessions have been going on for?

Mr. Amoruso stated since 2013.

Mr. Miller feels that the concessions are incorrect.

Motion to Adjourn LOWE / Miller All Ayes

Meeting Adjourned 9:50 pm

Minutes prepared and submitted by:

Kathleen Sevchenko
Secretary