

**Jackson Township Rent Control Board**  
**Meeting of July 27, 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, D.DiCapua, J. Sullivan, K. Lowe, G. Miller R. Skinner and B. Rumpf, Esq.

**Absent:** C. Dimino

**Minutes of June 8, 2017** - Motion to approve K. Lowe, second by R. Schleckser  
E. Bannon, R. Schleckser, D.DiCapua, J. Sullivan, K. Lowe, G. Miller R. Skinner - Ayes

**Bills** - Motion to approve all bills made by J. Sullivan, second by E. Bannon  
E. Bannon, R. Schleckser, D.DiCapua, J. Sullivan, K. Lowe, G. Miller R. Skinner - Ayes

**Correspondence** - Applications received from Land O' Pines and Southwind. Oak Tree Vacancy Decontrol information.

**RESOLUTIONS**

**2017-22 Pine View Apartments CPI Increase** of 1.3% effective July 2017 through March 2018  
with the condition that information on Apartment #27 be provided to the board accountant  
Motion to approve made by E. Bannon, second by R. Schleckser

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

**2017-23 Woodmere Apartments CPI Increase** of 1.3% plus 1.5% (heat provided) for a total of 2.8% CPI  
Increase effective July 2017 through March 2018

Motion to approve made by E. Bannon, second by J. Sullivan

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

**DISCUSSION**

Mr. Skinner stated that he has received information that Pine View and Woodmere month to month leases are being continued with the added charge. He would like to be able to verify this through the leases provided to the board accountant.

Mr. Rumpf stated that leases are supposed to be given to the accountant on a yearly basis. The Township Council has never acted on the month to month lease issue.

Mr. Skinner would like to ask Mr. Amoruso what the procedure is to verify the leases. All should be in compliance.

Mr. Bannon stated the board does not know if there is a change in the tenant after several months.

Mr. Skinner would like to maintain compliance with the Ordinance.

Mr. Miller noted that there are two separate issues, the yearly lease and the month to month lease.

Mr. Sullivan suggested a pamphlet be created advising tenants of Rent Control and the rules and regulations.

Ms. DiCapua suggested that the Certificate of Occupancy would have the dates new tenants moved in.

Mr. Sullivan stated this seems to be more prevalent with apartments than with mobile home parks.

Ms. DiCapua noted that apartments do not submit vacancy decontrol information.

Mr. Skinner feels that there needs to be more discussion between the Township Departments.

**Updated Application Forms**

Mr. Sullivan provided copies of the updated forms and asked for any recommendations to be included on the form.

Mr. Bannon would like to see home and cell phone numbers included.

Ms. DiCapua suggested that a check list as to procedures followed be included, for example: current license, tenant notifications, violations, compliance, real estate taxes paid . Ms. DiCapua suggested that the Vacancy DeControl application be removed from the application, as it does not apply.

### **Lori Greenberg Lawsuit v Jackson Township**

Mr. Rumpf stated that the trial was held approximately one and one half years ago with the ruling in favor of Jackson Township. Ms. Greenberg has appealed Judge Ford's decision. It has been rescheduled four times, and has most recently been rescheduled for the new term, possibly in October of 2017.

### **Setting of Lot Rents**

Mr. Rumpf noted that in general there is nothing in the township Ordinance to set lot rents. There is a need for this to be addressed in the Ordinance. A precedent was set where the board intervened in setting lot rents for Luxury Park. Ms. Greenberg requested the Board to set rents where none can be agreed upon. If done by consent, the board would have authority to set rents. The board decision can be appealed by both landlord and tenant..

Mr. Sullivan - the Ordinance needs to be revised to accommodate the setting of lot rents.

Mr. Rumpf stated that this was discussed with Councilman Nixon. Mr. Rumpf stated that most lot rents have been set with consent between the landlord and tenant. The board would rely upon the accountant and professionals (Realtors, SRA) for guidance with setting rents. The conditions of the park may be taken into consideration.

Mr. Sullivan suggested that the park could collect the rent, but not keep the park in good condition and then sell, forcing tenants to pay for improvements.

Mr. Miller stated the new buyer should assess the park prior to purchase and not make the tenants face an increase to bring the park up to code.

Ms. DiCapua stated the residents could always have gone in for a decrease due to maintenance and standards.

### **Complexes who may fall under our Rent Control Ordinance**

Mr. Rumpf noted that an effort has been made to contact those communities who have not appeared before the board. Some have legitimate reasons for not appearing. The next step would be to forward the list to Code Enforcement. Mr. Rumpf stated condominiums would apply if rentals of 20 units or more by the same entity.

Mr. Sullivan asks if the entity owned 20 or more but scattered throughout the township, would this apply to Rent Control Ordinance?

Mr. Schleckser stated that Maple Glen owns 23 units and three vacant lots. Not all of the units are rented.

Mr. Rumpf stated that all units should be rented in order to fall under the Ordinance requirement of twenty or more.

Mr. Skinner would like to work with the Township Clerk and Code Enforcement to ensure licenses are current.

Mr. Schleckser would like to add to application if license is current and registered with the Rent Control Board.

### **Meeting with Councilman Nixon**

A meeting was held with Councilman Nixon and Mr. Rumpf, Mr. Sullivan, Mr. Schleckser Ms. DiCapua and Mr. Skinner.

Mr. Skinner recommended a seven member board with two alternates. He also stated the importance of license renewal.

Ms. DiCapua would like to see a check list signed by the landlord included in applications.

Mr. Skinner would like documentation provided to the accountant no later than 72 hours after the meeting where it is requested.

Mr. Skinner recommended that the Code Enforcer attend meetings upon request by the board.

It was noted that the Planning and Zoning Board attorney and engineer are paid in part by application fee escrow

Mr. Sullivan suggested having an informal meeting with the Code Enforcer.

Mr. Skinner noted that Councilman Nixon was not in favor of adding mediation to the Rent Control Board's duties. Wherein the board would assist residents and landlords resolve disputes. Possibly on an informal basis on occasion.

Mr. Skinner stated that the board is fortunate to have Ms. DiCapua, as a landlord, on the board to add her perspective. Thanks Mr. Rumpf for his legal advice.

A procedure should be implemented where an application is not heard if it is not ruled complete by the accountant.

Mr. Schleckser stated that the firm of Bellu and Memoli is the accountant for Prospect Point.

Mr. Rumpf will check further into this claim, as if correct, this would pose a conflict.

Mr. Sullivan stated that Mr. Nixon seemed receptive to revising the Ordinance. Senior Park , Adult Park and Family Park should all be brought in line with Federal Guidelines.

**PUBLIC** - none    Open / Close    All Ayes

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

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

Meeting Adjourned 9:30 pm

Minutes prepared and submitted by:

Kathleen Sevckenko  
Secretary