

Jackson Township Rent Control Board
Meeting of August 25, 2016
Minutes

Chairman Bob Skinner called the meeting to order at 7:34 pm followed by a flag salute and moment of silence. Mr. Rumpf read the Sunshine Law into the record.

PRESENT: E. Bannon, C. Dimino, G. Miller, D. DiCapua, R. Schleckser, R. Skinner, B. Rumpf, Esq. and L. Amoruso, CPA

ABSENT: N. Stallone, S. Brown, K. Lowe

Minutes of August 11, 2016 - Motion to approve as submitted by E. Bannon, Second by R. Schleckser
E. Bannon, D. DiCapua, R. Schleckser, R. Skinner - Ayes C. Dimino & G. Miller - Abstain

Bills - Motion to pay all Bills by E. Bannon, Second by R. Schleckser
E. Bannon, C. Dimino, G. Miller, D. DiCapua, R. Schleckser, R. Skinner - Ayes

Correspondence - Vacancy DeControl Notice received from Jackson Acres.
Correspondence from H. Satler regarding Rent Control exemption for 30 years for the Gardens at Jackson 21.
Mr. Rumpf will research this.

Resolutions

2016-49 Jackson Colonial Arms CPI Increase of 1.6% (includes 1.5% for heat) effective June 1, 2016 or in accordance with the start date of each tenant's lease.

Motion to approve by E. Bannon, second by R. Schleckser

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

2016-50 Southwind Village CPI Increase of 0.12% effective December 1, 2016

Motion to approve by R. Schleckser, second by E. Bannon

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

2016-51 Southwind Village Real Estate Tax Increase of \$0.02 per site, maximum of \$58.36 for 250 sites, effective October 1, 2016

Motion to approve E. Bannon, second by R. Schleckser

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

2016-52 Land O' Pines Real Estate Tax Increase of \$.77 per site, maximum of \$4.41 for 81 sites effective September 1, 2016.

Motion to approve by E. Bannon, second by R. Schleckser

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

Public -

Barry Dorn of Prospect Pointe Apartments #9A stated his lease expires at the end of the month and he has not been able to sign a new lease.

Mr. Rumpf noted that the prior attorney for Prospect Pointe advised that there has been a change of owner, no further information has been provided. Tenants are protected under NJ Law from eviction.

Mr. Dorn stated the pool has been closed for the month of August.

Mr. Skinner stated he has heard several rumors regarding the pool.

Jeff Lansing of #7K Prospect Pointe stated he hasn't has access to the pool for several weeks. Can tenants be stopped from renewing their leases?

Mr. Rumpf stated only if the landlord takes the units out of service, tenants are otherwise protected under NJ Law. If there are a lack of amenities, tenants would be able to file an application for rental reduction.

Mr. Dorn stated that there is a large tree that needs to be taken down by his patio, he has made several requests to the landlord, but nothing has been done.

Mr. Lansing stated he still has the same carpets, appliances, etc. He was advised to start a paper trail and to send requests via Certified Mail.

Mr. Dorn and Mr. Lansing were given applications to complete and submit to the Board. Although the application states that it is for Mobile Home Parks, it may be used for Apartments.

Mr. Miller feels the board has been hoodwinked by Prospect Pointe going into 2017 for increases. He asks if the increases can be revoked?

Mr. Rumpf stated that if it is found that information given at the time of the hearing was false, the board would have cause to revoke the rent.

Mr. Miller feels it was done to accommodate the sale.

Mr. Bannon noted that fines were imposed against Prospect Pointe for failure to comply with the Ordinance.

Mr. Rumpf noted that the fines go to the township.

Mr. Dimino questions if additional fines can be levied.

Mr. Rumpf stated that there would have to be a violation of the Ordinance.

Mr. Miller asked if tenants could file for a "class action" decrease.

Mr. Rumpf stated there would have to be an association filing on behalf of member tenants.

Mr. Lansing stated he did receive notice for the last increase.

Mr. Dorn stated that the flood lights on the side of the building are out. The area is very dark and hard to see to walk.

Mr. Skinner stated that there was discussion regarding tenants having individual meters.

Mr. Skinner would like to receive copies of any notices given to the tenants. There has been an alleged lawn contractor lien filed against Prospect Pointe.

Mr. Dorn stated that the lights are out on Buildings #9 & #10.

Mr. Lansing asks if it is required to give notice as to when work will be done at the complex?

Mr. Rumpf replied that unless it is specifically noted in the lease, it is not specified in the law.

Mr. Lansing stated that the tenants are afraid the landlord is going to get the present tenants out and move in Hasidic.

Mr. Skinner stated that the board must make sure all landlords and tenants comply with the ordinances in place regardless of who the owners are or who they are moving in. Anyone breaching the ordinance will be fined.

Doris Roberts of #25 Boxwood Drive, speaking for her mother, Doris Macintyre of #54 Antonia Drive. Her mother received a notice of eviction for not fixing the curb. Can she be evicted? Doris has fallen and was injured on the curb and sue the park for medical expenses. Her mother's insurance company paid \$1,000. Doris has pictures of the curb.

Mr. Rumpf stated that the park can bring the tenant to court. This would be a private matter between the park and Ms. Macintyre.

Ms. DiCapua suggested that Ms. Roberts contact the Jackson Code Enforcer.

Mr. Schleckser asks if there has been any additional information on the All Seasons Park regarding the distance between homes. This is a severe fire hazard.

Mr. Skinner stated there needs to be a meeting with Township Council. The board needs definitions as to what it can and cannot do.

Meeting Date Change - there has been no confirmation from the Administrator. Mr. Rumpf will correspond with the Administrator regarding issues brought up at All Seasons Park regarding code violations.

<Mr. Miller leaves the meeting at 8:52 pm>

Motion to close Public by E. Bannon, second by R. Schleckser

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

Motion to Adjourn by E. Bannon, second by C. Dimino

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

Meeting Adjourned 8:54 pm

Minutes prepared and submitted by:

Kathleen Sevchenko

Secretary