

**Jackson Township Rent Control Board
Meeting of June 8, 2017
Minutes**

Chairman Robert Skinner called the meeting to order at 7:32 pm followed by a flag salute, moment of silence and reading of the Sunshine Law by Mr. Rumpf.

Present: E. Bannon, R. Schleckser, C. Dimino, J. Sullivan, K. Lowe, R. Skinner, L. Amoruso, CPA and B. Rumpf, Esq.

Minutes of May 11, 2017 - Motion to approve by J. Sullivan, second by E. Bannon
E. Bannon, R. Schleckser, C. Dimino, J. Sullivan, K. Lowe, R. Skinner - Ayes

Bills - Motion to approve all bills mad by J. Sullivan, second by E. Bannon
E. Bannon, R. Schleckser, C. Dimino, J. Sullivan, K. Lowe, R. Skinner - Ayes

Correspondence - Southwind Vacancy Decontrol information and license renewal.

RESOLUTIONS

2017-16 Fountainhead Park CPI Increase of 1.3% effective June 1, 2017

Motion to approve made by K. Lowe, second by E. Bannon

E. Bannon, R. Schleckser, C. Dimino, J. Sullivan, K. Lowe, R. Skinner - Ayes

2017-17 Shady Lake Park Real Estate Tax Increase of \$.78 per site per month for 36 sites effective June 1, 2017 Motion to approve made by E. Bannon, second by R. Schleckser

E. Bannon, R. Schleckser, C. Dimino, J. Sullivan, K. Lowe, R. Skinner - Ayes

2017-18 Shady Lake Park CPI Increase of 1.3% effective June 1, 2017

Motion to approve made by E. Bannon, second by K. Lowe

E. Bannon, R. Schleckser, C. Dimino, J. Sullivan, K. Lowe, R. Skinner - Ayes

2017-19 Land O' Pines CPI Increase of 1.3% effective June 1, 2017

Motion to approve made by C. Dimino, second by E. Bannon

E. Bannon, R. Schleckser, C. Dimino, J. Sullivan, K. Lowe, R. Skinner - Ayes

2017-20 Prospect Point CPI Increase of 2.8% (1.3% plus 1.5% as heat is provided) effective April 2017 through September 2017 Motion made by E. Bannon, second by R. Schleckser

E. Bannon, R. Schleckser, C. Dimino, J. Sullivan, K. Lowe, R. Skinner - Ayes

2017-21 Pleasant Gardens CPI Increase of 2.8% (1.3% plus 1.5% as heat is provided) effective August 1, 2017 Motion to approve made by C. Dimino, second by E. Bannon

E. Bannon, R. Schleckser, C. Dimino, J. Sullivan, K. Lowe, R. Skinner - Ayes

APPLICATIONS

Woodmere Apartments CPI Increase

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

Mr. Amoruso has reviewed the applications which is seeking a CPI Increase of 1.3% plus 1.5% as heat is provided for a total of 2.8% effective July 2017 through March 2018.

Mr. Bannon noted that #44B is not included on the application.

Mr. Muzikowski noted the tenant passed away and the unit is vacant.

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

Mr. Skinner questions a credit of \$55 for apartment #27A. Mr. Muzikowski will check further into this.

Mr. Sullivan questions concessions. Mr. Muzikowski noted that concessions are no longer offered.

Mr. Rumpf stated that #27A may be included in the increase, but requested that further information be provided to the board. This would be a decrease in rent for #27A.

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

Motion to approve CPI Increase of 2.8% effective July 2017 through March 2018 for Woodmere Apartments made by E. Bannon, second by R. Schleckser

E. Bannon, R. Schleckser, C. Dimino, J. Sullivan, K. Lowe, R. Skinner - Ayes

Pineview Apartments CPI Increase

Present for Pineview Apartments this evening are Lee Hutchinson, Esq. and Jim Muzikowski, Manager.

Mr. Amoruso has reviewed the application which is seeking a CPI Increase of 1.3% effective July 2017 through March 2018. Mr. Amoruso noted that apartment #A15 is vacant, no increase. A6 and C11 first time increase, September 2017, \$5 concession. Tenants have been living there for years, final amount is the same (\$1317). B12 (October 2017) also first time increase, \$5 concession (\$1119).

Mr. Skinner noted C09 July 2017, B6 August 2017, A4 October 2017, C1 \$134 and B15 \$106

Mr. Muzikowski noted that the concessions have ended, those that are in place are for the life of the lease.

Mr. Rumpf stated there was a previous issue with concessions at Pineview and Woodmere Apartments. It was agreed that concessions would continue for the life of the lease.

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

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

Mr. Schleckser asks if the residents have been notified.

Mr. Muzikowski stated they have been notified.

Motion to approve made by C Dimino, second by E. Bannon

E. Bannon, R. Schleckser, C. Dimino, J. Sullivan, K. Lowe, R. Skinner - Ayes

Mr. Skinner stated there will be a meeting held with Councilman Nixon on Monday, June 12, 2017 at 5 pm. Mr. Skinner also noted that Mr. Sullivan will review the application in the hope of providing separate applications for Mobile Home Parks and Apartments.

PUBLIC - none Open / Close All Ayes

Mr. Schleckser noted that Shady Oak / All Seasons Mobile Home Park license has expired.

Mr. Skinner will notify Code Enforcement. Mr. Skinner noted that he has had the opportunity to deal with Ken in Code Enforcement and stated the matter was handled in a very professional way.

Motion to adjourn by E. Bannon, second by R. Schleckser

E. Bannon, R. Schleckser, C. Dimino, J. Sullivan, K. Lowe, R. Skinner - Ayes

Meeting Adjourned 8:07 pm

Minutes prepared and submitted by:

Kathleen Sevckenko
Secretary