

**Jackson Township Rent Control Board**  
**Meeting of March 23, 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, D. Di Capua, W. Boyce, J. Sullivan, D. Rumpf, Esq. and C. Memoli, CPA  
**ABSENT:** M. Regan-Levine, C. Roberto, S. Brindle, M. Brito

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

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

**CORRESPONDENCE:** None

**RESOLUTIONS**

**2023 – 08 Pleasant Gardens Apartments – CPI Increase** - CPI Increase of 5.75% (includes 1.5% for heat) effective August 1, 2023 in accordance with the start date of each tenant’s lease  
Motion to approve made by E. Cialkowski, second by M. Cicalese  
Vote: E. Cialkowski, M. Cicalese, R. Tremer, W. Boyce, J. Sullivan – Ayes                      D. DiCapua - Abstain

**2023 – 09 Prospect Pointe Apartments – CPI Increase** CPI Increase of 5.75% (includes 1.5% for heat) effective May 1, 2023 through September 1, 2023 in accordance with the start date of each tenants lease.  
Motion to approve made by E. Cialkowski, second by R. Tremer  
Vote: E. Cialkowski, M. Cicalese, R. Tremer, W. Boyce, J. Sullivan – Ayes                      D. DiCapua - Abstain

**APPLICATIONS**

**Fountainhead Mobile Home Park - CPI Increase** Present representing Fountainhead Park are Lori Greenberg, Esq. and Clem Caldarise of Fountainhead Park. Mr. Caldarise is sworn in by Ms. Rumpf. Mr. Memoli has reviewed the application for a CPI Increase of 4.25% effective April 1, 2023 and finds the application to be complete. Mr. Caldarise is in agreement with the calculations.

Public (on the application) – None              Open / Close  
Motion to approve Fountainhead CPI Increase of 4.25% made by E. Cialkowski, second by R. Tremer  
Vote: E. Cialkowski, M. Cicalese, R. Tremer, W. Boyce, D. DiCapua, J. Sullivan – Ayes

**Fountainhead Mobile Home Park – Real Estate Tax Increase -** Present representing Fountainhead Park are Lori Greenberg, Esq. and Clem Caldarise of Fountainhead Park. Mr. Memoli has reviewed the application for a Real Estate Tax Increase of \$1,645.76 for 162 lots resulting in an increase of \$.85 per lot per month effective April 1, 2023. Mr. Caldarise is in agreement with the calculations.

Public (on the application) – None              Open / Close  
Motion to approve Fountainhead Real Estate Tax Increase of \$.85 per lot per month effective April 1, 2023 made by E. Cialkowski, second by D. DiCapua  
Vote: E. Cialkowski, M. Cicalese, R. Tremer, W. Boyce, D. DiCapua, J. Sullivan – Ayes

**MGM at Jackson Mobile Home Park - CPI Increase** Present representing MGM are Lori Greenberg, Esq. and Charles Baker, who is sworn in by Ms. Rumpf. Mr. Memoli has reviewed the application for a CPI Increase of 4.25% effective April 1, 2023. Mr. Baker is in agreement with the calculations.

**Public (on the application) –**

**Doris Roberts** - stated the park got their license with violations. The homeowners in the park are only about 25%, the rest is rentals. There are dilapidated trailers in the park that decrease the value of the homes.

**Mary Ellen McCann** – there are only 13 homeowners left, the rest are rentals. She is concerned about the renters paying the higher rent, it is not fair for the seniors. There are drugs and alcohol in the clubhouse. Deplorable trailers in the park. She asked for a list of improvements made in the park from Jackson Township.

Ms. Rumpf stated that Ms. McCann may contact Jackson Code Enforcement, Fire Marshall and the Health Department regarding the issues in the park.

Ms. DiCapua asked if MGM has 10 rentals and if the CPI is for the entire rent. All landlords should be registered with the Township. Were the residents noticed of the meeting tonight?

Ms. McCann – notice was not posted in the clubhouse.

Mr. Baker stated that he personally called the residents and advised them of the meeting.

**Vincent DeMetro** – stated that MGM no longer exists, changed the name to Peg Leg Webb.

Mr. Baker stated the park is still owned by MGM at Jackson LLC

Motion to approve MGM CPI Increase of 4.25% effective April 1, 2023 made by R. Tremer, second by E. Cialkowski

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

**MGM at Jackson Mobile Home Park – Real Estate Tax Increase** Present representing MGM are Lori Greenberg, Esq. and Charles Baker. Mr. Memoli has reviewed the application for Real Estate Tax Increase of \$603.20 for 80 lots resulting in an increase of \$.63 per lot per month effective April 1, 2023. Mr. Baker is in agreement with the calculations.

**Public (on the application) –**

**Mary Ellen McCann** asks how many units are empty?

Mr. Sullivan stated it would not matter in this case. The tax is on all units in the park.

Motion to approve Real Estate Tax increase of \$.63 per unit per month effective April 1, 2023 made by E. Cialkowski, second by R. Tremer

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

**Shady Lake Mobile Home Park – CPI Increase** Present this evening are Lori Greenberg, Esq. and Zichoni Malchi of Shady Lake Park, who is sworn in by Ms. Rumpf. Mr. Memoli has reviewed the application for CPI Increase of 4.25% effective June 1, 2023. Mr. Malchi is in agreement with the calculations.

Public (on the application) – None Open / Close

Motion to approve CPI Increase of 4.25 effective June 1, 2023 made by E. Cialkowski, second by R. Tremer

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

**Shady Lake Mobile Home Park – Real Estate Tax Increase** Present this evening are Lori Greenberg, Esq. and Zichoni Malchi of Shady Lake Park. Mr. Memoli has reviewed the application for Real Estate Tax Increase of \$278.14 for 36 lots resulting in an increase of \$.64 per lot per month effective June 1, 2023.

Ms. DiCapua noted that the spreadsheet only has 19 units receiving the increase.

Ms. Greenberg stated that these 19 are the only ones receiving the Real Estate Tax Increase.

Public (on the application) – None Open / Close

Motion to approve Real Estate Tax Increase of \$.64 per lot per month effective June 1, 2023 made by R. Tremer, second by W. Boyce

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

**Public (Any Subject)** - None    Open / Close

**Motion to Adjourn**    R. Tremer, second by M. Cicalese

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

Adjourned 8:24 pm

Minutes prepared and submitted by:

Kathleen Sevckenko

Secretary