

Jackson Township Rent Control Board
Meeting of March 9, 2023
Minutes

The meeting was called to order at 7:42 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: M. Cicalese, R. Tremer, E. Cialkowski, M. Brito, W. Boyce, J. Sullivan, D. Rumpf, Esq. and C. Memoli, CPA
ABSENT: M. Regan-Levine, D. DiCapua, C. Roberto, S. Brindle

Mr. Sullivan noted the resignation of Kathleen Sevckenko effective April 1, 2023 and thanked her for her years of service with the Board.

MINUTES OF February 9, 2023 – Motion to approve made by R. Tremer, seconded by M. Cicalese
Vote: M. Cicalese, R. Tremer, E. Cialkowski, J. Sullivan – Ayes M. Brito, W. Boyce - Abstain

BILLS - Motion to approve all Bills made by R. Tremer, M. Cicalese
Vote: - M. Cicalese, R. Tremer, E. Cialkowski, M. Brito, W. Boyce, J. Sullivan - Ayes

CORRESPONDENCE: Ms. Rumpf received an email request from Prospect Pointe resident regarding the CPI increase. Doris Roberts contacted Ms. Rumpf regarding the hearing date of the MGM application.
Wendy contacted Ms. Rumpf regarding Rent Control.

RESOLUTIONS

2023 – 06 Jackson Colonial Arms CPI Increase – CPI Increase of 5.75% (includes 1.5% for heat) effective 2022 – 2023 or in accordance with the start date of each tenant’s lease

Motion to approve made by M. Cicalese, second by R. Tremer
Vote: M. Cicalese, R. Tremer, E. Cialkowski, J. Sullivan - Ayes M. Brito, W. Boyce – Abstain

2023 – 07 Stacey Brindle / Prospect Pointe Rental Decrease –

Applicant was without a functioning shower for eleven days, Credit to Applicants rent in the amount of \$512.97. Ms. Hughes and Ms. Greenberg stated they did not recall a credit being made to Ms. Brindle at the last meeting. Ms. Rumpf stated a credit in the amount of \$512.97 was made as indicated in the minutes.

Motion to approve made by R. Tremer, second by M. Cicalese
Vote: M. Cicalese, R. Tremer, E. Cialkowski, J. Sullivan - Ayes M. Brito, W. Boyce – Abstain

APPLICATIONS

Pleasant Gardens Apartments – CPI Increase – Present representing Pleasant Gardens this evening are Lori Greenberg, Esq. and Abraham Frankel. Mr. Frankel is sworn in by Ms. Rumpf. Mr. Memoli has reviewed the application which seeks a CPI Increase of 4.25% plus 1.5% as heat is provided, for a total of 5.75% effective August 1, 2023.

Public – (on the application)

Matt Lukoff Prospect Pointe Apartments – Mr. Lukoff stated the Ordinance does not state that the CPI amount and the amount for heat can be combined.

Ms. Rumpf stated that the 1.5% is heat, and is not a CPI.

Mr. Frankel is in agreement with the calculations.

Close Public - Motion by R. Tremer, second by E. Cialkowski All Ayes

Motion to approve CPI Increase of 4.25% plus 1.% (heat) for a total of 5.75% effective August 1, 2023 or in accordance with the start date of each tenants lease, made by M. Ciccalese, second by R. Tremer.

Vote: M. Cicalese, R. Tremer, E. Cialkowski, M. Brito, W. Boyce, J. Sullivan - Ayes

Prospect Pointe – CPI Increase Present representing Prospect Pointe this evening are Lori Greenberg, Esq. and Karen Hughes. Ms. Hughes is sworn in by Ms. Rumpf. Mr. Memoli has reviewed the application which seeks a CPI Increase of 4.25% plus 1.5% as heat is provided, for a total of 5.75% effective May 1, 2023 through September 1, 2023 or in accordance with the start date of each tenants lease.

Ms. Hughes is in agreement with the calculations.

Public (on the application)

Matt Lukoff of Prospect Pointe stated that he does not believe the 1.5% for heat should be combined with the CPI

Close Public – Motion by R. Tremer, second by M. Ciccalese All Ayes

Motion to approve CPI Increase of 4.25% plus 1.5% for heat provided for a total of 5.75% effective 5/1/23 through 9/1/23 made by R. Tremer, second by M. Ciccalese

Vote: M. Cicalese, R. Tremer, E. Cialkowski, M. Brito, W. Boyce, J. Sullivan - Ayes

PUBLIC –

Matt Lukoff of Prospect Pointe stated Ms. Greenberg’s letter stated there was a Zoom link, he was unable to find the link.

Ms. Rumpf replied that the Board no longer holds meetings via Zoom.

Mr. Lukoff was given a copy of the CPI Application by Mr. Memoli.

Motion to Adjourn made by R. Tremer, M. Ciccalese

Vote: M. Cicalese, R. Tremer, E. Cialkowski, M. Brito, W. Boyce, J. Sullivan - Ayes

Adjourned 8:15 pm

Minutes prepared and submitted by:

Kathleen Sevckenko

Secretary