

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

RESOLUTION No.: 2018-26

RE: FOUNTAINHEAD PROPERTIES, INC.
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, FOUNTAINHEAD MOBILE HOME PARK has duly filed an application seeking a Consumer Price Index (CPI) rent increase of 2.1% effective on or after June 1, 2018, in accordance with the start date of each tenant's lease; 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 rental increase for each of the sites set forth in the application is consistent with that permitted by the Ordinance; and

WHEREAS, the Board has determined that the application 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 2.1% is hereby approved effective on or after June 1, 2018, in accordance with the start date of each tenant's lease.
2. The total rent for each unit commencing June 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. Bannon

SECONDED BY: J. Sallivan

ROLL CALL

Those In Favor: E. Bannon, J. Sallivan, C. Dimino, I. Daurai, R. Skinner

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, Secretary
Jackson Township Rent Control Board

FOUNTAINHEAD PROPERTIES INC.
 1 ROSE DRIVE
 JACKSON NEW JERSEY 08527

RENT DISCLOSURE FORM

SIT	PER RES 2017.00 OLD BASE	NEW 2.1% C.P.I	BASE RENT 6/1/2018	CAPITAL IMPROV	REAL ESTATE TAXES	LICENSE FEES	TOTAL RENT 6/1/2018	TENANTS	
1	397.91	8.36	406.27	0.00	60.74	0.31	467.32	1 SUN	lewis
2	230.22	4.83	235.05	6.80	60.74	0.31	302.90	3 SUN	kmetz
3	291.28	6.12	297.40	0.00	60.74	0.31	358.45	5 SUN	hansen
4	230.22	4.83	235.05	6.80	60.74	0.31	302.90	6 SUN	spincola
5	290.92	6.11	297.03	0.00	60.74	0.31	358.08	7 SUN	d knight
6	230.22	4.83	235.05	6.80	60.74	0.31	302.90	8 SUN	schuler
7							0.00	10 SUN	vacant
8	230.22	4.83	235.05	6.80	60.74	0.31	302.90	11 SUN	spincola
9	459.99	9.66	469.65	0.00	60.74	0.31	530.70	4 ROS	white
10							0.00	5 ROS	vacant
11	442.49	9.29	451.78	6.80	60.74	0.31	519.63	7 ROS	carroll
12							400.00	8 ROS	burrus no increase
13	360.51	7.57	368.08	0.00	60.74	0.31	429.13	10 ROS	soden
14	230.22	4.83	235.05	6.80	60.74	0.31	302.90	13 ROS	scannapieco
15	493.32	10.36	503.68	6.80	60.74	0.31	571.53	15 rose	chandler
16	230.22	4.83	235.05	6.80	60.74	0.31	302.90	21 ROS	cook
17	230.22	4.83	235.05	6.80	60.74	0.31	302.90	25 ROS	hartley
18	230.22	4.83	235.05	6.80	60.74	0.31	302.90	27 ROS	puccio
19	362.65	7.62	370.27	0.00	60.74	0.31	431.32	31 ROS	mongnancki
20	0.00		0.00			0	0.00	33 ROS	vacant
21	230.22	4.83	235.05	6.80	60.74	0.31	302.90	35 ROS	northway
23						0	0.00	6 ROSE	vacant
24	349.41	7.34	356.75	6.80	60.74	0.31	424.60	19 ROS	arlington
25						0	0.00	12 ROSE	vacant
26	263.23	5.53	268.76	6.80	60.74	0.31	336.61	17 ROS	jamison
27	323.38	6.79	330.17	0.00	60.74	0.31	391.22	37 ROS	Hiner
28	263.23	5.53	268.76	6.80	60.74	0.31	336.61	39 ROS	mercante
29	383.78	8.06	391.84	0.00	60.74	0.31	452.89	29 ROS	mokes
30	285.23	5.99	291.22	6.80	60.74	0.31	359.07	24 ROS	vacant
31							405.00	1 GARD	granberg no increase
32							0.00	41 ROS	vacant
33	359.03	7.54	366.57	6.80	60.74	0.31	434.42	7 GARD	deborger
34							470.00	9 GARD	cassilano no increase
35							475.00	13 GARD	kertes no increase
36							475.00	14 GARD	layman no increase
37							485.00	15 GARD	cox no increase
38	359.03	7.54	366.57	6.80	60.74	0.31	434.42	16 GARD	vacant
39	359.03	7.54	366.57	6.80	60.74	0.31	434.42	19 GARD	dryley
40							0.00	20 GARD	vacant
41							0.00	23 GARD	vacant
42	359.03	7.54	366.57	6.80	60.74	0.31	434.42	27 GARD	colavito
44	413.12	8.68	421.80	0.00	60.74	0.31	482.85	1 PERI	vaega

RENT DISCLOSURE FORM

SITERENT	PER RES	NEW		CAPITAL	REAL	LIC	TOTAL	TENANTS		
	2016.00	2.1%	BASE	IMPROV	ESTATE	FEES	RENT			
	OLD BASE	C.P.I	RENT		TAXES					
			6/1/2018				6/1/2018			
45							465.00	13 PERI	sottile	no increase
46	423.26	8.89	432.15	0.00	60.74	0.31	493.20	21 PERI	boffoli	
47							465.00	22 ROS	brookins	no increase
48	329.20	6.91	336.11	6.80	60.74	0.31	403.96	26 ROS	viviano	
49							495.00	2 GARD	monahan	no increase
50	329.20	6.91	336.11	6.80	60.74	0.31	403.96	13 SUN	vanpelt	
51	408.05	8.57	416.62	0.00	60.74	0.31	477.67	4 GARD	Catanzareti	
52	329.20	6.91	336.11	6.80	60.74	0.31	403.96	5 GARD	fredette	
53	329.20	6.91	336.11	6.80	60.74	0.31	403.96	6GARD	masker	
54	359.03	7.54	366.57	6.80	60.74	0.31	434.42	11 GARD	jones	
55	423.75	8.90	432.65	0.00	60.74	0.31	493.70	18 GARD	finkle	
56	395.96	8.32	404.28	0.00	60.74	0.31	465.33	22 GARD	turzilli	
57	329.20	6.91	336.11	6.80	60.74	0.31	403.96	24 GARD	castucci	
58	359.03	7.54	366.57	6.80	60.74	0.31	434.42	25 GARD	body	
59							487.84	26 gard	alexander	no increase
60	359.03	7.54	366.57	6.80	60.74	0.31	434.42	2 PERI	wright	
61	405.86	8.52	414.38	0.00	60.74	0.31	475.43	3 PERI	flanagan	
62	359.03	7.54	366.57	6.80	60.74	0.31	434.42	4 PERI	begley	
63	359.03	7.54	366.57	6.80	60.74	0.31	434.42	5 PERI	wolf	
64	359.03	7.54	366.57	6.80	60.74	0.31	434.42	10 PERI	galella	
65	359.03	7.54	366.57	6.80	60.74	0.31	434.42	11 PERI	malone	
66	359.03	7.54	366.57	6.80	60.74	0.31	434.42	14 PERI	lane	
67	421.05	8.84	429.89	6.80	60.74	0.31	497.74	15 PERI	starling	
68							0.00	18 ROS	vacant	
69	372.18	7.82	380.00	6.80	60.74	0.31	447.85	17 SUN	lord	
70	433.34	9.10	442.44	6.80	60.74	0.31	510.29	23 PERI	demspey	
71	412.23	8.66	420.89	6.80	60.74	0.31	488.74	2 rose	carter	
72	411.95	8.65	420.60	6.80	60.74	0.31	488.45	4 SUN	rees	
74							458.00	16 SUN	castrnova	no increase
75	416.22	8.74	424.96	0.00	60.74	0.31	486.01	20 SUN	ceglia	
76	401.55	8.43	409.98	6.80	60.74	0.31	477.83	21 SUN	sloan	
77	423.26	8.89	432.15	0.00	60.74	0.31	493.20	23 SUN	brenner	
78	401.55	8.43	409.98	6.80	60.74	0.31	477.83	24 SUN	barnes	
79	447.85	9.40	457.25	0.00	60.74	0.31	518.30	22 sun	novello	
80	401.55	8.43	409.98	6.80	60.74	0.31	477.83	5 HIB	shcuzster	
81	400.29	8.41	408.70	6.80	60.74	0.31	476.55	9 HIB	chittick	
82	401.55	8.43	409.98	6.80	60.74	0.31	477.83	13 HIB	olcott	
84	383.60	8.06	391.66	6.80	60.74	0.31	459.51	23 ROS	smilek	
86	394.32	8.28	402.60	6.80	60.74	0.31	470.45	37SUN	vacant	
87	362.35	7.61	369.96	6.80	60.74	0.31	437.81	41 SUN	wolf	
88	419.85	8.82	428.67	0.00	60.74	0.31	489.72	2 COL	keough	
89	419.85	8.82	428.67	0.00	60.74	0.31	489.72	17 GARD	baheny	
90							0.00	21 GARD	vacant	
91	394.32	8.28	402.60	6.80	60.74	0.31	470.45	4 COL	williams	
92	438.16	9.20	447.36	0.00	60.74	0.31	508.41	5COL	kestner	

RENT DISCLOSURE FORM

SIT	PER RES	NEW	CAPITAL	REAL	LIC	TOTAL	TENANTS			
	2016.00									RENT
RENT	OLD BASE	2.1% C.P.I	IMPROV	TAXES		6/1/2018				
94	362.35	7.61	369.96	6.80	60.74	0.31	437.81	9 PERI	kryak	
95							475.00	7 COL	carroll	no increase
96	332.83	6.99	339.82	6.80	60.74	0.31	407.67	19 peri	vacant	
97	394.32	8.28	402.60	6.80	60.74	0.31	470.45	8 COL	kenworthy	
100							495.00	18 SUN	cooney	no increase
101	429.77	9.03	438.80	0.00	60.74	0.31	499.85	25PER	schwerdtman	
103	389.85	8.19	398.04	0.00	60.74	0.31	459.09	26 SUN	synder	
105	440.44	9.25	449.69	6.80	60.74	0.31	517.54	7 HIB	manzo	
106	417.15	8.76	425.91	6.80	60.74	0.31	493.76	6 COL	zamerba	
107							430.05	9 COL	statsik	no increase
108							450.00	33SUN	nappi	no increase
110	458.41	9.63	468.04	6.80	60.74	0.31	535.89	36 SUN	chansky	
111							495.00	9 ROS	vacant	
113	335.10	7.04	342.14	6.80	60.74	0.31	409.99	20 ROS	stitz	
115	449.33	9.44	458.77	0.00	60.74	0.31	519.82	27 sun	dwyer	
116	406.12	8.53	414.65	6.80	60.74	0.31	482.50	1 COL	scardino	
119							533.60	34 SUN	maglio	no increase
120	368.79	7.74	376.53	6.80	60.74	0.31	444.38	16 ROS	clowney	
128	478.69	10.05	488.74	6.80	60.74	0.31	556.59	39 hib	sivestri	
129	483.27	10.15	493.42	6.80	60.74	0.31	561.27	35 hib	heger	
130	525.55	11.04	536.59	6.80	60.74	0.31	604.44	51 GOLD	matuella	
131	475.40	9.98	485.38	6.80	60.74	0.31	553.23	44 gold	barry	
132	475.40	9.98	485.38	6.80	60.74	0.31	553.23	32 gold	zapata	
133	523.57	10.99	534.56	6.80	60.74	0.31	602.41	41 GOLD	longstreet	
134							500.00	43 gold	fay	no increase
135	433.35	9.10	442.45	6.80	60.74	0.31	510.30	30 gold	massimino	
136	471.70	9.91	481.61	6.80	60.74	0.31	549.46	33 hib	hester	
138							540.00	51 SUN	frisbie	no increase
140	416.37	8.74	425.11	6.80	60.74	0.31	492.96	50SUN	davison	
141							475.47	38GOLD	conk	no increase
142	443.81	9.32	453.13	6.80	60.74	0.31	520.98	42 gold	voorhees	
145	536.58	11.27	547.85	6.80	60.74	0.31	615.70	36 GOLD	grippaldi	
148	463.67	9.74	473.41	6.80	60.74	0.31	541.26	42 SUN	franco	
152	526.90	11.06	537.96	6.80	60.74	0.31	605.81	11 ROS	douglas	
154	448.84	9.43	458.27	6.80	60.74	0.31	526.12	33 GOLD	flick	
155	462.54	9.71	472.25	6.80	60.74	0.31	540.10	27 HIB	koller	
157	428.33	8.99	437.32	0.00	60.74	0.31	498.37	37 Gold	stenger	
158	385.52	8.10	393.62	6.80	60.74	0.31	461.47	43 SUN	millward	
159	471.25	9.90	481.15	6.80	60.74	0.31	549.00	40 SUN	mckelvey	
161							490.00	14 HIB	wright	no increase
163							525.00	45 SUN	graham	no increase
164	453.61	9.53	463.14	6.80	60.74	0.31	530.99	49 SUN	flannery	

	BASE RENT PER LEASE 2017	NEW 2.1% C.P.I RENT 6/1/2018	CAPITAL IMPROV ESTATE TAXES	REAL ESTATE TAXES	LIC FEES	TOTAL RENT 6/1/2018	TENANTS	
SITERENT								
165	453.61	9.53	463.14	6.80	60.74	0.31	530.99	52 SUN dodds
166							505.00	47 SUN zientek
167	461.20	9.69	470.89	6.80	60.74	0.31	538.74	35 GOLD lorynski
168	449.46	9.44	458.90		60.74	0.31	519.95	54 SUN jansen
169	376.96	7.92	384.88		60.74	0.31	445.93	56 SUN stuart
170	475.92	9.99	485.91	6.80	60.74	0.31	553.76	39 GOLD carson
171	449.46	9.44	458.90	6.80	60.74	0.31	526.75	34 GOLD warrick
172	471.25	9.90	481.15	6.80	60.74	0.31	549.00	45 GOLD levenson
173	473.98	9.95	483.93	6.80	60.74	0.31	551.78	28 GOLD mcgovern
174	413.29	8.68	421.97		60.74	0.31	483.02	40 GOLD diamond
175	397.91	8.36	406.27		60.74	0.31	467.32	46 GOLD Turzilli
176	376.96	7.92	384.88	6.80	60.74	0.31	452.73	48 GOLD wiggett
177	413.29	8.68	421.97		60.74	0.31	483.02	48 SUN clos
179	404.85	8.50	413.35		60.74	0.31	474.40	38 SUN LI PUMA
								New Space

THE FOLLOWING five SITES THAT ARE INCLUDED ABOVE HAVE NO HOMES ON THEM
AND THEY ARE NOT INCLUDED IN THE TAX SURCHARGE

7	0.00	0.00	0.00	0.00	0.00	0	0.00	10 SUN
10	0.00	0.00	0.00	0.00	0.00	0	0.00	5 ROS
23	0.00	0.00	0.00	0.00	0.00	0	0.00	6 ROSE
32	0.00	0.00	0.00	0.00	0.00	0	0.00	41 ROS
34	0.00	0.00	0.00	0.00	0.00	0	0.00	9 GARD

THE FOLLOWING 5 SITES ARE RENTALS

							LAND RENT	HOME RENT	
2	223.46	3.58	227.04	6.80	59.84	0.31	293.99	691.69	kmetz
54	354.42	4.61	359.03	6.80	59.84	0.31	425.98	613.69	jones
25	234.15	3.04	237.19	6.80	57.28	0.31	800.00	300.00	empty
149	389.76	6.24	396.00	6.80	57.28	0.31	800.00	\$300.00	webb
146	735.61	0	735.61	\$6.80	57.28	0.31	\$863.00	\$250.00	acvedo