

**JACKSON TOWNSHIP RENT CONTROL BOARD
MEETING OF FEBRUARY 11, 2016
MINUTES**

Chairman Bob Skinner called the meeting to order at 7:33 pm followed by a flag salute, moment of silence and reading of the Sunshine Law by Mr. Rumpf.

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

ABSENT: S. Brown

MINUTES OF JANUARY 28, 2016 - Mr. Skinner would like to make sure it is clear that the penalty is for \$500 each month, for a total of \$6,000 for Prospect Pointe. Mr. Rumpf stated that the Resolutions reflect an assessment of \$500 per month for January 2014 through December 2014.

MOTION to approve SCHLECKSER / Bannon

E. Bannon, C. Dimino, G. Miller, D. DiCapua, R. Schleckser, R. Skinner - Ayes Stallone & Lowe - Abstain

BILLS - Motion to pay all bills BANNON / Dimino

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

CORRESPONDENCE - Correspondence received from Shari Williams of Fountainhead regarding the changes to the application process. Applications received from MGM, Allied Ordnance (Oak Tree), Fountainhead and Woodmere/Pineview.

Mr. Rumpf sent a letter to Lori Greenberg, Esq. regarding MGM and the generator issue. Ms. Greenberg responded that she will attempt to have information provided by her client.

Mr. Rumpf has received a Notice of Appeal of the decision by Judge Marlene Lynch-Ford from Ms. Greenberg on behalf of a number of parks. He will keep the board advised.

Mr. Stallone asks if the changes to the Ordinance by the Township Council regarding affordable housing will cause the entire complex exempt from Rent Control.

Mr. Rumpf believes it will not involve the entire complex, but will involve 20%. He will review the proposed change further and advise.

RESOLUTIONS

2016-13 CPI Increase for July 2014 for Prospect Point of 3.0% (includes 1.5% for heat)There will be a \$500 penalty for each application approved for 2014 for a total of \$6,000 for violation of the Ordinance.

MOTION by SCHLECKSER / Bannon

E. Bannon, C. Dimino, D. DiCapua, R. Schleckser, R. Skinner - Ayes

N. Stallone, G. Miller, K. Lowe - Abstain

2016-14 CPI Increase for August 2014 for Prospect Point of 3.0% (includes 1.5% for heat)There will be a \$500 penalty for each application approved for 2014 for a total of \$6,000 for violation of the Ordinance.

MOTION by BANNON / Schleckser

E. Bannon, C. Dimino, D. DiCapua, R. Schleckser, R. Skinner - Ayes

N. Stallone, G. Miller, K. Lowe - Abstain

2016-15 CPI Increase for September 2014 for Prospect Point of 3.0% (includes 1.5% for heat)There will be a \$500 penalty for each application approved for 2014 for a total of \$6,000 for violation of the Ordinance.

MOTION by BANNON / Schleckser

E. Bannon, C. Dimino, D. DiCapua, R. Schleckser, R. Skinner - Ayes

N. Stallone, G. Miller, K. Lowe - Abstain

2016-16 CPI Increase for October 2014 for Prospect Point of 3.0% (includes 1.5% for heat)There will be a \$500 penalty for each application approved for 2014 for a total of \$6,000 for violation of the Ordinance.

MOTION by BANNON /Schleckser

E. Bannon, C. Dimino, D. DiCapua, R. Schleckser, R. Skinner - Ayes

N. Stallone, G. Miller, K. Lowe - Abstain

2016-17 CPI Increase for November 2014 for Prospect Point of 3.0% (includes 1.5% for heat)There will be a \$500 penalty for each application approved for 2014 for a total of \$6,000 for violation of the Ordinance.

MOTION by BANNON /Schleckser

E. Bannon, C. Dimino, D. DiCapua, R. Schleckser, R. Skinner - Ayes

N. Stallone, G. Miller, K. Lowe - Abstain

2016-18 CPI Increase for December 2014 for Prospect Point of 3.0% (includes 1.5% for heat)There will be a \$500 penalty for each application approved for 2014 for a total of \$6,000 for violation of the Ordinance.

MOTION by BANNON /Schleckser

E. Bannon, C. Dimino, D. DiCapua, R. Schleckser, R. Skinner - Ayes

N. Stallone, G. Miller, K. Lowe - Abstain

Michael Peacock, Esq. for Prospect Point asks if the Township will be forwarding an invoice for the \$6,000 total penalty.

Mr. Rumpf will contact Mr. Peacock next week.

PROSPECT POINT CPI INCREASE APPLICATION - JANUARY 2015 THROUGH DECEMBER 2015

Present this evening for Prospect Point are Michael Peacock, Esq. and Andrea Howeth, who along with Mr. Amoruso are sworn in by Mr. Rumpf.

JANUARY 2015 - CPI Increase of 3.0% (includes 1.5% for heat)

Apartment 27H old rent \$1,077.44, new rent should be \$1,109.00

PUBLIC - None Open/Close All Ayes

Per Mr. Peacock, Prospect Pointe is in agreement with Mr. Amoruso's calculations.

MOTION to approve CPI Increase of 3.0% for January 2015 BANNON / Stallone

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

FEBRUARY 2015 - CPI Increase of 3.0% (includes 1.5% for heat)

PUBLIC - None Open / Close All Ayes

Per Mr. Peacock, Prospect Pointe is in agreement with Mr. Amoruso's calculations.

MOTION to approve CPI Increase of 3.0% for February 2015 BANNON / Schleckser

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

MARCH 2015 - CPI Increase of 3.0% (includes 1.5% for heat)

PUBLIC - None Open / Close All Ayes

Per Mr. Peacock, Prospect Pointe is in agreement with Mr. Amoruso's calculations.

MOTION to approve CPI Increase of 3.0% for March 2015 BANNON / Stallone

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

APRIL 2015 - CPI Increase of 3.1% (includes 1.5% for heat)

PUBLIC - None Open / Close All Ayes

Per Mr. Peacock, Prospect Pointe is in agreement with Mr. Amoruso's calculations.

MOTION to approve CPI Increase of 3.1% for April 2015 BANNON / Schleckser

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

MAY 2015 - CPI Increase of 3.1% (includes 1.5% for heat)

PUBLIC - None Open / Close All Ayes

Per Mr. Peacock, Prospect Pointe is in agreement with Mr. Amoruso's calculations.

Mr. Schleckser questions Apartment #12K, shows \$76 decrease, but received more than a \$42 increase.

Mr. Amoruso stated this shows what the increase could have been.

MOTION to approve CPI Increase of 3.1% for May 2015 LOWE / Schleckser

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

JUNE 2015 - CPI Increase of 3.1% (includes 1.5% for heat)

PUBLIC - None Open / Close All Ayes

Per Mr. Peacock, Prospect Pointe is in agreement with Mr. Amoruso's calculations.

There is a typo error - Apartment #10D should be an increase of (-)\$21.20

MOTION to approve CPI Increase of 3.1% for June 2015 BANNON / Lowe

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

JULY 2015 - CPI Increase of 3.1% (includes 1.5% for heat)

PUBLIC - None Open / Close All Ayes

Per Mr. Peacock, Prospect Pointe is in agreement with Mr. Amoruso's calculations.

MOTION to approve CPI Increase of 3.1% for July 2015 SCHLECKSER / Lowe

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

AUGUST 2015 - CPI Increase of 3.1% (includes 1.5% for heat)

PUBLIC - None Open / Close All Ayes

Per Mr. Peacock, Prospect Pointe is in agreement with Mr. Amoruso's calculations.

MOTION to approve CPI Increase of 3.1% for August 2015 BANNON / Stallone

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

SEPTEMBER 2015 - CPI Increase of 3.1% (includes 1.5% for heat)

PUBLIC - None Open / Close All Ayes

Per Mr. Peacock, Prospect Pointe is in agreement with Mr. Amoruso's calculations.

MOTION to approve CPI Increase of 3.1% for September 2015 BANNON / Schleckser

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

OCTOBER 2015 - CPI Increase of 3.1% (includes 1.5% for heat)

PUBLIC - None Open / Close All Ayes

Per Mr. Peacock, Prospect Pointe is in agreement with Mr. Amoruso's calculations.

Mr. Skinner questions why Apartment #10E has a decrease?

Ms. Howeth stated that in order to get rid of the concession, rent had to be decreased.

MOTION to approve CPI Increase of 3.1% for October 2015 BANNON / Schleckser

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

NOVEMBER 2015 - CPI Increase of 3.1% (includes 1.5% for heat)

PUBLIC - None Open / Close All Ayes

Per Mr. Peacock, Prospect Pointe is in agreement with Mr. Amoruso's calculations.

MOTION to approve CPI Increase of 3.1% for November 2015 BANNON / Lowe

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

DECEMBER 2015 -

CPI Increase of 3.1% (includes 1.5% for heat)

PUBLIC - None Open / Close All Ayes

Per Mr. Peacock, Prospect Pointe is in agreement with Mr. Amoruso's calculations.

MOTION to approve CPI Increase of 3.1% for December 2015 BANNON / Schleckser

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

Mr. Amoruso would like to know how to proceed with the next set of applications. Mr. Peacock stated that Prospect Point is ready for all.

Mr. Amoruso would like to hear 2016, January through June at the meeting of March 10, 2016. He requests copies of leases with each application from Ms. Howeth along with any names of those who have moved out.

PUBLIC - None Open / Close

ADJOURN - MOTION by SCHLECKSER / Bannon All Ayes

Meeting Adjourned 8:13 pm

Minutes prepared and submitted by:

Kathleen Sevckenko
Secretary