

Jackson Township Rent Control Board
Meeting of August 10, 2017
Minutes

Chairman Bob Skinner called the meeting to order at 7:40 pm followed by a flag salute, moment of silence for our troops and reading of the Sunshine Law by Mrs. Rumpf.

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

Minutes of July 27, 2017 - E. Bannon notes spelling correction (mad should be made) under Bills section
Motion to approve with correction made by E. Bannon, second by J. Sullivan
E. Bannon, D. DiCapua, G. Miller, R. Schleckser, C. Dimino, J. Sullivan, K. Lowe, R. Skinner - ayes

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

Correspondence - Mr. Amoruso has received Vacancy Decontrol information from Southwind and Oak Tree. Applications were received from Land O' Pines, Southwind and MGM.

Southwind Mobile Home Park - Real Estate Tax Increase - Gary Miller leaves the dais for the application. Ms. Rumpf swears in Anna Chew of Southwind and Lou Amoruso. Mr. Amoruso has reviewed the application which is seeking an increase of \$3,399.88 in real estate taxes from 2016. There are 250 units, resulting in an increase of \$1.14 per unit per month, with a maximum tax of \$59.50 effective October 2017. Ms. Chew is in agreement with Mr. Amoruso's calculations. Public (on the application) - None Open / Close All Ayes
Motion to approve Real Estate Tax Increase for Southwind Mobile Home Park made by C. Dimino, second by R. Schleckser
E. Bannon, D. DiCapua, R. Schleckser, C. Dimino, J. Sullivan, K. Lowe, R. Skinner - Ayes

Southwind Mobile Home Park CPI Increase - Mr. Amoruso has reviewed the application which is seeking a CPI Increase of 1.3% effective December 2017. Mr. Sullivan questions "rent excluded" on the application. Ms. Chew explains that this is rent for the home, not the site. Mr. Skinner questions why the capital improvement increase is only applied to some sites. Ms. Chew explained that these are new residents that do not pay the capital improvement. Ms. DiCapua questioned when does the capital improvement come off. Ms. Chew replied that she would have to check on this, but the tax rules were used, so possibly for 30 years. Ms. Chew 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% for Southwind Mobile Home Park effective December 2017 made by R. Schleckser, second by K. Lowe
E. Bannon, D. DiCapua, R. Schleckser, C. Dimino, J. Sullivan, K. Lowe, R. Skinner - Ayes

Mr. Miller returns to the dais.

Land O' Pines Mobile Home Park - Real Estate Tax Increase

Present representing Land O'Pines are Lori Greenberg, Esq. and Craig Hebler. Mr. Hebler is sworn in by Ms. Rumpf. Mr. Amoruso has reviewed the application which is seeking a real estate tax increase of \$648.90 from 2016. There are a total of 81 sites for an increase of \$.67 per site per month, maximum of \$45.08 effective September 1, 2017. Mr. Amoruso noted a rounding error in the application for 2016, the amount should be \$44.41.

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

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

Motion to approve real estate tax increase for Land O' Pines Mobile Home Park made by E. Bannon, second by K. Lowe

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

Colonial Arms Apartments CPI Increase - Present representing Colonial Arms are Lori Greenberg, Esq. and Dean Monjoy. Mr. Monjoy is sworn in by Ms. Rumpf. Mr. Amoruso has reviewed the application which is seeking a CPI Increase of 1.3% and as heat is provided an additional 1.5% for a total of 2.8% effective September 1, 2017.

Those tenants that are under government programs are not subject to Rent Control

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

Ms. Greenberg stated that new leases were signed for those units that were deregulated. Tenants with lease dates in the future were noticed by Ms. Greenberg's office by letter. Those under government programs received a different letter.

Ms. Greenberg agrees with Mr. Amoruso's calculations.

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

Motion to approve CPI Increase for Colonial Arms Apartments made by G. Miller, second by E. Bannon

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

Mr. Skinner stated that he would like to review the revisions made to the application form, which has been broken out for mobile home park and apartments.

PUBLIC - Ms. Greenberg stated that she will be out of the country on August 24, 2017 and would request that the MGM applications be scheduled for September 14, 2017 meeting.

Will Boyce of 33 Boxwood Drive stated that he moved in the park in 2000. Presently they are having problems with underage tenants and rooms being rented out. #14 Boxwood is Section 8, there are very poor living conditions at the unit.

Ms. Greenberg objects to discussing tenant financial situation.

Mr. Boyce stated that the police are always in the park. Mary Beth does nothing to correct the situation.

Mr. Skinner reminded Mr. Boyce that his statements will be repeated at the hearing via testimony.

Mr. Boyce stated there are ten units with young people. There are drugs, etc. in the park causing units to lose value.

Mr. Skinner noted that due to mobile homes being classified as motor vehicles, there is some depreciation in value also.

Mr. Miller and others object to this discussion, motor vehicle classification has been forced upon them.

Ms. Rumpf - not debating the value of the mobile home.

Mr. Skinner noted that the board has been opposed to transient housing.

Mr. Boyce replied to Mr. Sullivan that residents are under the age of 55 and have children.

Mr. Dimino questioned if the By Laws of the park address the age issue

Ms. Greenberg promised to take all the information back to the landlord, she would like as much information as possible. She stated that she does research and goes after those in violation. This will be dealt with tomorrow.

Ms. DiCapua asked if they are getting CO's for the units, proof of age would be needed.

Ms. Greenberg stated the township attorney now states that age 42 is approved in an adult park.

Mr. Sullivan stated there is no excuse for management to not evict criminals.

Ms. Greenberg stated State Law states if the crime was not committed in the park, they cannot be evicted.

Mr. Skinner asks all tenants present this evening to give their information to Ms. Greenberg.

Harry Oger of 31 Boxwood Drive stated his neighbor is paying \$600 a month for rent. Ms. Rumpf replied that the neighbor would have to come before the board himself.

Doris Roberts of Boxwood Drive stated she has no access to the clubhouse, as it is locked 24 / 7.

Mr. Oger stated that he has a key and has put his own furniture and pool table in the clubhouse.

Ms. Greenberg requested that the board set up mediation. Mr. Skinner noted that township council has stated that this is not a part of the board's powers.

Ms. Greenberg believes these applications are not in the purview of the board.

Ms. DiCapua stated that it is common knowledge that relatives of the landlord own homes in the park.

Ms. Greenberg stated that the park is still responsible for control. The Township controls the age limit of the persons in the park.

Ms. DiCapua stated that Sandra VanPelt owns nine homes. The lease says owners are not able to sublet, does this not apply?

Close Public - Motion by K. Lowe, second by C. Dimino

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

Discussion regarding the revision of the increase / decrease application.

Applications should be rejected if all necessary information is not provided.

Ms. DiCapua stated the landlord should be notified of the meeting date. Proof of service to tenants should be required.

The board has no enforcement powers. Violations would be up to Zoning and Code Enforcement.

In Maple Glen owners have nine and five units, how does the board know that there are actually two separate owners?

Mr. Sullivan feels that the numbers should be lowered to three or five units owned.

Copies of CO should be included with applications.

Proof of delivery from Township Clerk or Post Office should be included.

Motion to adjourn made by R. Schleckser, second by C. Dimino

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

Meeting Adjourned 9:35 pm

Minutes prepared and submitted by:

Kathleen Sevckenko