

Jackson Township Rent Control Board
Meeting of May 11, 2017
Minutes

Chairman Robert Skinner called the meeting to order at 7:35 pm followed by a flag salute, moment of silence and reading of the Sunshine Law by Mr. Rumpf.

PRESENT: E. Bannon, G. Miller, D. DiCapua, R. Schleckser, C. Diminio, K. Lowe, J. Sullivan, R. Skinner, L. Amoruso CPA, and B. Rumpf, Esq.

Minutes of March 23, 2017 - Motion to approve R. Schleckser, second by K. Lowe
G. Miller, D. DiCapua, R. Schleckser, R. Skinner - Ayes C. Dimino, J. Sullivan, K. Lowe, E. Bannon - Abstain

Bills - Motion to pay all bills made by J. Sullivan, second by C. Dimino
G. Miller, D. DiCapua, R. Schleckser, C. Diminio, K. Lowe, J. Sullivan, R. Skinner - Ayes E. Bannon - Abstain

Correspondence - Letter from Jackson resident. Mr. Skinner will address this later in the meeting.

Resolutions

2017-14 Jackson Acres Rent Increase for Real Estate Tax Pass Through. \$1.10 increase per site per month for a maximum of \$66.46 for 232 sites.

Motion to approve by R. Schleckser, second by K. Lowe

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

2017-15 Jackson Acres CPI Increase of 1.3% effective May 1, 2017 in accordance with the start date of each tenant's lease. (26) vacant units have the Capital Improvement of \$1.66 removed and reflected on the application.

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

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

Fountainhead Park - Real Estate Tax Increase Application - Present for Fountainhead this evening are Clem Caldarise and Lori Greenberg, Esq. Mr. Caldarise and Mr. Amoruso are sworn in by Mr. Rumpf. Mr. Amoruso has reviewed the application which is seeking a real estate tax increase of \$1.03 per site per month, maximum tax of \$59.84 effective June 1, 2017.

Mr. Caldarise is in agreement with Mr. Amoruso's calculations.

Public (on the application only) - none Open / Close

Motion to approve made by K. Lowe, second by R. Schleckser

G. Miller, D. DiCapua, R. Schleckser, C. Diminio, K. Lowe, J. Sullivan, R. Skinner - Ayes E. Bannon - Abstain

Fountainhead Park CPI Increase Application - Mr. Amoruso has reviewed the application which is seeking a CPI Increase of 1.3% effective June 2017.

Mr. Skinner noted that some sites have no Capital Improvement added to the base rent. Ms. Greenberg replied that these are new tenants and the Capital Improvement would not apply to them.

Public (on the application only) - None Open / Close

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

G. Miller, D. DiCapua, R. Schleckser, C. Diminio, K. Lowe, J. Sullivan, R. Skinner - Ayes E. Bannon - Abstain

Shady Lake Park - Real Estate and CPI Increase Applications

Present this evening is Barbara Denson and Lori Greenberg, Esq. representing Shady Lake Park. Ms. Denson is sworn in by Mr. Rumpf. Mr. Amoruso has reviewed the application for Real Estate Tax Pass through which is seeking an increase of \$0.78 per site per month.

Ms. Denson is in agreement with Mr. Amoruso's calculations.

Public - (on the application only) - none Open / Close

Motion to approve made by K. Lowe, second by R. Schleckser

G. Miller, D. DiCapua, R. Schleckser, C. Diminio, K. Lowe, J. Sullivan, R. Skinner - Ayes E. Bannon - Abstain

Land O' Pines Mobile Home Park CPI Application - Present representing Land O' Pines this evening are Craig Hebler and Lori Greenberg, Esq. Mr. Hebler is sworn in by Mr. Rumpf. Mr. Amoruso has reviewed the application seeking a CPI Increase of 1.3% effective July 1, 2017.

Mr. Hebler is in agreement with Mr. Amoruso's calculations.

Mr. Schleckser questions if a listing of tenants names has been submitted. Mr. Hebler replied that he did submit the names to Mr. Amoruso. Mr. Amoruso stated that he does have the listing of names.

Ms. DiCapua questioned why there are different amounts for pet fees. Mr. Hebler stated that they area amounts prior to the establishment of pet fee amounts.

Public (on the application only) - None Open / Close

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

G. Miller, D. DiCapua, R. Schleckser, C. Diminio, K. Lowe, J. Sullivan, R. Skinner - Ayes E. Bannon - Abstain

Prospect Pointe CPI Increase Application - Present this evening representing Prospect Pointe are Salvatore Sanft and Ray Went, Esq. Mr. Sanft is sworn in by Mr. Rumpf. Mr. Amoruso has reviewed the application which is seeking a CPI Increase of 1.3% plus 1.5% (heat is provided) for a total of 2.8% increase effective April through September 2017.

Mr. Sanft is in agreement with Mr. Amoruso's calculations.

Public - (on the application only) None Open / Close

Motion to approve made by J. Sullivan, second by G. Miller

G. Miller, D. DiCapua, R. Schleckser, C. Diminio, K. Lowe, J. Sullivan, R. Skinner - Ayes E. Bannon - Abstain

Jennifer Belis / Prospect Pointe - Mr. Skinner was advised by Ms. Belis that she would like to have her rent lowered. Mr. West has spoken with Ms. Belis and an arrangement has been worked out. Mr. West will advise Mr. Amoruso of the amounts and details.

Pleasant Gardens CPI Increase - Present this evening are Abraham Frankel and Lori Greenberg, Esq. representing Pleasant Gardens. Mr. Frankel is sworn in by Mr. Rumpf. Mr. Amoruso has reviewed the application which is seeking a CPI Increase of 1.3% plus 1.5% (heat is provided) for a 2.8% total increase. Mr. Skinner questions if the tenants have been noticed. Ms. Greenberg replies they have been, notice was dated April 6, 2017.

Mr. Frankel is in agreement with Mr. Amoruso's calculations.

Mr. Schleckser questions Apt. 109C listed as vacant, but has a rental amount listed. Ms. Greenberg stated that it is an error, the rent amount was not blocked out, it is a vacant unit.

Public - none Open / Close

Motion to approve made by G. Miller, second by R. Schleckser

G. Miller, D. DiCapua, R. Schleckser, C. Diminio, K. Lowe, J. Sullivan, R. Skinner - Ayes E. Bannon - Abstain

Mr. Skinner noted for the record that he has a personal conflict of interest involving Shady Oak Park as a family member **inspected a building owned by the owners of Shady Oak** . He will remove himself from the dais and will not vote on any Shady Oak matters. Shady Oak has a new name - Silver Pine. Vice-Chairman Dimino will handle all Shady Oak matters.

Lori Greenberg, Esq. - would like to address the board regarding Adult Park vs. Senior Park. Several parks have been designated by Jackson Township as Adult (age 42 +). One park is a Senior Park (55+) . HOPA requires Senior Parks to have 80% tenants 55+. Jackson Township Attorney sent correspondence to Fountainhead that they must accept tenants aged 42+. Fountainhead was designated as a Senior Park. Ms. Greenberg has sent HOPA information to the Township Attorney and is waiting for a response.

Mr. Miller stated that the State of NJ does not recognize "Adult", only recognizes 55+.

Mr. Skinner has discussed this matter with Mr. Rumpf and he has advised that this is not within the purview of the Board.

Mr. Rumpf stated this would basically be between Ms. Greenberg and the Township Council.

Mr. Skinner stated that this does not affect the rent of the tenants in the park so the board would not be involved.

Ms. Greenberg just wanted the board to be aware.

Mr. Skinner asks Ms. Greenberg to keep the board informed.

<Mr. Skinner steps from the dais>

Ms. Greenberg asks Mr. Amoruso for assistance in establishing rents at Silver Pine (Shady Oak).

Mr. Rumpf would recommend that Ms. Greenberg provide leases that were agreed upon to the accountant. For those properties with no lease agreements, other rents in the park can be used as a guideline. Also rents in other nearby parks can be used. The Ordinance is silent as to this procedure and as to the board hearing this. The board would have authority to review and hear. Notice should be given to the tenants as to when the board will hear this matter.

Mr. Bannon would like to see a section added to the Ordinance that would cover the establishment of rents.

Mr. Dimino feels rents would be equivalent to fair market value. Omission implies market value.

Mr. Rumpf would suggest that the situation exists now and that the board should not wait until Council acts.

Mr. Sullivan noted that the "Adult" (42 age) was established in May of 1982.

Mr. Dimino agrees with the landlord presenting comparable rents.

<Mr. Skinner returns to the dais>

Mr. Skinner agrees that the Ordinance needs to be revised. He has spoken with Councilman Rob Nixon regarding having a meeting. Mr. Nixon would like Mr. Rumpf to contact him. Mr. Skinner would like changes made to the application process also.

Mr. Skinner reads a letter to the board from a concerned resident. No name or address was given . Mr. Skinner notes that the board protects those on fixed incomes. The free market would allow a greater rent per month. The board remains neutral.

Mr. Sullivan stated that he is honored to be on the board, he has sat in the audience for over a year, watching and learning. He is impressed how the board goes above and beyond with both landlords and tenants.

Mr. Skinner noted the resignations of Mr. Stallone and Mr. Blick, along with the resignation of the alternate, Anthony Monte. He welcomes Joseph Sullivan to the board as a member.

Public - None [Open](#) / [Close](#)

Meeting adjourned 8:37 pm Motion by E. Bannon, second by K. Lowe

E. Bannon, G. Miller, D. DiCapua, R. Schleckser, C. Diminio, K. Lowe, J. Sullivan, R. Skinner - Ayes

Minutes prepared and submitted by:

Kathleen Sevckenko