

**Jackson Township Rent Control Board**  
**Meeting of April 28, 2016**  
**Minutes**

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

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

**ABSENT:** S. Brown, C. Dimino

**MINUTES** of March 24, 2016 - Motion to approve E. Bannon, Second by R. Schleckser  
E. Bannon, D. DiCapua, R. Schleckser, N. Stallone, G. Miller, K. Lowe, B. Skinner – Ayes

**CORRESPONDENCE** - Mr. Amoruso has received Vacancy Decontrol information from Southwind and Oak Tree. Fountainhead has submitted their CPI & Real Estate Tax Increase application effective June 2016. Mr. Amoruso has received an email from Oak Tree Park noting an error in the application approved by the Board for CPI Increase for #49 Alissa Terrace, #6 Alexander Drive and #2 Larissa Avenue. Mr. Rumpf questions if the residents have been noticed. He would recommend that the residents be individually noticed. Mr. Schleckser questions if the residents have been living there for one year? Mr. Skinner stated that the residents should be noticed of the increase and a hearing will be scheduled.

MOTION by G. Miller, Second by K. Lowe

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

**BILLS** – Motion to pay all Bills Motion by E. Bannon, Second by N. Stallone.

**ALL SEASONS PARK** - Mr. Rumpf has been contacted by the purchaser of the park inquiring about the Ordinance and appearances before the Board for increases. Mr. Rumpf advised them to review the Ordinance.

Mr. Schleckser noted that this was previously Luxury Mobile Home Park.

Mr. Skinner asked Mr. Rumpf to contact the owner to contact Mr. Bellu to schedule an appearance before the Board.

**RESOLUTIONS**

**2016-35** Jackson Acres Real Estate Tax Increase of \$1.75 per site per month. Maximum tax of \$65.35 per site per month. 232 sites. MOTION to approve E. Bannon, Second by K. Lowe

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

**2016-34** Jackson Acres CPI Increase of 0.1% effective July 2016 MOTION by K. Lowe, Second by R. Schleckser

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

**2016-33** Oak Tree Mobile Home Park Real Estate Tax Increase of \$1.03 per site per month. Maximum tax of \$39.36 per month. MOTION by K. Lowe, Second by N. Stallone

Mr. Schleckser questions if the three residents with the error will be subject to another increase. Mr. Amoruso replied that affected the CPI Increase only.

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

**2016-32** Oak Tree Mobile Home Park CPI Increase of 0.1% effective April 2016.

MOTION by E. Bannon, Second by N. Stallone

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

**2016-36** Prospect Point CPI Increase of 1.6% (1.5% Heat) effective July 2016 (per listing)

MOTION by R. Schleckser, Second by N. Stallone

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

**2016-37** Prospect Point CPI Increase of 1.6% (1.5% Heat) effective August 2016 (per listing)

MOTION by E. Bannon, Second by K. Lowe

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

**2016-38** Prospect Point CPI Increase of 1.6% (1.5% Heat) effective September 2016 (per listing)

MOTION by E. Bannon, Second by Stallone

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

**2016-39** Prospect Point CPI Increase of 1.6% (1.5% Heat) effective October 2016 (per listing)

MOTION by, E. Bannon Second by K. Lowe

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

**2016-40** Prospect Point CPI Increase of 1.6% (1.5% Heat) effective November 2016 (per listing)

MOTION by E. Bannon, Second by K. Lowe