

**Jackson Township Rent Control Board
Meeting of August 11, 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. Chacantias.

PRESENT: R. Skinner, E. Bannon, S. Brown, D. DiCapua, R. Schleckser, K. Lowe, P. Chacantias, Esq. and L. Amoruso, CPA

ABSENT: C. Dimino, N. Stallone, G. Miller

MINUTES of July 28,2016 Motion to approve minutes as submitted, by E. Bannon, Second by K. Lowe
Bannon, DiCapua, Schleckser, Skinner - Ayes Brown & Lowe - Abstain

CORRESPONDENCE

Vacancy Decontrol information received from Southwind Mobile Home Park.

APPLICATIONS

COLONIAL ARMS APARTMENTS- CPI Increase

Present representing Colonial Arms this evening are Charles Monjoy, Sylvia Monjoy , Kim Monjoy and Lori Greenberg, Esq. Charles Monjoy and Lou Amoruso are sworn in by Mr. Chacantias.

Mr. Amoruso stated the application is seeking a 2016 CPI Increase of .1% plus 1.5% as heat is provided for a total of 1.6% increase effective June 1, 2016 or the renew date of the lease. Several apartments are on Government Programs and these apartments are so noted.

Ms. Greenberg stated that the tenants have been notified, notices were sent out. The sheets are coded as to what Government Program applies.

Mr. Monjoy stated he is in agreement with Mr. Amoruso's calculations.

Ms. Brown questioned apartment A3 - Sandy rental. Ms. Greenberg replied that the rent is set by the State of NJ on Sandy rentals.

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

Motion to approve Colonial Arms CPI Increase of 1.6% effective June 1, 2016 made by E. Bannon, second by K. Lowe

E. Bannon, S. Brown, D. DiCapua, R. Schleckser, K. Lowe, R. Skinner - Ayes

SOUTHWIND MOBILE HOME PARK - Real Estate & CPI Increase

Real Estate Increase: Anna Chew of Southwind is sworn in by Mr. Chacantias. Also present representing Southwind Park is Craig Koster, Esq.

<Ray Schleckser steps away from the podium>

Mr. Amoruso stated the application is seeking a real estate tax increase of two cents per unit per month, for a maximum real estate tax of \$58.36 per month effective October 1, 2016 The increase in taxes from 2015 to 2016 was \$77.27 for the park.

Ms. Chew is in agreement with the calculations.

<Ray Schleckser returns>

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

Motion to approve Real Estate Tax Surcharge for Southwind Mobile Home Park in the amount of two cents per tenant per month, maximum of \$58.36 by S. Brown, Second by R. Schleckser

E. Bannon, S. Brown, D. DiCapua, R. Schleckser, K. Lowe, R. Skinner - Ayes

CPI Increase

Mr. Amoruso stated the application is seeking a CPI Increase of .12%

Mr. Schleckser questions the late fee, if payment is received after the 16th of the month, does that include attorney fees? Ms. Chew replies that it does include attorney and court fees.

Site #41 - no Capital Improvement. Ms. Chew replies that they moved in after the Capital Improvement.

Site #206 - less than one year. Ms. Chew stated that they will wait until the next year for the increase.

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

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

Motion to approve CPI Increase of .12% for Southwind Mobile Home Park by E. Bannon, second by S. Brown
E. Bannon, S. Brown, D. DiCapua, R. Schleckser, K. Lowe, R. Skinner - Ayes

LAND O' PINES MOBILE HOME PARK - Tax Surcharge Increase

Present representing Land O' Pines is Craig Hebel and Lori Greenberg, Esq. Mr. Hebel is sworn in by Mr. Chacanas.

Mr. Amoruso stated the application is seeking an increase of \$.77 per unit per month, maximum real estate tax of \$44.41 per unit per month effective September 1, 2016. There was an increase from 2015 to 2016 taxes of \$777.31.

Mr. Hebel is in agreement with Mr. Amoruso's calculations.

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

Motion to approve Real Estate Tax Surcharge for Land O' Pines Mobile Home Park of \$.77 per unit per month, maximum of \$44.41 effective 9/1/2016 made by R. Schleckser, Second by K. Lowe

E. Bannon, S. Brown, D. DiCapua, R. Schleckser, K. Lowe, R. Skinner - Ayes

Update on Shady Oak Park - Ms. Greenberg stated that the sale of the park has been approved by the Court. The park will be sold within the next 30 days. All DEP issues have been corrected. Ms. Greenberg would like to thank Jackson Township for all of their help in moving the sale along.

Discussion - possible new owners for Woodmere / Pineview Apartments. No new developments with Prospect Point Apartments.

PUBLIC - None Open / Close All Ayes

MOTION TO ADJOURN by E. Bannon , second by S. Brown

E. Bannon, S. Brown, D. DiCapua, R. Schleckser, K. Lowe, R. Skinner - Ayes

Meeting Adjourned 8:05 pm

Minutes prepared and submitted by:

Kathleen Sevckenko
Secretary