

Jackson Township Rent Control Board
Meeting of October 13, 2016
Minutes

Vice-Chairman Nick Stallone called the meeting to order at 7:34 pm followed by a flag salute and moment of silence. Mr. Chacianas read the Sunshine Law into the record.

PRESENT: E. Bannon, C. Dimino, G. Miller, D. DiCapua, K. Lowe, R. Schleckser, N. Stallone, R. Skinner <7:56 PM>, P. Chacianas, Esq. and L. Amoruso, CPA

ABSENT: S. Brown

Minutes of August 25, 2016 - Motion to approve by E. Bannon, Second by R. Schleckser
Corrections - Mr. Miller did not vote on the adjournment. Minutes were of the August 11, 2016 meeting.
E. Bannon, C. Dimino, G. Miller, D. DiCapua, K. Lowe, R. Schleckser - Ayes N. Stallone - Abstain

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

Correspondence - Vacancy DeControl Notice received from Jackson Acres, Southwind, Oak Tree Mobile Home Park.

APPLICATIONS

Pineview and Woodmere Apartments CPI Increase Application - Present this evening is Chris Knight, representing management of the two complexes. Mr. Knight advised that the attorney representing both Pineview and Woodmere Apartments is not present this evening.

Mr. Chacianas advised that according to the law, the attorney must be present to proceed with the applications. The board will wait for Mr. Knight to try to contact his attorney to see if he would be able to attend the meeting. Mr. Knight advised that he was unable to contact him.

Mr. Chacianas advised that both complexes would need to re-notice the tenants of the new meeting date for the applications.

MOTION to table Pineview and Woodmere CPI Applications to the meeting of October 27, 2016 Motion by G. Miller, Second by C. Dimino

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

Mr. Miller asked if there was any new information regarding the meeting date change. Mr. Chacianas noted there has been no confirmation from the Administrator. Mr. Rumpf has made several attempts to contact the Administrator and to date has received no reply.

PUBLIC Motion to open Public by G. Miller, Second by R. Schleckser
E. Bannon, C. Dimino, G. Miller, D. DiCapua, K. Lowe, R. Schleckser, N. Stallone - Ayes

Lisa Mitchell of 13B Woodmere Apartments stated she has received a rental increase under Section 8 Mr. Stallone stated that the application could not be heard this evening, he respectfully requests that Ms. Mitchell attend the meeting of October 27, 2016.

Ms. Mitchell stated that the clothes washing area is unsanitary, washers are dirty.

Mr. Stallone suggests that Ms. Mitchell bring this matter to the attention of the manager to try to resolve the issue.

Ms. Mitchell stated that she received an increase in July, and has never signed the October lease.

Eric Leshin of Woodmere Apartments stated that he received the letter noticing him of the meeting on Monday and the letter was dated October 7. He stated there was no clarification as to the amount of the increase. The complex has no pool, washers or dryers, or dishwashers. How much of an increase can he expect?
Mr. Stallone stated that the application is for a CPI Increase, this increase is not based upon amenities.
Ms. DiCapua asked when the increase letter was received?
Mr. Leshin stated he received it a couple weeks ago.

Gary Black of Shady Oak Park stated that the Section 8 Program put through an increase. This would have nothing to do with the apartment complex.

Brenda Baldwin of Pineview Apartments asked how much of an increase in rent could she expect?
Mr. Amoruso stated that the increase was for .01%.

<8:56 PM Mr. Skinner arrives>

MOTION to close Public by G. Miller / Second by C. Dimino
E. Bannon, C. Dimino, G. Miller, D. DiCapua, K. Lowe, R. Schleckser, N. Stallone, Skinner - Ayes

Motion to Adjourn by R. Schleckser, Second by E. Bannon
E. Bannon, C. Dimino, G. Miller, D. DiCapua, K. Lowe, R. Schleckser, N. Stallone Skinner - Ayes

Meeting Adjourned 7:58 PM

Minutes prepared and submitted by:

Kathleen Sevchenko
Secretary