

Jackson Township Rent Control Board
Meeting of July 28, 2016
Minutes

Chairman Bob Skinner called the meeting to order at 7:37pm followed by a flag salute and reading of the Sunshine Law by Mr. Rumpf.

Present: E. Bannon, C. Dimino, R. Schleckser, G. Miller, D. DiCapua, N. Stallone, R. Skinner, B. Rumpf, Esq.

Absent: K. Lowe. S. Brown

Mr. Skinner noted the absence of Lou Amoruso, who is on vacation and Juan Bellu, who had a death in the family.

Minutes of July 14, 2016 - Motion to approve R. Schleckser, Second by E. Bannon

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

Bills - Motion to pay all bills N. Stallone, Second by R. Schleckser

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

Correspondence - No new correspondence

Resolutions

2016 - 48 Pleasant Gardens CPI Increase of 1.6% (1.5% heat included) effective August 2016 (per schedule prepared by L. Amoruso). Motion to approve E. Bannon, Second by R. Schleckser

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

Public - None Open / Close E. Bannon, Second by N. Stallone All Ayes

Discussion

Mr. Rumpf noted that he has a scheduling conflict as he was appointed Attorney for the Toms River Zoning Board, on the second Thursday of the month meeting. He would like to request that the Board change meeting dates to the first Thursday of the month, beginning in September. Mr. Rumpf will speak with the Business Administrator as to the availability of the room on the third Thursday of the month.

Motion to change meeting night to the first Thursday of the month, at 7:30 pm, in the Main Meeting Room, beginning September 1, 2016. Mr. Rumpf will check on the availability of the third Thursday of the month, and if available, that date will also be changed. Beginning September 2016 meetings will be held on the first and third Thursday of the month, (depending on availability of the third Thursday).

Motion by R. Schleckser, Second by G. Miller

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

Mr. Rumpf stated that the penalty imposed upon Prospect Pointe in the amount of \$6,000 was delivered to the Jackson Township Finance Office and deposited into the General Fund account. This established a precedent set by the Board. Mr. Rumpf noted that other options, if the fine was not paid, could include that the Resolution passed by invalidated due to non-compliance by the landlord.

Mr. Skinner stated that he will be emailing the Business Administrator to request a meeting to discuss operation of the board, powers of the board and the fine collection procedure. Mr. Skinner will advise.

Mr. Schleckser noted that All Seasons Mobile Home Park was recently issued a temporary license by the township. He noted that the park has put up new homes that do not conform to the regulations. The homes are illegal.

Mr. Rumpf suggests that the board request that the Code Enforcement Officer attend a meeting to answer these type of questions. This would be Zoning issues.

Mr. Bannon questions the expiration date of 1/31/2017 on the license.

Mr. Rumpf noted that the board had discussed signing off on licenses prior to them being issued.

Mr. Schleckser stated that Regency (Prospect Pointe) had not notified the tenants of the meetings for the past seventeen years. Can anything be done?

Mr. Rumpf replied that it is the responsibility of the board accountant to make sure the requirements are adhered to. The board cannot go back in time, but can hold the landlord accountable in the future.

Mr. Skinner stated that he saw on Facebook a rumor (hearsay) that Prospect Pointe was changing hands again. Residents are having a hard time gaining access to the portal. Mr. Skinner requests that Mr. Rumpf check into any name, management or ownership change for Prospect Pointe.

Mr. Rumpf stated the board will go to Executive Session to discuss the Appeal updates.

Motion to go to executive session (closed) 8:15 pm C. Dimino, Second by E. Bannon
E. Bannon, C. Dimino, R. Schleckser, G. Miller, D. DiCapua, N. Stallone, R. Skinner - Ayes

Motion to close executive session 8:30 pm R. Schleckser, Second by C. Dimino
E. Bannon, C. Dimino, R. Schleckser, G. Miller, D. DiCapua, N. Stallone, R. Skinner -