

**RESOLUTION OF MEMORIALIZATION OF THE
JACKSON TOWNSHIP RENT LEVELING BOARD**

RESOLUTION NO.: 2018-25

RE: PLEASANT GARDEN APARTMENTS
Application for CPI Increase

BE IT RESOLVED, by the local Rent Control Board of the Township of Jackson, County of Ocean and State of New Jersey, as follows:

WHEREAS, PLEASANT GARDEN APARTMENTS, has duly filed an application seeking a Consumer Price Index (CPI) rent increase of 3.6% (includes 1.5% for heat) for the attached list of apartments, effective August 1, 2018, where the maximum is 3.6% with heat; The effective date for each unit is referenced on the attached Schedule A; and

WHEREAS, proper notice of the application was provided by the applicant as required by Ordinance; and

WHEREAS, a public hearing was held on said application on May 10, 2018, in the Municipal Building of the Township of Jackson at which time the applicant provided evidence as to the accuracy and appropriateness of the CPI Increase as referenced in the application; and

WHEREAS, the Board accountant, Juan Bellu, has reviewed the application and finds the same to be accurate; and

WHEREAS, The Rent Leveling Ordinance for the Township of Jackson provides for rent increase not to exceed CPI + 1.5% per year for apartments where the landlord supplies heat; and

WHEREAS, The Board accountant, Juan Bellu, has confirmed that heat is provided by the landlord relative to the apartments which are subject matter of this application; and

WHEREAS, the rental increase for each of the apartments set forth in the application is less than the maximum permitted by the Ordinance; and

WHEREAS, the Board has determined that the applications for rental increases should not be effective until after the Board has had the opportunity to review and vote on the applications;

WHEREAS, said Board having considered said application, testimony and exhibits submitted, if any, makes the following findings:

NOW, THEREFORE, BE IT RESOLVED, by the said Board that on this 28 day of June 2018, based upon the findings herein above stated, the application is hereby granted subject to the following conditions, together with all stipulations of the applicant:

1. The application for CPI increase of 3.6% (includes 1.5% for heat) for the attached list of apartments is hereby effective August 1, 2018, where maximum is 3.6% with heat.
2. The total rent for each apartment commencing August 1, 2018 shall be set forth on Schedules A, as prepared by Board accountant, Juan Bellu, and attached hereto and made a part hereof.

ROBERT SKINNER, CHAIRMAN
JACKSON TOWNSHIP RENT LEVELING BOARD

MOVED BY: E. Bannan

SECONDED BY: J. Sullivan

ROLL CALL

Those In Favor: E. Bounen, J. Sullivan, C. Dimeno, I. Dancer, R. Skumer

Those Opposed:

Those Absent:

Those Not Voting: G. Miller

CERTIFICATION

The foregoing is a true copy of a memorializing resolution by said Board at its meeting of
June 28, 2018, as copied from the minutes of said meeting.

Dated: 6/28/2018

Kathleen Sevcenko
KATHLEEN SEVCENKO, Secretary
Jackson Township Rent Control Board

Rent Roll & Recurring Charges
 Properties: Pleasant Garden Holdings LLC

			Rent Charge	HUD	Total	CPI	Proposed Rent
Pleasant Garden Holdings LLC							3.60%
Roodruff, Danny	PG 101A-	Pleasant Drive	\$ 1,100.00		0 \$ 1,100.00	<u>\$39.60</u>	\$1,139.60
Roman, Jennie	PG 101B-	Pleasant Drive	\$ 976.60		0 \$ 976.60	<u>\$35.16</u>	\$1,011.76
Mullen, Mike	PG 101C-	Pleasant Drive	\$ 927.97		0 \$ 927.97	<u>\$33.41</u>	\$961.38
Armstrong, Christina	PG 101D-	Pleasant Drive	\$ 165.00	785	\$ 950.00	* *	
Brites, Manuel B.	PG 101E-	Pleasant Drive	\$ 925.73		0 \$ 925.73	<u>\$33.33</u>	\$959.06
LaGiusa, Lawrence	PG 101F-	Pleasant Drive	\$ 927.97		0 \$ 927.97	<u>\$33.41</u>	\$961.38
Ianniellu, Kristine	PG 101G-	Pleasant Drive	\$ 950.00		0 \$ 950.00	<u>\$34.20</u>	\$984.20
Randolph, Karla	PG 101H-	Pleasant Drive	\$ 879.77		0 \$ 879.77	<u>\$31.67</u>	\$911.44
Recco, Lynne M	PG 101I-	Pleasant Drive	\$ 950.00		0 \$ 950.00	<u>\$34.20</u>	\$984.20
Hargrove, Wilsoon	PG 101J-	Pleasant Drive	\$ 1,100.00		0 \$ 1,100.00	<u>\$39.60</u>	\$1,139.60
Torres, Josefina	PG 102A-	Pleasant Drive	\$ 1,026.36		0 \$ 1,026.36	<u>\$36.95</u>	\$1,063.31
Segura, Theresa	PG 102B-	Pleasant Drive	\$ 128.00	\$ 822.00	\$ 950.00	* *	
Kemp, Gary	PG 102C-	Pleasant Drive	\$ 927.97		0 \$ 927.97	<u>\$33.41</u>	\$961.38
Corey, Elaine	PG 102D-	Pleasant Drive	\$ 331.00	\$ 478.00	\$ 809.00	* *	
Cook, Maria M	PG 102E-	Pleasant Drive	\$ 976.60		0 \$ 976.60	<u>\$35.16</u>	\$1,011.76
Ridgeway, Helen	PG 102F-	Pleasant Drive	\$ 884.94		0 \$ 884.94	<u>\$31.86</u>	\$916.80
Warnett, Nancy	PG 102G-	Pleasant Drive	\$ 942.22		0 \$ 942.22	<u>\$33.92</u>	\$976.14
Villand, George	PG 102H-	Pleasant Drive	\$ 942.22		0 \$ 942.22	<u>\$33.92</u>	\$976.14
Petitt, Charles	PG 102I-	Pleasant Drive	\$ 950.00		0 \$ 950.00	<u>\$34.20</u>	\$984.20
Logan, James M	PG 102J-	Pleasant Drive	\$ 1,100.00		0 \$ 1,100.00	<u>\$39.60</u>	\$1,139.60
Bailey, Reta	PG 103A-	Pleasant Drive	\$ 1,016.00		0 \$ 1,016.00	<u>\$36.58</u>	\$1,052.58
Sander, Edward	PG 103B-	Pleasant Drive	\$ 1,026.34		0 \$ 1,026.34	<u>\$36.95</u>	\$1,063.29
Mccartney, Luana	PG 103C-	Pleasant Drive	\$ 994.99		0 \$ 994.99	<u>\$35.82</u>	\$1,030.81
Vacant	PG 103 D	Pleasant Drive					
Millen, Carol	PG 104A-	Pleasant Drive	\$ 1,044.78		0 \$ 1,044.78	<u>\$37.61</u>	\$1,082.39
Kucharski, Walter	PG 104B-	Pleasant Drive	\$ 1,049.91		0 \$ 1,049.91	<u>\$37.80</u>	\$1,087.71
Chimenti, Margaret M	PG 104C-	Pleasant Drive	\$ 1,100.00		0 \$ 1,100.00	<u>\$39.60</u>	\$1,139.60
Melillo, Evelyn	PG 104D-	Pleasant Drive	\$ 1,029.97		0 \$ 1,029.97	<u>\$37.08</u>	\$1,067.05
Gruber, Shirley	PG 105A-	Garden St	\$ 1,100.00		0 \$ 1,100.00	<u>\$39.60</u>	\$1,139.60
Haberle, Marie	PG 105B-	Garden St	\$ 950.00		0 \$ 950.00	<u>\$34.20</u>	\$984.20
Velazquez, Wilfred	PG 105C-	Garden St	\$ 927.97		0 \$ 927.97	<u>\$33.41</u>	\$961.38
Reed, Patricia	PG 105D-	Garden St	\$ 991.00	\$ 109.00	\$ 1,100.00	* *	
Wolf, Pamela Susan	PG 106A-	Garden St	\$ 1,100.00		0 \$ 1,100.00	<u>\$39.60</u>	\$1,139.60
Moreland, Emma	PG 106B-	Garden St	\$ 894.10		0 \$ 894.10	<u>\$32.19</u>	\$926.29
Williams, Maryann	PG 106C-	Garden St	\$ 1,022.98		0 \$ 1,022.98	<u>\$36.83</u>	\$1,059.81
Regan, Harriet	PG 106D-	Garden St	\$ 1,044.45		0 \$ 1,044.45	<u>\$37.60</u>	\$1,082.05
Shestakow, Jane	PG 107A-	Garden St	\$ 1,010.46		0 \$ 1,010.46	<u>\$36.38</u>	\$1,046.84
Corrigan, Diane	PG 107B-	Garden St	\$ 1,029.97		0 \$ 1,029.97	<u>\$37.08</u>	\$1,067.05
Freitas, Maria	PG 107C-	Garden St	\$ 1,022.98		0 \$ 1,022.98	<u>\$36.83</u>	\$1,059.81
Corsale, Frances	PG 107D-	Garden St	\$ 1,049.91		0 \$ 1,049.91	<u>\$37.80</u>	\$1,087.71
Horvath, Imre	PG 1080A	East Veterans Hwy	\$ 950.00		0 \$ 950.00	<u>\$34.20</u>	\$984.20
Agredo-Narvarez, Elias	PG 1080B	East Veterans Hwy	\$ 925.00		0 \$ 925.00	<u>\$33.30</u>	\$958.30
Schwach, Christopher	PG 1080C	East Veterans Hwy	\$ 950.00		0 \$ 950.00	<u>\$34.20</u>	\$984.20
Santos, Irving	PG 1080D	East Veterans Hwy	\$ 950.00		0 \$ 950.00	<u>\$34.20</u>	\$984.20
Roveda, Johnp.	PG 108A-	Garden St	\$ 1,032.80		0 \$ 1,032.80	<u>\$37.18</u>	\$1,069.98
Martinez, Michael	PG 108B-	Garden St	\$ 1,044.45		0 \$ 1,044.45	<u>\$37.60</u>	\$1,082.05
Provenzano, Joseph	PG 108C-	Garden St	\$ 1,044.45		0 \$ 1,044.45	<u>\$37.60</u>	\$1,082.05
Perkins, Darlene	PG 108D-	Garden St	\$ 174.00	\$ 846.00	\$ 1,020.00	* *	
Nelson, Raymond	PG 109A-	Garden St	\$ 1,048.72		0 \$ 1,048.72	<u>\$37.75</u>	\$1,086.47
Lester, Estie E.	PG 109B-	Garden St	\$ 940.00		0 \$ 940.00	<u>\$33.84</u>	\$973.84
Casella, Rosanna	PG 109C-	Garden St	\$ 950.00		0 \$ 950.00	<u>\$34.20</u>	\$984.20
Morales, Alice	PG 109D-	Garden St	\$ 996.50		0 \$ 996.50	<u>\$35.87</u>	\$1,032.37

*Section 8 increase not applicable