

**JACKSON TOWNSHIP RENT CONTROL BOARD**  
**MEETING OF FEBRUARY 25, 2016**  
**MINUTES**

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

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

**ABSENT:** N. Stallone, S. Brown, K. Lowe

**MINUTES OF FEBRUARY 11, 2016** - MOTION to approve BANNON / Dimino  
E. Bannon, C. Dimino, G. Miller, D. DiCapua, R. Schleckser, R. Skinner - Ayes

**BILLS** - MOTION to pay all bills BANNON / Schleckser  
E. Bannon, C. Dimino, G. Miller, D. DiCapua, R. Schleckser, R. Skinner - Ayes

**CORRESPONDENCE**

Mr. Amoruso received CPI Increase Application from Jackson Acres and Prospect Pointe

Mr. Rumpf received correspondence from Lori Greenberg, Esq. noting that the generator is back in place at MGM, he is not certain it is operational.

Mr. Skinner noted that in an emergency situation, this needs to be operational.

**RESOLUTIONS**

**2016-19** Prospect Pointe CPI Increase of 3.0% (1.5% included as heat is provided) for January through March 2015 per attached schedule. Noted that apartment 27H correct rental is \$1,109.

MOTION to approve Prospect Pointe CPI Increase of 3.0% BANNON / Dimino  
E. Bannon, C. Dimino, G. Miller, D. DiCapua, R. Schleckser, R. Skinner - Ayes

**2016-20** Prospect Pointe CPI Increase of 3.1% (1.5% included as heat is provided) for April through December 2015 per attached schedule.

MOTION to approve Prospect Point CPI Increase of 3.1% DIMINO / Bannon  
E. Bannon, C. Dimino, G. Miller, D. DiCapua, R. Schleckser, R. Skinner - Ayes

**APPLICATION WORKSHOP**

Mr. Skinner has provided a draft of the application procedure for tenants. Mr. Skinner noted that he has received correspondence from Shari Williams noting the following:

- Suggestion that there be separate applications for landlord and tenant.
- Application be available in Spanish.
- Application include a copy of Chapter 334
- Delete Rule #5
- Hold a Question and Answer Meeting on the application process
- Questions if there is certain criteria for approving or denying an application
- Clarify how the application is to be submitted
- Use common language

Mr. Skinner has incorporated these suggestions into his draft procedure.

Ms. DiCapua suggests that the application should show if the applicant is an individual or filed on behalf of a group.

Mr. Skinner is of the understanding that one person cannot act for an entire group.

Mr. Miller stated that the Law Center manual states that an Association (certain % must agree) can represent a group.

Mr. Rumpf stated that an Association may represent a group, but he is unsure of what the percentage amount needed is. It would be helpful to have this outlined in the rules or the Ordinance.

Mr. Skinner noted it should be presented to Township Council to amend the Ordinance.

Mr. Rumpf has spoken with Councilman Nixon on several issues. Under Chapter 334-42 the \$6,000 violation penalty was assessed, however there are other instances where penalties should be assessed. The penalty section is very general in nature, if challenged, it would need to be more specific.

Mr. Skinner - Councilman Nixon, Business Administrator, Juan Bellu and Mr. Skinner had a meeting on the issues. He would like to schedule an additional meeting to discuss additional items.

Ms. DiCapua is concerned with the Vacancy Decontrol issue, there are violations and several lawsuits have arisen out of this. Action should be taken as soon as the overcharge occurred, who enforces the Ordinance?

Mr. Skinner - again, he would like to meet with Council to determine what the powers of the Board are.

Mr. Dimino - Board doesn't find out about problems until somebody complains, there is no accountability.

Mr. Schleckser and Mr. Miller discuss the Ordinance that was up for first reading regarding Low Income residences. Mr. Miller believes it was originally designed for Jackson 21 affordable housing, however, as it is written, it would hurt the mobile home parks.

Mr. Rumpf spoke with the Township Attorney and expressed concern that the 15% allowance would remove entire communities from the provisions of the Board. He has requested that additional information be sent to the Board.

Mr. Skinner perhaps it could be added that mobile home parks that were established as of a certain date would fall under a "grandfather clause".

Mr. Bannon - would like to stop the second reading until the Rent Leveling Board has had the opportunity to read what it is that the Council is looking to pass.

Mr. Rumpf will speak with the Township Attorney

Mr. Miller noted that most towns have separate sections for apartments and mobile home parks.

Ms. DiCapua feels that there is no communication between the Township Council and the Rent Board.

Mr. Bannon - sees things on the Township Agenda pertaining to the Rent Board and the Board has never seen them. The Board should review items before they are put on the agenda for the first reading.

Mr. Skinner - regarding scheduling of hearings. Presently the applications are received by Mr. Bellu's office and then scheduled.

Most board members are in favor of having Mr. Bellu's office schedule the applications.

Mr. Miller - it is not the tenant responsibility to advise the landlord of an awarded decrease. It should be the board responsibility.

Ms. DiCapua the landlord should also receive copies of proofs being offered for the decrease application.

Mr. Skinner is in favor of instituting the ADR Process (Alternative Dispute Resolution). This would allow an attempt to resolve the matter between the landlord and the tenant prior to an application being filed.

Mr. Rumpf stated that it is instituted in Common Interest Communities and it would make sense to adopt ADR.

Mr. Amoruso suggested that wording could be put in the application that the landlord has promised to resolve by a certain date any issues. Settlement details could be outlined.

Board members discussed the issue of items that do not pertain to the Rent Control Board being referred back to the Board by Council.

**PUBLIC** - None    Open / Close

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

Mr. Rumpf introduced his Associate, Peter, who is present in the audience.

MOTION to Adjourn    BANNON / Dimino

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

Meeting Adjourned 8:47 pm

Minutes prepared and submitted by:

Kathleen Sevchenko