

Jackson Township Rent Control Board
Meeting of March 23, 2017
Minutes

Chairman Robert 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. Rumpf.

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

ABSENT: E. Bannon, R. Schleckser

Minutes of March 9, 2017 - Motion to approve by C. Dimino, second by K. Lowe
D. DiCapua, G. Miller, N. Stallone, S. Blick, K. Lowe, C. Dimino, R. Skinner - Ayes

Bills - Motion to approve all bills made by N. Stallone, second by S. Blick
D. DiCapua, G. Miller, N. Stallone, S. Blick, K. Lowe, C. Dimino, R. Skinner - Ayes

Correspondence - Mr. Amoruso received Vacancy Decontrol information from Oak Tree Mobile Home Park

Resolutions

2017-01 Oak Tree Mobile Home Park Real Estate Tax Increase - \$.69 per site per month, maximum of \$40.50 per site per month effective April 1, 2017 for 258 units.

Motion to approve made by G. Miller, second by C. Dimino

D. DiCapua, G. Miller, S. Blick, K. Lowe, C. Dimino, R. Skinner- Ayes N. Stallone - Abstain

2017-02 Oak Tree Mobile Home Park CPI Increase of 1.3% effective April 1, 2017 Capital Improvement adjustment for 2016 is noted.

Motion to approve made by K. Lowe, second by C. Dimino

D. DiCapua, G. Miller, S. Blick, K. Lowe, C. Dimino, R. Skinner- Ayes N. Stallone - Abstain

2017-03 MGM Real Estate Tax Increase of \$1.04 per site per month, maximum of \$63.40 per site per month effective April 1, 2017 for 80 sites.

Motion to approve made by C. Dimino, second by D. DiCapua

D. DiCapua, S. Blick, K. Lowe, C. Dimino, R. Skinner- Ayes N. Stallone & G. Miller - Abstain

2017-04 MGM CPI Increase of 1.3% effective April 1, 2017

Motion to approve made by K. Lowe, second by S. Blick

D. DiCapua, S. Blick, K. Lowe, C. Dimino, R. Skinner- Ayes N. Stallone & G. Miller - Abstain

2017-05 Fountainhead Mobile Home Park Real Estate Tax Increase of \$1.03 per site per month, maximum of \$59.84 per site per month effective April 1, 2017 for 162 sites

Motion to approve made by D. DiCapua, second by C. Dimino

D. DiCapua, G. Miller, S. Blick, K. Lowe, C. Dimino, R. Skinner- Ayes N. Stallone - Abstain

2017-06 Fountainhead Mobile Park CPI Increase of 1.3% effective April 1, 2017

Motion to approve made by C. Dimino, second by S. Blick

D. DiCapua, G. Miller, S. Blick, K. Lowe, C. Dimino, R. Skinner- Ayes N. Stallone - Abstain

2017-07 Woodmere Apartments CPI Increase of 2.8% (1.5% as heat is provided) effective April through June 2017 Motion to approve made by K. Lowe, second by C. Dimino

D. DiCapua, G. Miller, S. Blick, K. Lowe, C. Dimino, R. Skinner- Ayes N. Stallone - Abstain

2017-08 PineView Apartments CPI Increase of 1.3% effective April through June 2017

Motion to approve made by S. Blick, second by K. Lowe

D. DiCapua, G. Miller, S. Blick, K. Lowe, C. Dimino, R. Skinner- Ayes N. Stallone - Abstain

NEW APPLICATIONS

Diane DiCapua recuses herself from the Board

Jackson Acres Real Estate and CPI Increases

Real Estate Tax Increase - Present for Jackson Acres are Diane DiCapua and Mary Madden, Esq.

Ms. DiCapua is sworn in by Mr. Rumpf.

Mr. Amoruso has reviewed the application which is seeking a Real Estate Tax Increase of \$1.10 per site per month, maximum of \$66.46 per site per month effective May 1, 2017. Ms. DiCapua is in agreement with Mr. Amoruso's calculations. Ms. DiCapua stated that the letters in Column #2 are for office use when sending out correspondence.

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

Motion to approve Real Estate Tax Increase of \$1.10 per site per month, maximum of \$66.46 per site per month effective May 1, 2017 made by S. Blick, second by G. Miller

G. Miller, N. Stallone, S. Blick, K. Lowe, C. Dimino, R. Skinner - Ayes

CPI Increase

Mr. Amoruso states the CPI Increase is 1.3% effective May 1, 2017 or in accordance with the start date of the lease. Ms. DiCapua is in agreement with Mr. Amoruso's calculations.

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

Motion to approve CPI Increase of 1.3% effective May 1, 2017

G. Miller, N. Stallone, S. Blick, K. Lowe, C. Dimino, R. Skinner - Ayes

Ms. DiCapua returns to the dais.

Mr. Skinner noted that a legal opinion on Lease Agreements at Shady Oak from Mr. Chacantias, Esq. has been received by the Board. The Board will not discuss this matter as representatives from Shady Oak are not present this evening. Hearing date to be scheduled.

Public - None Open / Close All Ayes

Motion to Adjourn made by K. Lowe, second by S. Blick

D. DiCapua, G. Miller, N. Stallone, S. Blick, K. Lowe, C. Dimino, R. Skinner - Ayes

Meeting Adjourned at 7:50 pm

Minutes prepared and submitted by:

Kathleen Sevchenko