

**Jackson Township Rent Control Board**  
**Meeting of March 11, 2021**  
**Minutes**  
**(Meeting conducted via Zoom)**

The meeting was called to order at 7:39 pm by Vice-Chairman Charles Dimino followed by a moment of silence and reading of the Sunshine Law by Ms. Rumpf.

**PRESENT:** W. Cordts, C. Dimino, D. DiCapua, K. Lowe, R. Skinner, D. Rumpf, Esq. and L. Amoruso, CPA

**ABSENT:** B. Silberman, J. Telliho, R. Schleckser, D. Logan, M. Regan-Levine

**MINUTES OF January 28, 2021** - Motion by D.DiCapua, second by C. Dimino to approve

Vote: W. Cordts, D. DiCapua, K. Lowe, C. Dimino – Ayes R. Skinner - Abstain

**BILLS - Motion** to pay all bills made by D. DiCapua second by K. Lowe

Vote: W. Cordts, K. Lowe, D. DiCapua, C. Dimino, R. Skinner - Ayes

**Correspondence** – Vacancy Decontrol Notices from Oak Tree and South Wind .

**Pleasant Gardens CPI Increase**

Present representing Pleasant Gardens are Moshe Frankel, who is sworn in by Ms. Rumpf and Lori Greenberg, Esq. Mr. Amoruso has reviewed the application which is seeking a CPI Increase for 4/2021 – 3/2022 of 1.23% plus 1.5% for a total of 2.73% in accordance with the start date of each tenants lease.

Public – (on the application only) None Open / Close All Ayes

Motion to approve CPI Increase of 2.73% for Pleasant Gardens made by C. Dimino, second by K. Lowe

Vote: W. Cordts, K. Lowe, D. DiCapua, C. Dimino, R. Skinner - Ayes

**Fountainhead Park – CPI & Real Estate Tax Increase**

Present representing Fountainhead Park is Clem Caldarise, who is sworn in by Ms. Rumpf, and Lori Greenberg, Esq. Mr. Amoruso has reviewed the application which is seeking a Real Estate tax increase of \$.82 per site per month effective April 1, 2021, with a maximum tax of \$64.66. Mr. Caldarise is in agreement with the calculations.

Public – (on the application) None Open / Close All ayes

Motion to approve Real Estate Tax increase of \$.82 per site per month made by K. Lowe, second by D. DiCapua

Vote: W. Cordts, K. Lowe, D. DiCapua, C. Dimino, R. Skinner - Ayes

CPI Increase – Mr. Amoruso has reviewed the application which is seeking a CPI Increase of 1.23% for 4/2021 – 3/2022 in accordance with the start date of each tenants lease.

Mr. Caldarise is in agreement with the calculations.

Public – (on the application) None Open / Close All Ayes

Motion to approve CPI Increase of 1.23% made by D. DiCapua, second by C. Dimino

Vote: W. Cordts, K. Lowe, D. DiCapua, C. Dimino, R. Skinner - Ayes

**MGM At Jackson Real Estate Decrease & CPI Increase**

Present representing MGM are Charles Baker, who is sworn in by Ms. Rumpf and Lori Greenberg, Esq.

Mr. Amoruso has reviewed the application which is seeking a Real Estate Tax Decrease of \$3.99 per site per month effective April 1, 2021, maximum tax of \$64.31. An additional credit of \$6.83 per site per month will be issued per the Ordinance as MGM did a tax appeal. Mr. Baker is in agreement with the calculations.

Public – (on the application) None Open / Close All Ayes

Motion to approve Real Estate Tax Decrease of \$3.99 for MGM at Jackson made by D. DiCapua, second by K. Lowe

Vote: W. Cordts, K. Lowe, D. DiCapua, C. Dimino, R. Skinner - Ayes

CPI Increase - Mr. Amoruso has reviewed the application seeking a CPI Increase of 1.23% effective 4/2021 – 3/2022 in accordance with the start date of each tenants lease. Mr. Baker is in agreement with the calculations.

Public – (on the application) None Open / Close All Ayes

Motion to approve CPI Increase of 1.23% for MGM at Jackson made by D. DiCapua, second by K. Lowe

Vote: W. Cordts, K. Lowe, D. DiCapua, C. Dimino, R. Skinner - Ayes

### **Oak Tree Mobile Home Park – Real Estate Tax & CPI Increase**

Present representing Oak Tree are Johanna D'Ambrosio and Tony Lucignano, who are sworn in by Lori Greenberg. Ms. Greenberg is also present representing the park.

Mr. Amoruso has reviewed the application which is seeking a Real Estate Tax Increase of \$.67 per site per month effective April 1, 2021, with a maximum tax of \$43.27. Ms. D'Ambrosio and Mr. Lucignano are in agreement with the calculations.

Public – Frank Martinez asks why the rent goes up each year?

Mr. Skinner stated that per the Ordinance, the part is entitled to a CPI Increase each year, this is in accordance to rent control guidelines.

Mr. Martinez feels the rent should not be increased.

Mr. Dimino stated that when the park gets a real estate tax increase, it is passed on to the tenants.

Public Closed All Ayes

Motion to approve Real Estate Tax Increase of \$.67 for Oak Tree made by W. Cordts, second by C. Dimino

Vote: W. Cordts, K. Lowe, D. DiCapua, C. Dimino, R. Skinner - Ayes

CPI Increase – Mr. Amoruso has reviewed the application which is seeking a CPI Increase of 1.23% effective 4/2021 – 3/2022 in accordance with the start date of each tenants lease. Ms. D'Ambrosio and Mr. Lucignano are in agreement with the calculations.

Public – (on the application) None Open / Close All Ayes

Motion to approve CPI Increase for Oak Tree made by K. Lowe, second by W. Cordts

Vote: W. Cordts, K. Lowe, D. DiCapua, C. Dimino, R. Skinner - Ayes

### **Pineview and Woodmere Apartments – CPI Increase**

Present representing Pineview and Woodmere is Erin Slipoy, Property Manager, who is sworn in by Ms. Rumpf and Lee Hutchinson, Esq.

Woodmere Apartments CPI Increase

Mr. Amoruso has reviewed the application seeking a CPI Increase of 1.81% plus 1.5% (heat provided) for a total of 3.31% increase effective 4/2020 through 3/2021. Credits were made to tenants as no application for increase was made with the Board for 11/2019 through 3/2020. Ms. Slipoy is in agreement with the calculations.

Public – (on the application) None Open / Close All Ayes

Motion to approve CPI Increase of 3.31% for Woodmere Apartments made by W. Cordts, second by K. Low

Vote: W. Cordts, K. Lowe, D. DiCapua, C. Dimino, R. Skinner - Ayes

Pineview Apartments

Mr. Amoruso has reviewed the application seeking a CPI Increase of 1.81% plus 1.5% (heat provided) for a total of 3.31% increase effective 4/2020 through 3/2021. Credits were made to tenants as no application for increase was made with the Board for 11/2019 through 3/2020. Ms. Slipoy is in agreement with the calculations.

Public - (on the application) None Open / Close All Ayes

Motion to approve CPI Increase of 3.31% for Pineview Apartments made by C. Dimino, second by D. DiCapua

Vote: W. Cordts, K. Lowe, D. DiCapua, C. Dimino, R. Skinner - Ayes

Public - None Open / Close All Ayes

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

Vote: W. Cordts, K. Lowe, D. DiCapua, C. Dimino, R. Skinner - Ayes

Meeting Adjourned 8:16 pm

Minutes prepared and submitted by:

Kathleen Sevchenko

Secretary