

**Jackson Township Rent Control Board**  
**Meeting of June 23, 2016**  
**Minutes**

Chairman Bob Skinner called the meeting to order at 7:30 pm followed by a flag salute, moment of silence, and reading of the Sunshine Law by Mr. Chacanhas, Esq.

**PRESENT:** R. Skinner, R. Schleckser, G. Miller, E. Bannon, C. Dimino, D. DiCapua, S. Brown, L. Amoruso, CPA and P. Chacanhas, Esq.

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

**MINUTES OF MAY 12, 2016** - The Secretary was not present at this meeting. Mr. Rumpf's office will prepare the minutes for the next meeting.

**CORRESPONDENCE** - Vacancy Decontrol Notices were received from Oak Tree Mobile Home Park, Southwind Village and Jackson Acres.

**RESOLUTIONS**

**2016-43** Fountainhead Park CPI Increase 0.1% effective June 1, 2016

Motion to approve by E. Bannon, Second by S. Brown

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

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

**2016-42** Fountainhead Real Estate Tax increase effective June 1, 2016 Maximum amount \$58.81

\$1.53 per site per month for 162 Units

Motion to approve by E. Bannon, Second by D. DiCapua

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

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

**2016-44** Shady Lake Mobile Home Park CPI Increase 0.1% effective June 1, 2016

Motion to approve by E. Bannon, Second by D. DiCapua

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

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

**BILLS** - Motion to pay all bills R. Schleckser, Second by S. Brown

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

**APPLICATIONS**

Stephanie Brown recluses herself from the Board for this application.

Prospect Pointe - Michael Peacock, Esq. representing Prospect Pointe stated that the landlord has provided adequate notice on May 13, 2016 to the tenants of the increase.

Mr. Amoruso stated that a timing issue involving leases expiring January 2017 has been corrected and will reflect the start date of the lease, not the end date.

Mr. Amoruso stated the application is seeking a CPI Increase of 0.1%, plus 1.5% as heat is provided, for a total increase of 1.6% effective February 2017.

Mr. Skinner questions if this is not getting too far ahead and could this cause problems in the future.

Ms. DiCapua is concerned that the tenants are aware of the increase.

Mr. Amoruso does not have any concerns, as this increase affects the lease start dates.

Mr. Peacock noted that the application was not heard at the May 12 meeting due to concerns regarding proper tenant notice, that has been done, tenants are aware of the meeting.

Public (On the Application) - Maddie Lewis of Prospect Pointe is sworn in by Mr. Peacock. Ms. Lewis received her notice - it was the first one received by her in the 16 years she has lived in the complex. She moved from one apartment to another for a \$200 reduction in rent. The tenants pay their own water and trash bill. She has never received notice of the meetings prior to this one.

Mr. Skinner notes that tenants can always file an application for decrease.

Mr. Peacock stated that the notice of the Rent Control Board meeting is posted, adequate notice was given to the tenants. The notice was mailed (postmarked) May 27, 2016.

Mr. Amoruso stated the Ordinance calls for the notice to be mailed 60 days prior to the increase taking effect.

Mr. Miller stated that previously the landlord was required to provide a certificate of mailing.

Ms. DiCapua stated the new Ordinance states that the Township Clerk is responsible for verification and shall send out the letters.

Mr. Peacock noted that is one approved way, but there are other options.

Mr. Schleckser asks Ms. Brown if she has ever received notice of the meeting.

Ms. Brown has not.

MOTION by E. Bannon, Second by R. Schleckser to approve CPI increase of 0.1% plus 1.5% as heat is provided for a total CPI Increase of 1.6% effective February 2017 for Prospect Pointe.

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

Prospect Pointe Application for CPI Increase of 0.1% plus 1.5% as heat is provided, for a total CPI increase of 1.6% effective March 2017.. Mr. Amoruso has reviewed the application and finds it to be complete and correct. Mr. Peacock is in agreement with Mr. Amoruso's calculations.

MOTION to approve Prospect Pointe Application for CPI Increase of 0.1% plus 1.5% as heat is provided, for a total CPI increase of 1.6% effective March 2017 by E. Bannon, Second by C. Dimino

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

Ms. Brown resumes her seat on the Board.

**PUBLIC** - Bernard Potkay of All Seasons Mobile Home Park is sworn in by Mr. Peacock. Mr. Potkay stated that the leaves in the park have not been removed, the park is not on the pickup listing.

Mr. Peacock noted that this would not fall under the jurisdiction of the Rent Control Board.

Mr. Potkay stated that the park is not even on the recycle pick up list (Zone 8) or bulk pickup.

Mr. Skinner recommends that Mr. Potkay call Public Works Department after going through the park management to establish when the pickup dates would be.

Ray Schleckser - questions if Prospect Pointe rents were passed without tenants receiving prior notices, would all of the increases passed be legal if no one received the notices?

Mr. Peacock will research and advise the board.

Ms. DiCapua asks who reviews the applications to see if procedure is being followed.

Mr. Amoruso stated that he reviews the applications. He will establish a new check list to be followed with each application.

Ms. Lewis stated that since she has moved to the new apartment, she is now required to pay for trash pickup. In the previous apartment, she was grandfathered in and did not have to pay.

Motion to adjourn meeting by E. Bannon, Second by C. Dimino All Ayes

Meeting Adjourned 8:38 pm

Minutes prepared and submitted by:

Kathleen Sevckenko  
Secretary