

**Jackson Township Rent Control Board**  
**Meeting of February 9, 2023**  
**Minutes**

The meeting was called to order at 7:31 pm by Chairperson Joe Sullivan followed by a flag salute, moment of silence and reading of the Sunshine Law by Ms. Rumpf.  
New members were sworn in by Ms. Rumpf.

**PRESENT:** D. DiCapua, M. Cicalese, R. Tremer, E. Cialkowski, S. Brindle, J. Sullivan, D. Rumpf, Esq. and C. Memoli, CPA  
**ABSENT:** M. Brito, M. Regan-Levine

**MINUTES OF January 12, 2023** – Motion to approve made by D. DiCapua, seconded by S. Brindle  
Vote: D. DiCapua, E. Cialkowski, S. Brindle, J. Sullivan – Ayes                      R. Tremer, M. Cicalese - Abstain

**BILLS - Motion** to approve all Bills made by E, Cialkowski, second by S. Brindle  
Vote: D. DiCapua, E. Cialkowski, R. Tremer, M. Cicalese, S. Brindle, J. Sullivan - Ayes

**CORRESPONDENCE:** Fountainhead Rent Increase Application was received. Ms. Rumpf spoke with several park residents and advised them of the procedure for their issues. Ms. DiCapua met with Ms. Brindle to go over Board procedures and review the Ordinance.

**RESOLUTIONS**

**2023-04 Southwind Mobile Home Park** - Motion to approve Resolution for CPI Increase of 4.25% effective 12/1/22  
By D. DiCapua, second by J. Sullivan  
Vote: D. DiCapua, E. Cialkowski, S. Brindle, J. Sullivan – Ayes                      R. Tremer, M. Cicalese - Abstain  
**2023-05 Southwind Mobile Home Park** – Motion to approve Resolution for Real Estate Tax increase of \$.67 per site per month effective October 1, 2022 by D. DiCapua, second by J. Sullivan  
Vote: D. DiCapua, E. Cialkowski, S. Brindle, J. Sullivan – Ayes                      R. Tremer, M. Cicalese - Abstain

**APPLICATIONS**

**Colonial Arms Apartments** - Application continued from the January 12, 2023 meeting. Present are Lori Greenberg, Esq. and Moshe Tress representing Colonial Arms Apartments. Mr. Tress and Mr. Memoli are sworn in by Ms. Rumpf. D. DiCapua has a question regarding the effective date of the increase. The application was submitted 9/20/23. Mr. Sullivan would like to request that Apartment B07 rental amount for the last three years be submitted to the Rent Board, so that the correct amount can be established.

**Public – (on the application)**

**Kelly Garcia Apartment #C3** – She has waited one week for maintenance to fix her bathroom. The heat in the apartment cannot be controlled, it's always hot. Her door does not work. The laundry machines do not work. Ms. DiCapua advised Ms. Garcia to put her concerns in writing to the landlord. If the matters are not addressed, she would advise to put in an application for decrease.

**Cathy Caliciotti Apartment #C4** – Ms. Caliciotti stated that almost half of her rent is paid by the VA. The VA is refusing to pay her rent due to the rotting patio presenting a safety hazard. Her heat is also on all the time. No one is available for emergency repairs.  
Ms. DiCapua noted that a safety issue should be reported to Jackson Township Code Enforcement.

**Richard Barker Apartment #B11** - Mr. Barker stated he cannot afford the increase.

Ms. Greenberg stated that Mr. Tress will speak with the residents regarding their concerns.

Mr. Tress stated that #C3 has a contractor scheduled to renovate. A septic company has been contracted to pump out the tanks every six months. #C4 is in progress to repair the patio, along with 11 others. Six new laundry machines have been installed. He was not aware of the heat issue and will look into that. Mr. Tress stated there is a tenant on the property for emergencies. The calls are routed to three others for emergencies..

**Close Public** - Motion by DiCapua, second by E. Cialkowski All Ayes

**All Seasons Mobile Home Park – Decrease Application**

Ms. Greenberg stated the issue has been resolved with the tenant.

**Prospect Pointe (Stacey Brindle) – Decrease Application**

Ms. Brindle steps down from the dias.

Lori Greenberg, Esq. and Karen Hughes are present representing Prospect Pointe. Ms. Hughes and Ms. Brindle are sworn in by Ms. Rumpf. Ms. Brindle lives at Apartment #21B. She is looking for all fees to be rescinded. She had mildew and mold in her shower, the back sliding door is not working correctly. She did not pay the rent for September 2022 in the amount of \$1399.

As of this date, the shower has been fixed and the door has been repaired, but still has issues.

There are legal fees of \$200 and late fees of \$136.56 for October, and \$139.90 for November, December, January and February. She is seeking September 2022 rent amount, late fees and legal fees. She has photos of her shower.

Ms. Rumpf states that the photos cannot be used if they were not provided to the landlord for review. Ms. Greenberg stated they were not shown the photos.

Ms. Greenberg submitted documents of conversations with Ms. Brindle. The tenant would not let the repairman in to do the repairs. Jackson Township Code Inspection Jeff Palumbo went to the apartment and reported that everything was fixed.

Ms. Hughes stated that there are 4 children and her husband in the one bedroom apartment. Mr. Palumbo stated the landlord must file an eviction notice as there are too many in the one bedroom apartment.

Ms. Greenberg, Karen Hughes and Stacy Brindle will try to resolve the matter.

Motion to go to Executive Session 9:29 pm E. Cialkowski, second D. DiCapua All ayes

Motion to close Executive Session 9:35 pm D. DiCapua, second by E. Cialkowski All ayes

Ms. Greenberg stated they offered Ms. Brindle \$1000 off the September rent and offered to move her to a two bedroom apartment. Ms. Brindle did not accept the offer.

Ms. Rumpf stated the Board cannot do anything with the Legal fees. Ms. Brindle was offered a \$1,279.80 credit and did not accept it. The landlord is entitled to the late fees as the September rent was not paid and not put in an escrow account.

Motion by J. Sullivan to grant a one time credit of \$512.97 for the eleven days Ms. Brindle was without use of her shower, second by D. DiCapua

Vote: D. DiCapua, E. Cialkowski, J. Sullivan – Ayes R. Tremer, M. Cicalese – Abstain

Ms. Brindle rejoins the Board on the dias.

**PUBLIC – None** Open / Close All Ayes

**Motion to Adjourn** made by S. Brindle, second by Cialkowski

Vote: D. DiCapua, E. Cialkowski, R. Tremmer, M. Cicalese, S. Brindle, J. Sullivan - Ayes

Adjourned 10:09 pm

Minutes prepared and submitted by:

Kathleen Sevchenko

Secretary