

Jackson Township Rent Control Board
Meeting of March 9, 2017
Minutes

Chairman Bob Skinner called the meeting to order at 7:33 pm followed by a flag salute, moment of silence and reading of the Sunshine Law by Mr. Rumpf.

PRESENT: E. Bannon, D. DiCapua, G. Miller, R. Schleckser, C. Dimino, S. Blick, K. Lowe, R. Skinner, J. Sullivan (Alternate), L. Amoruso, CPA , B. Rumpf, Esq. and P. Chicanias, Esq.

ABSENT: N. Stallone

Minutes of January 26, 2017 - Mr. Skinner notes address should be Lewis Lane, not Lois Lane

Motion to approve with corrections E. Bannon, second by C. Dimino

E. Bannon, D. DiCapua, G. Miller, R. Schleckser, C. Dimino, K. Lowe, R. Skinner - Ayes S. Blick - Abstain

Correspondence - Mr. Amoruso has received Vacancy Decontrol information from Jackson Acres and Southwind. Applications for CPI have been received from Land O' Pines, Maple Glen, Jackson Acres and Fountainhead Parks. Mr. Skinner noted that he has received the lease from Shady Oak Park.

Oak Tree Mobile Home Park Present this evening are Lori Greenberg, Esq. and Johanna D'Ambrosio of Oak Tree Park. Ms. D'Ambrosio is sworn in by Mr. Rumpf.

Real Estate Tax Increase

Mr. Amoruso has reviewed the application seeking a 2017 Real Estate Tax increase of \$.69 per site per month, maximum \$40.05 to be effective April 1, 2017. Ms. D'Ambrosio is in agreement with Mr. Amoruso's calculations.

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

Motion to approve 2017 Real Estate Tax increase of \$.69 per site per month, maximum \$40.05 to be effective April 1, 2017 made by E. Bannon, second by K. Lowe

E. Bannon, D. DiCapua, G. Miller, R. Schleckser, C. Dimino, S. Blick, K. Lowe, R. Skinner - Ayes

CPI Increase

Ms. Greenberg thanks Mr. Amoruso for taking the time to work with the park on the application.

Mr. Amoruso has reviewed the application seeking a CPI increase of 1.3% effective April 2017 or in accordance with the start date of each tenant lease. Capital Improvement charge approved in 2016 was not included in six sites, that have new tenants. There are five park owned units. Ms. D'Ambrosio agrees with Mr. Amoruso's calculations. It is noted that date of 2/2017 should be corrected to 2/2018.

Mr. Schleckser questions 78 Alicia, this should be 2018.

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

Motion to approve Oak Tree Mobile Home Park CPI of 1.3% effective April 2017 or in accordance with the start date of each tenant lease made by C. Dimino, second by E. Bannon

E. Bannon, D. DiCapua, G. Miller, R. Schleckser, C. Dimino, S. Blick, K. Lowe, R. Skinner - Ayes

MGM at Jackson

Present this evening are Lori Greenberg, Esq. and Mary Beth Parks, manager of MGM. Ms. Parks is sworn in by Mr. Rumpf. Gary Miller and Ray Schleckser leave the dais and recluse themselves from this application.

Real Estate Tax Increase

Mr. Amoruso has reviewed the application seeking 2017 Real Estate Tax increase of \$1.04 per site per month, maximum of \$63.43 effective April 1, 2017. Ms. Parks is in agreement with Mr. Amoruso's calculations.

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

Motion by E. Bannon, second by S. Blick to approve 2017 Real Estate Tax increase of \$1.04 per site per month, maximum of \$63.43 effective April 1, 2017.

E. Bannon, D. DiCapua, C. Dimino, S. Blick, K. Lowe, R. Skinner - Ayes

CPI Increase

Mr. Amoruso has reviewed the application seeking a 1.3% CPI increase effective April 2017 or in accordance with the start date of each tenant lease. Ms. Parks is in agreement with Mr. Amoruso's calculations.

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

Motion by E. Bannon, second by S. Blick to approve a 1.3% CPI increase effective April 2017 or in accordance with the start date of each tenant lease.

E. Bannon, D. DiCapua, C. Dimino, S. Blick, K. Lowe, R. Skinner - Ayes

Mr. Schleckser and Mr. Miller return to their seats on the dais.

Fountainhead Mobile Home Park

Present this evening are Lori Greenberg, Esq. and Clem Caldarise of Fountainhead. Mr. Caldarise is sworn in by Mr. Rumpf.

Real Estate Increase

Mr. Amoruso has reviewed the application seeking a 2017 Real Estate Tax increase of \$1.03 per site per month, maximum of \$59.84 to be effective April 1, 2017. Mr. Caldarise is in agreement with Mr. Amoruso's calculations.

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

Motion by E. Bannon, second by K. Lowe to approve a 2017 Real Estate Tax increase of \$1.03 per site per month, maximum of \$59.84 to be effective April 1, 2017.

E. Bannon, D. DiCapua, G. Miller, R. Schleckser, C. Dimino, S. Blick, K. Lowe, R. Skinner - Ayes

CPI Increase

Mr. Amoruso has reviewed the application seeking a CPI increase of 1.3% effective April 2017 or in accordance with the start date of each tenant lease. Mr. Caldarise is in agreement with Mr. Amoruso's calculations.

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

Mr. Schleckser questions 35 Sunflower, as it has no increase. This is a decontrolled space.

Motion to approve CPI increase of 1.3% effective April 2017 or in accordance with the start date of each tenant lease made by E. Bannon, second by C. Dimino

E. Bannon, D. DiCapua, G. Miller, R. Schleckser, C. Dimino, S. Blick, K. Lowe, R. Skinner - Ayes

Woodmere Apartments CPI Increase

Present this evening are Lee Hutchinson, Esq. and Jim Muzikowski, Manager. Mr. Muzikowski is sworn in by Mr. Rumpf.

Mr. Amoruso has reviewed the application seeking a CPI increase for April through June 2017 of 1.3% plus 1.5% (heat is provided) for a total CPI increase of 2.8%. Mr. Muzikowski is in agreement with Mr. Amoruso's calculations.

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

Motion to approve CPI increase for April through June 2017 of 1.3% plus 1.5% (heat is provided) for a total CPI increase of 2.8% made by E. Bannon, second by C. Dimino

E. Bannon, D. DiCapua, G. Miller, R. Schleckser, C. Dimino, S. Blick, K. Lowe, R. Skinner - Ayes

Pineview Apartments CPI Increase

Present this evening are Lee Hutchinson, Esq. and Jim Muzikowski, Manager. Mr. Muzikowski has been sworn in by Mr. Rumpf.

Mr. Amoruso has reviewed the application seeking a CPI increase for April through June 2017 of 1.3% . Mr. Muzikowski is in agreement with Mr. Amoruso's calculations.

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

Motion to approve CPI increase for April through June 2017 of 1.3% made by E. Bannon, second by K. Lowe

E. Bannon, D. DiCapua, G. Miller, R. Schleckser, C. Dimino, S. Blick, K. Lowe, R. Skinner - Ayes

Public - (on any subject) - None Open / Close All Ayes

Motion to Adjourn made by E. Bannon, second by R. Schleckser

E. Bannon, D. DiCapua, G. Miller, R. Schleckser, C. Dimino, S. Blick, K. Lowe, R. Skinner - Ayes

Meeting Adjourned 8:03 pm

Minutes prepared and submitted by:

Kathleen Sevckenko