

Jackson Township Rent Control Board
Meeting of December 8, 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. Chicantias.

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

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

Mr. Skinner stated that this will be the last meeting of the year for the Rent Control Board. Mr. Skinner noted among the many accomplishments for 2016 were two property managers being appointed to the board, one of which is still on the board. This was the first time the board levied fines for breaching the Ordinance. (Over \$6,000) was collected in fines.

Ahead in 2017 will be a meeting scheduled with Township Council to clarify the duties of the Board, discuss revisions to the Ordinance, operating procedures for the Board and the availability of applications on line.

Mr. Skinner thanked everyone on the board.

Mr. Schleckser noted that mobile homes were removed from the Township affordable housing guidelines.

Minutes of October 27, 2016 Motion to approve by R. Schleckser, Second by C. Dimino

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

Bills - Motion to approve all bills made by E. Bannon, second by R. Schleckser

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

Correspondence - Mr. Amoruso received Vacancy Decontrol information from Oak Tree Mobile Home Park, Southwind Mobile Home Park and Jackson Acres

Resolutions

2016-53 Woodmere CPI Increase of 0.1% plus heat included (1.5%), for a total of 1.6% April 2016 through March 2017 per attached schedule. \$250 fine was assessed due to extra work needed on the application by the Board Accountant and a delay in filing the application. The fine has been paid.

Motion by E. Bannon, second by C. Dimino

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

2016-52 PineView CPI Increase of 0.1% (no heat provided) April 2016 through March 2017 per attached schedule. \$250 fine was assessed due to extra work needed on the application by the Board Accountant and a delay in filing the application. The fine has been paid.

Motion by E. Bannon, second by C. Dimino

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

2017 Meeting Schedule - Mr. Chicantias proposed a change of meeting dates to the first and third Thursday of the month. Mr. Skinner noted that the board will keep the original meeting schedule of the second and fourth Thursday of the month for 2017. Mr. Skinner noted a conflict with the Pathfinders in the proposed schedule.

Motion by C. Dimino, second by R. Schleckser for the 2017 meeting schedule to be the second and fourth Thursday of the month.

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

Public - none Open / Close All Ayes

Mr. Chicantias stated that his office has sent correspondence out to the apartment complexes and mobile home parks in town that should fall under Rent Control. They were asked if the rents were raised and why, and were asked if they fall under Rent Control and why or why not.

Mr. Dimino does not feel it should be necessary to remind them to obey the law.

Mr. Chicantias stated they are just being made aware.

Diane DiCapua stated that mobile home parks must be licensed by the township; are apartment complexes required to be licensed by the township?

Several mobile parks in the township have never appeared before the board, Ducky Johnson and Quack properties were mentioned.

Mr. Schleckser noted three mobile homes that are in violation in those parks have now put up sheds.

Mr. Skinner would like to have the Code Enforcement Officer attend a meeting, as some rent control issues are related to code enforcement. He would like to have a Q & A with Code Enforcement Officer.

Mr. Miller noted violations and concerns could be noted prior to the township issuing a license for the park.

Mr. Skinner welcomes anyone to come to him with issues, he will bring them to the attention of Township Council.

Mr. Schleckser stated he has an email listing items to be completed by Maple Glen from the Code Enforcement Officer.

Mr. Chicantias stated that email would be hear-say.

Mr. Skinner noted that it is essential that representatives meet with Township Council, but as of this date he has received no response to his requests.

Mr. Skinner is also working on the application.

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

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

Meeting Adjourned 8:15 pm

Minutes prepared and submitted by:

Kathleen Sevckenko
Secretary