

Jackson Township Rent Control Board
Meeting of January 13, 2022
Minutes
(Meeting conducted via Zoom)

The meeting was called to order at 7:36 pm by Chairman Robert Skinner followed by a moment of silence and reading of the Sunshine Law by Ms. Rumpf.

Ms Rumpf swore in Diane DiCapua and Robert Skinner

PRESENT: C. Dimino, D. DiCapua, , W. Cordts, M. Regan-Levine,D. DiCapua, R. Skinner, B. Rumpf, Esq. and C. Memoli, CPA

ABSENT: B. Silberman, K. Lowe, R. Schleckser

Reorganization

Nomination of Chairperson – M. Regan-Levine nominates Robert Skinner for Chairperson, second by C. Dimino
No other Nominations

Vote: M. Regan-Levine, C. Dimino, W. Cordts, D. DiCapua, R. Skinner – Ayes

Nomination of Vice Chairperson – D. DiCapua nominates Charles Dimino for Vice Chairperson, second by M. Regan-Levine

No other Nominations

Vote: M. Regan-Levine, C. Dimino, W. Cordts, D. DiCapua, R. Skinner – Ayes

Establish 2022 Meeting Schedule – Meetings are scheduled for the second and fourth Thursday of the Month
Motion to approve made by D. DiCapua, second by C. Dimino

Vote: M. Regan-Levine, C. Dimino, W. Cordts, D. DiCapua, R. Skinner – Ayes

Appointment of Board Secretary – Motion to approve Kathleen Sevcenko as Secretary made by C. Dimino, second by W. Cordts
Vote: M. Regan-Levine, C. Dimino, W. Cordts, D. DiCapua, R. Skinner – Ayes

Appointment of Board Accountant – Motion to approve Carmen Memoli as Board Accountant made by D. DiCapua, second by C. Dimino
Vote: M. Regan-Levine, C. Dimino, W. Cordts, D. DiCapua, R. Skinner – Ayes

Appointment of Board Attorney – Motion to approve Deb Rumpf as Board Attorney made by M. Regan-Levine, second by D. DiCapua
Vote: M. Regan-Levine, C. Dimino, W. Cordts, D. DiCapua, R. Skinner – Ayes

MINUTES OF November 10, 2021 - Motion by D. DiCapua, second by C. Dimino to approve

Vote: C. Dimino, D. DiCapua, , W. Cordts , M. Regan-Levine, R. Skinner– Ayes

BILLS –Motion to pay all bills made by D. DiCapua, second by M. Regan-Levine

Vote: C. Dimino, D. DiCapua, , W. Cordts, M. Reagan-Levine, R. Skinner – Ayes

<7:48 pm Kristina Lowe present, notes that she has to pick her daughter up from the ER and will not be able to attend the meeting>

Correspondence – No Correspondence

Resolutions

2021-23 Southwind CPI

CPI Increase of 1.23% effective December 1, 2021, or in accordance with the start date of each tenant's lease.

Motion to approve made by W. Cordts, second by C. Dimino

Vote: C. Dimino, D. DiCapua, , W. Cordts, M. Reagan-Levine, R. Skinner - Ayes

2021-24 Southwind Real Estate Tax Increase

Increase of \$0.85 per unit per month, maximum \$64.42 effective date of October 1, 2021

Motion to approve made by W. Cordts, second by D. DiCapua

Vote: M. Regan-Levine, C. Dimino, W. Cordts, D. DiCapua, R. Skinner – Ayes

2021-25 Prospect Pointe CPI Increase

CPI Increase of 1.23% plus 1.5% for heat for a total of 2.73% CPI Increase for October 1, 2021 through March 31, 2022 in accordance with the start date of each tenants lease.

Motion to approve made by W. Cordts, second by D. DiCapua

Vote: M. Regan-Levine, C. Dimino, W. Cordts, D. DiCapua, R. Skinner – Ayes

Public – (Any subject) None Open / Close All Ayes

C. Dimino has concerns that the Board Secretary is only paid if a meeting is held. There is work done even though the meeting may be cancelled. Payment for two times a month is budgeted, should be paid.

Board discussed having two meetings per month.

Ms. Rumpf noted that the professionals could be asked to not attend the meetings in order to save on that payment.

Mr. Skinner will check the budget numbers and will possibly bring up in September, when the new budget is being prepared.

Diane DiCapua noted that CPI increases this year may exceed the Ordinance cap of 4.25%.

Motion to adjourn made by C. Dimino, second by D. DiCapua

Vote: C. Dimino, D. DiCapua, W. Cordts ,M. Reagan-Levine, R. Skinner - Ayes

Meeting Adjourned 8:13 pm

Minutes prepared and submitted by:

Kathleen Sevcenko
Secretary