

**Jackson Township Rent Control Board**  
**Meeting of January 28, 2021**  
**Minutes**  
**(Meeting conducted via Zoom)**

The meeting was called to order at 7:35 pm by Vice-Chairman Charles Dimino followed by a moment of silence and reading of the Sunshine Law by Ms. Rumpf.

**PRESENT:** W. Cordts, D. Logan, C. Dimino, M. Regan-Levine, D. DiCapua, R. Schleckser, D. Rumpf, Esq. and L. Amoruso, CPA

**ABSENT:** B. Silberman, J. Telliho, K. Lowe, R. Skinner

**MINUTES OF December 10, 2020** - Motion by W. Cordts, second by D. Logan to approve  
Correction – Diane DiCapua was absent for this meeting  
Vote: W. Cordts, D. Logan, C. Dimino, - Ayes  
D. DiCapua – Abstain

**Establish 2021 Meeting Dates** - Meetings will be held on the second and fourth Thursday of the month at 7:30 pm.  
Motion by D. DiCapua, second by W. Cordts  
Vote: W. Cordts, D. Logan, D. DiCapua, C. Dimino - Ayes

**BILLS - Motion** to pay all bills made by D. DiCapua second by W. Cordts  
Vote: W. Cordts, D. Logan, D. DiCapua, C. Dimino - Ayes

**Correspondence** – Vacancy Decontrol Notices from Southwind, Fountainhead Park CPI & Real Estate Tax Increase Application.

**Resolutions**

**2020-26 Prospect Pointe CPI Increase** CPI Increase November 2020 – March 2021 of 1.81% plus 1.5% for a total of 3.31% effective November 2020 through March 2021 in accordance with the start date of each tenant's lease.  
Kevin Cook, 13A was charged a base rent of \$1,734, but had an approved base rent of \$1,681. A credit of \$477 has been applied to his account.

<Margaret Regan-Levine and Ray Schleckser are present (7:44 pm)>

Motion to approve Prospect Pointe CPI Increase made by R. Schleckser, second by D. Logan  
Vote: W. Cordts, D. Logan, M. Regan-Levine, R. Schleckser, C. Dimino – Ayes  
D. DiCapua - Abstain

**Discussion – Pineview/Woodmere Non Filing of CPI Application 10/2019 – 3/2020**

Present this evening representing Pineview/Woodmere are Lee Hutchinson, Esq., Erin Slipoy, Property Manager and Claudine Sheridan, Kamson Corporation.

Ms. Rumpf swore in Erin Slipoy.

Ms. Slipoy stated that the non filing was done in error. Ms. Slipoy took over in 2018 after the previous property manager filed for an increase. She was not aware that it needed to be filed again.

Mr. Dimino noted that there seems to be a change of management every year.

Mr. Hutchinson stated that the person that preceded Ms. Slipoy was the same person that had a previous issue.

Ms. Slipoy stated that the rent was raised to the current CPI.

Ms. Rumpf noted that the Ordinance does not provide for this increase.

Ms. Regan-Levine questioned if as the lease turned over, was the rent increased?

Ms. Slipoy stated it was increased. She was not aware that she had to do an application for the end of the year increase. She thought it was for the entire year 2019.

Mr. Amoruso stated he has all the information for now, and has the current application, the CPI was 2.4%.

Ms. Rumpf stated it is her legal opinion that this is a mute point, there should be no increase. There is no issue for this year. A refund is due to the tenants due to the increase.

Mr. Dimino agrees, there is no entitlement to an increase. He would not recommend a fine and feels that the lack of an increase would be the fine in this case.

Ms. Rumpf stated that the landlord would need to give a credit back to every tenant that is affected, going forward.

Mr. Amoruso will compile a listing of the affected tenants and the refund for the October 2019 – March 2020 time period.

Ms. Rumpf further noted that the landlord should try to locate those tenants who may have moved on in order to provide a refund to them.

Mr. Amoruso would like to schedule the present CPI application for the March 11, 2021 meeting.

Motion to allow no increase for the time period of October 2019 – March 2020 for Pineview/Woodmere and to credit any tenant affected made by M. Regan-Levine, second by R. Schleckser

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

**PUBLIC** – None    Open / Close    D. DiCapua / R. Schleckser    All Ayes

D. DiCapua noted that it is already 8 months into the year and the increase has been paid already. She is not in favor of putting in for increases so far in advance.

C. Dimino noted that the COVID did have an effect on the process.

L. Amoruso stated that no application was filed for the 10/2019 – 3/2020 period. The increase amount was paid for November, December and January for an increase that was never approved.

Motion to Adjourn made by R. Schleckser, second by D. DiCapua

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

Meeting Adjourned 8:18 pm

Minutes prepared and submitted by:

Kathleen Sevcenko  
Secretary