

**Jackson Township Rent Control Board
Meeting of October 27, 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: C. Dimino, D. DiCapua, R. Schleckser, N. Stallone, K. Lowe, R. Skinner, P. Chacantias, Esq. and L. Amoruso, CPA

ABSENT: S. Brown, E. Bannon, G. Miller

Minutes of October 13, 2016 - Correction, Bob Skinner arrived at 7:58 pm.

Motion to approve with correction by N. Stallone, second by C. Dimino

C. Dimino, D. DiCapua, R. Schleckser, N. Stallone, K. Lowe - Ayes B. Skinner - Abstain

Bills - Motion to pay all bills made by N. Stallone, second by K. Lowe

C. Dimino, D. DiCapua, R. Schleckser, N. Stallone, K. Lowe, B. Skinner - Ayes

Woodmere Apartments - CPI Increase - April 2016 through March 2017

Chris Knight, Manager was sworn in by Mr. Chacantias, also present representing Woodmere is Lee Hutchinson, Esq.

Mr. Amoruso stated the application is seeking a CPI Increase of .01% plus 1.5% (heat provided) for a total of 1.6% for April 2016 through March 2017. Unit #37B shows an incorrect rent, new rent should be \$1,249.00.

Mr. Stallone questions if there was any extra effort to review the application by Mr. Amoruso.

Mr. Amoruso stated he put no extra work into the application, but noted that increases for April 2016 - October 2016 are late to be filed.

Mr. Schleckser questions when were the tenants notified?

Mr. Knight stated the tenants were notified 6 months prior to the increase.

Mr. Skinner reminds the board that a fine was levied to another company for being late. The application from 4/16 - 10-16 is late.

Mr. Knight stated they were unaware.

Mr. Skinner noted that in the application in some cases there are concessions.

Mr. Schleckser noted that the rent was increase for seven months without board approval.

Mr. Knight stated on the concessions, if there was a \$50 concession two years ago, \$25 increase for two years, the concession is gone. He stated that concessions have not be given to new tenants moving in.

Public - (on the application) None

Mr. Schleckser asked if notices were sent out for April or October?

Mr. Knight replied they were sent for each month's renewal.

Ms. DiCapua asked if those who had their rent raised in April know about the meeting tonight?

Mr. Knight said they do.

Motion to approve CPI Increase of .01% plus 1.5% for a total of 1.6% increase for April 2016 through March 2017 for Woodmere Apartments by K. Lowe, second by N. Stallone

C. Dimino, D. DiCapua, R. Schleckser, N. Stallone, K. Lowe, R. Skinner - Ayes

Mr. Skinner has concern regarding the violation of the Ordinance, as the application was late, and would recommend a \$250 fine be imposed for the application being filed late.

Mr. Schleckser is in agreement. He stated that Mr. Jordan came in late last year and was advised.

Mr. Chacantias stated each application should be judged on its own merits.

Motion to Close Public by D. DiCapua, second by R. Schlecker
C. Dimino, D. DiCapua, R. Schleckser, N. Stallone, K. Lowe, R. Skinner - Ayes

Ms. DiCapua stated that landlords have to be clear that rent cannot be raised without applying to the board. The landlord is responsible to know the requirements of the Ordinance.

Mr. Hutchinson expects to have no further problems and understands the boards position.

Motion to impose a \$250 fine on the Woodmere Application for CPI Increase made by N. Stallone, second by D. DiCapua

C. Dimino, D. DiCapua, R. Schleckser, N. Stallone, K. Lowe, R. Skinner - Ayes

Pineview at Jackson Apartments - CPI Increase - April 2016 through March 2017

Mr. Hutchinson, Esq. and Mr. Knight are present for Pineview Apartments.

Mr. Amoruso stated the application is seeking a CPI Increase of .01% for April 2016 through March 2017. He noted that where there are concessions, the increase is based upon the concession amount (the lower amount).

Ms. Lowe questioned different amounts for pet fees, some are \$25 and some are \$50.

Mr. Knight stated it depends on the number of pets.

Public - (on the application)

Frances Schultz of A27 Pineview, stated his lease went from 3 pages to 40 pages. Mr. Jordan previously told him rents were increased to keep up with Monmouth County rents. Mr. Schultz pays for his electric use separate. He has been there since 2008. He was not notified of the increases and this was the first time he received notice of the rent meetings. Previously was not told of increases.

Mr. Skinner views the notice letter and notes that it has not been dated. He notes that the rent increases are based upon the CPI increases.

Amber Daly of 41B Woodmere Apartments stated that her notice was stuck in the door handle yesterday.

Mr. Skinner questions if the Ordinance states a method of delivery of notices?

Mr. Chacantias stated it must be posted in a central location.

Mr. Hutchinson stated if you can to the first noticed meeting, you would know about the second meeting. The property manager placed the notice on doors Tuesday morning.

Ms. DiCapua stated that \$85 real estate increase was received. Applications should list the real estate tax included in the rental separate. The rent should be broken out into base rent, the increase is on the base rent.

Mr. Schultz has a letter from March 1, 2010.

Mr. Skinner noted that Mr. Amoruso matches and verifies the amounts from year to year.

Mr. Amoruso stated that he has not seen real estate tax broken out since his time on the board from apartments. He does not see the real estate tax being passed on each year.

Mr. Knight stated they do not pass on the real estate tax.

Mr. Chacantias stated at one time the Ordinance did permit it.

Public Closed - motion by R. Schleckser, second by C. Dimino

C. Dimino, D. DiCapua, R. Schleckser, N. Stallone, K. Lowe, R. Skinner - ayes

Motion by N. Stallone, second by C. Dimino to approve CPI Increase of .01% for Pineview Apartments for April 2016 through March 2017

C. Dimino, D. DiCapua, R. Schleckser, N. Stallone, K. Lowe, R. Skinner - Ayes

Motion by N. Stallone, second by R. Schleckser to impose a \$250 fine on the Pineview application due to late filing

C. Dimino, D. DiCapua, R. Schleckser, N. Stallone, K. Lowe, R. Skinner - ayes

Motion to Adjourn Meeting by K. Lowe, second by N. Stallone
Meeting Adjourned 8:20 PM

Minutes prepared and submitted by: Kathleen Sevchenko, Secretary