

Jackson Township Rent Control Board
Meeting of September 14, 2017
Minutes

Chairman Bob Skinner called the meeting to order at 7:33 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 August 10, 2017 - E. Bannon notes spelling correction (driver should be drive) . Ray Schleckser states that Ms. Greenberg made the statement that all care takers must be registered by the state. Ms. Greenberg stated that she did not say that as this is not a true statement.

Motion to approve with correction 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

Bills - Motion to pay all bills made by E. Bannon, second by C. Dimino

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 Jackson Acres.

RESOLUTIONS

2017 - 24 Southwind Mobile Home Park - Real Estate Tax Increase - Increase of \$1.14, maximum tax of \$59.50 Real Estate Tax effective October 1, 2017 per site per month. 250 sites.

Motion by E. Bannon, Second by R.Schleckser

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

G. Miller - Abstain

2017 - 25 Southwind Mobile Home Park CPI Increase - CPI Increase of 1.3% effective December 1, 2017

Motion by E. Bannon, Second by R. Schleckser

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

2017 - 26 Land O' Pines Mobile Home Park - Real Estate Tax Increase - Increase of \$.67, maximum tax of \$45.08 effective September 1, 2017 per site per month. 81 sites.

Motion by C. Dimino, Second by E. Bannon

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

2017 - 27 Colonial Arms Apartments CPI - CPI Increase of 2.8% (includes 1.5% for heat) effective September 1, 2017

Motion by E. Bannon, Second by R. Schleckser

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

MGM Tenant Applications

Mr. Miller and Mr. Schleckser reclude themselves from the board for this application.

Lori Greenberg, Esq. has an objection to the applications. Some of the applications had no name and address and no base rent amount. Some had no back up. All of the applications are about under age people. This park is a Senior Park (280R-15) Under age residents can be brought in the park for disability reasons and care issues. These are sensitive issues not to be brought out in public in front of the Rent Control Board. This is not a violation of rent issues.

Ms. Greenberg noted that one man is a disabled police officer. Care takers do not have to be registered with the State of NJ. These are private issues that should not be discussed in front of the Rent Control Board. Ms. Greenberg would like to dismiss the applications as they are not Rent Control Board issues.

Bob Skinner - Believes this is not a breach of the Rent Control Ordinance. Things discussed are hearsay and can be damaging. Mr. Skinner asks that this be refrained from.

Debra Rumpf, Esq. - Testimony has to be information that you know. If it is damaging, it should not be public testimony. None of the applications refer to services provided.

Charles Dimino - agrees with Mr. Skinner. The applications seem to be issues that the residents are unhappy about; young residents changing the quality of life. This should be addressed. Mr. Dimino would request that the landlord look into this issue.

Edward Bannon - Homeowner Association Rules and Regulations should be addressed, also By Laws.

Mr. Skinner - the Board is obligated to follow the Rent Control Ordinance.

Joseph Sullivan - information was not in the applications, but there were allegations that the clubhouse was locked to the residents and reports of rodents. This should be brought to Code Enforcement.

Mr. Skinner - Management has been notified.

Mrs. Rumpf - there was no rodent information in the applications.

Mr. Sullivan - this was testimony. Code violations should be reported to Code Enforcement.

Gary Miller - noted that Homeowner Associations are different in mobile home parks as compared to Condominiums.

Mr. Sullivan - they are mostly civic in mobile home parks.

Resident of MGM stated that the board is not considering the safety of the residents. He disagrees with the board.

Mr. Skinner -- this would be a police department matter.

Mrs. Rumpf - if the police department is not handling complaints, a complaint should be filed.

Mr. Dimino - the board's powers are specific and limited

Ms. Greenberg - correspondence has been sent out and people are in the process of being removed from the park. They will do everything they can to rectify the situation.

Mr. Skinner - residents are welcome to speak at the public forum

Diane DiCapua - this is a serious problem, Truth & Renting may have options if the park is not being managed satisfactorily.

Mr. Sullivan - as to the rodents and clubhouse issues, this is here say. Possibly this could be looked into by Ms. Greenberg.

Motion to disapprove MGM Tenant Applications as they are not a part of the Rent Control Board Ordinance
Motion by C. Dimino, Second E. Bannon
E. Bannon, D. DiCapua, C. Dimino, J. Sullivan, K. Lowe, R. Skinner - Ayes

Mr. Miller and Mr. Schleckser return to the dais.

PUBLIC - Gary LaTanzi of 28 Maple Drive. Mr. LaTanzi received a letter regarding underage persons living at his address from Ms. Greenberg. He would like to state that Ms. Greenberg was professional and responded immediately. He stated that the police department should be addressed regarding actions affecting the residents of MGM.

Revised Application Forms

Mr. Sullivan and Ms. DiCapua have worked to streamline the application forms. Mr. Skinner would like the forms to be able to accessed on line. One previous form has been separated into four forms. The Section of Code referred to has been outlined. A checklist has been added to the landlord application. Mr. Amoruso recommends that proof of notice to tenants be included.

Mr. Miller suggests that a copy of the application forms be given to Ms. Greenberg for her review.

Mr. Skinner would like to get Ms. Greenberg's opinion.

Mrs. Rumpf noted that Ms. Greenberg does not control the board's vote

Mr. Skinner would like to extend the courtesy to Ms. Greenberg

Mr. Dimino cautions regarding setting a precedent

Mrs. Rumpf notes it is only a courtesy

Mr. Amoruso recommends review and vote at the next meeting

Ms. DiCapua stated that mobile home parks that are renting units will need to be addressed and know who the tenants are

Mr. Schleckser stated that MGM has 27 units under the names of different family members, rent is sent to MGM.

Mr. Sullivan suggests revising the Ordinance to lower the number of units to fall under the Ordinance

Ms. DiCapua questions if the rented units fall under the new Renter Ordinance.

Mrs. Rumpf will look into this

Motion to table the revision of the application form to the next meeting, so that Mrs. Rumpf may research further
Motion by E. Bannon, Second by C. Dimino

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

Discussion -

Email applications to Mr. Amoruso in PDF format along with the Excel file spreadsheet.

Truth in Renting along with the powers of the Rent Control Board and the Ordinance should be given to Landlords, as well as tenants.

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 9:12 pm

Minutes prepared and submitted by: Kathleen Sevchenko