

JACKSON TOWNSHIP RENT CONTROL BOARD
MEETING OF MARCH 24, 2016
MINUTES

Chairman Bob Skinner called the meeting to order at 7:38 followed by a flag salute, moment of silence and reading of the Sunshine Law by Mr. Rumpf.

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

CORRESPONDENCE - Received Jackson Acres Vacancy Decontrol information.

RESOLUTIONS

2016-21 Woodmere Apartments CPI Increase 3.1% (includes 1.5% for heat) effective January 2016 through March 2016 MOTION by R. Schleckser / E. Bannon

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

2016-22 Pineview Apartments CPI Increase 1.6% (without heat) effective January 2016 through March 2016 MOTION by E. Bannon / R. Schleckser

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

2016-23 Prospect Pointe CPI Increase for January 2016 & February 2016 3.1% (includes 1.5% for heat) effective January 2016 through February 2016. MOTION E. Bannon / K. Lowe

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

2016-24 Prospect Pointe CPI Increase for March 2016 No increase is being sought for March 2016 MOTION E. Bannon / N. Stallone

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

2016-25 Prospect Pointe CPI Increase April 2016 1.6% (includes 1.5% for heat) effective April 2016 MOTION E. Bannon / K. Lowe

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

2016-26 Prospect Pointe CPI Increase May 2016 1.6% (includes 1.5% for heat) effective May 2016 MOTION E. Bannon / K. Lowe

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

2016-27 Prospect Pointe CPI Increase June 2016 1.6% (includes 1.5% for heat) effective June 2016 MOTION E. Bannon / R. Schleckser

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

2016-28 Fountainhead Mobile Home Park Real Estate Tax Increase \$1.53 per month per unit. Maximum of \$58.81 per month per unit. Total of 162 units MOTION E. Bannon / C. Dimino

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

2016-29 Fountainhead Mobile Home Park CPI Increase of 0.1% effective April 1, 2016 Site #'s 83, 109 & 147 have no increase.

MOTION E. Bannon / N. Stallone

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

C. Dimino & S. Brown - Abstain

2016-30 MGM Mobile Home Park Real Estate Tax Increase \$1.65 per month, per site. Maximum of \$62.39 per month, per site. Total of 80 sites.

MOTION E. Bannon / N. Stallone

E. Bannon, D. DiCapua, N. Stallone, K. Lowe, R. Skinner - Ayes

C. Dimino, S. Brown, G. Miller, R. Schleckser - Abstain

2016-31 MGM CPI Increase 0.1% effective April 1, 2016 (10 Vacant Lots Listed)

MOTION E. Bannon / K. Lowe

E. Bannon, D. DiCapua, N. Stallone, K. Lowe, R. Skinner - Ayes

C. Dimino, S. Brown, G. Miller, R. Schleckser - Abstain

- APPLICATIONS -

Prospect Point CPI Increase Application

Stephanie Brown recuses herself from the Board for the application.

Andrea Howeth and Lou Amoruso are sworn in by Mr. Rumpf.

Also present is Keith Davis, Esq. for Prospect Pointe.

Mr. Amoruso has reviewed the application for **July 2016** seeking a CPI Increase of 0.1% plus 1.5% (heat included) for a total of 1.6%. Ms. Howeth is in agreement with the calculations

PUBLIC (on the application) - None Open / Close All Ayes

MOTION to approve CPI of 1.6% (1.5% heat included) for July 2016 K. Lowe / R. Schleckser

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

Mr. Amoruso has reviewed the application for **August 2016** seeking a CPI Increase of 0.1% plus 1.5% (heat included) for a total of 1.6%. Ms. Howeth is in agreement with the calculations

PUBLIC (on the application) - None Open / Close All Ayes

MOTION to approve CPI of 1.6% (1.5% heat included) for August 2016 E. Bannon / R. Schleckser

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

Mr. Amoruso has reviewed the application for **September 2016** seeking a CPI Increase of 0.1% plus 1.5% (heat included) for a total of 1.6%. Ms. Howeth is in agreement with the calculations

PUBLIC (on the application) - None Open / Close All Ayes

MOTION to approve CPI of 1.6% (1.5% heat included) for September 2016 E. Bannon / R. Schleckser

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

Mr. Amoruso has reviewed the application for **October 2016** seeking a CPI Increase of 0.1% plus 1.5% (heat included) for a total of 1.6%. Ms. Howeth is in agreement with the calculations

PUBLIC (on the application) - None Open / Close All Ayes

MOTION to approve CPI of 1.6% (1.5% heat included) for October 2016 E. Bannon / R. Schleckser

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

Mr. Amoruso has reviewed the application for **November 2016** seeking a CPI Increase of 0.1% plus 1.5% (heat included) for a total of 1.6%. Ms. Howeth is in agreement with the calculations

PUBLIC (on the application) - None Open / Close All Ayes

Mr. Schleckser asks if the board is charged for Mr. Amoruso to do any re-calculations. Mr. Amoruso responds that no additional charges are incurred as he puts together a spreadsheet for the application.

MOTION to approve CPI of 1.6% (1.5% heat included) for November 2016 E. Bannon / R. Schleckser
E. Bannon, S. Brown, G. Miller, D. DiCapua, R. Schleckser, N. Stallone, K. Lowe, C. Dimino, R. Skinner -
Ayes

Mr. Amoruso has reviewed the application for **December 2016** seeking a CPI Increase of 0.1% plus 1.5% (heat included) for a total of 1.6%. Ms. Howeth is in agreement with the calculations

PUBLIC (on the application) - None Open / Close All Ayes

MOTION to approve CPI of 1.6% (1.5% heat included) for December 2016 K. Lowe / E. Bannon
E. Bannon, S. Brown, G. Miller, D. DiCapua, R. Schleckser, N. Stallone, K. Lowe, C. Dimino, R. Skinner -
Ayes

Stephanie Brown returns to her seat on the Board.

Diane DiCapua recluses herself from the Board.

Jackson Acres Real Estate Tax Increase Application

Mr. Rumpf swears in Diane DiCapua, Lori Greenberg, Esq. is present representing Jackson Acres

Mr. Amoruso has reviewed the application which is seeking a Real Estate Tax Increase of \$1.75 per site per month, maximum of \$65.36 per site per month. Ms. DiCapua is in agreement with Mr. Amoruso's calculations.

PUBLIC (on the application) - None Open / Close

MOTION to approve Real Estate Tax Increase of \$1.75 effective May 1, 2016 per site per month, maximum of \$65.36 E. Bannon / R. Schleckser

Mr. Amoruso has reviewed the application for July 2016 seeking a CPI Increase of 0.1% plus 1.5% (heat included) for a total of 1.6%. Ms. Howeth is in agreement with the calculations

PUBLIC (on the application) - None Open / Close All Ayes

MOTION to approve CPI of 1.6% (1.5% heat included) for July 2016 K. Lowe / R. Schleckser
E. Bannon, S. Brown, G. Miller, R. Schleckser, N. Stallone, K. Lowe, C. Dimino, R. Skinner - Ayes

Jackson Estates CPI Increase Application

Mr. Amoruso has reviewed the application which is seeking a 0.1% CPI Increase effective May 2016

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

PUBLIC (on the application) - None Open / Close All Ayes

MOTION to approve CPI Increase of 0.1% effective May 2016 S. Brown / E. Bannon

Mr. Amoruso has reviewed the application for July 2016 seeking a CPI Increase of 0.1% plus 1.5% (heat included) for a total of 1.6%. Ms. Howeth is in agreement with the calculations

PUBLIC (on the application) - None Open / Close All Ayes

MOTION to approve CPI of 1.6% (1.5% heat included) for July 2016 K. Lowe / R. Schleckser
E. Bannon, S. Brown, G. Miller, R. Schleckser, N. Stallone, K. Lowe, C. Dimino, R. Skinner - Ayes

Diane DiCapua returns to her seat on the Board.

Oak Tree Mobile Home Park (Allied Ordnance) Real Estate Tax Increase Application

Debra Keeley is sworn in by Mr. Rumpf. Lori Greenberg, Esq. is present representing Oak Tree Mobile Home Park.

Mr. Amoruso has reviewed the application which is seeking a Real Estate Tax Increase of \$1.03 per site per month, maximum of \$39.36 effective April 1, 2016. Ms. Keeley is in agreement with Mr. Amoruso's calculations.

PUBLIC (on the application)- None Open / Close All Ayes

Mr. Schleckser questions if the two houses on the property are included in the real estate taxes. Ms.

Greenberg replies that they are included as there is only one bill generated.

MOTION by S. Brown / E. Bannon

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

Oak Tree Mobile Home Park (Allied Ordnance) CPI Application

Mr. Amoruso has reviewed the application which is seeking a CPI Increase of 0.1% effective April 2016.

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

PUBLIC (on the application) - None Open / Close All Ayes

MOTION by S. Brown / E. Bannon

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

Minutes of March 10, 2016 - Correction by Ed Bannon, \$.70 correction should include total rent amount of \$430.70

MOTION to approve Minutes with correction E. Bannon / R. Schleckser

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

PUBLIC - NONE Open / Close All Ayes

BILLS - MOTION to pay all Bills E. Bannon / K. Lowe

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

Executive Session (8:17 pm)

Open Session (9:16 pm)

Meeting Adjourned 9:17 pm

Minutes prepared and submitted by:

Kathleen Sevckenko
Secretary