

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

The meeting was called to order at 7:58 pm by Chairman Robert Skinner followed by a moment of silence and reading of the Sunshine Law by Ms. Rumpf.

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

**ABSENT:** B. Silberman, D. Logan, M. Regan-Levine, W. Cordts,

**MINUTES OF March 11, 2021** - Motion by C. Dimino, second by R. Schleckser to approve

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

**BILLS - Motion** to pay all bills made by K. Lowe second by C. Dimino

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

**Correspondence** – None

**Resignation**

Mr. Skinner noted the resignation of William Telliho from the Board.

**Resolutions**

**2021-01 Allied Oak Tree – Real Estate Tax Increase** of \$.67 maximum of \$43.27 per unit per month for 258 units effective April 1, 2021

**2021-02 Allied Oak Tree – CPI Increase** of 1.23% effective April 1, 2021 through March 2022 in accordance with the start date of each tenant's lease

**2021-03 MGM at Jackson – Real Estate Tax Reduction** of \$3.99 per unit per month, maximum of \$64.31 effective April 1, 2021 for 80 sites.

**2021-04 MGM at Jackson – CPI Increase** of 1.23% effective on or after April 1, 2021 in accordance with the start date of each tenant's lease

**2021-05 Pleasant Garden Apartments – CPI Increase** of 2.73% (includes 1.5% for heat) for attached list of apartments effective April 2021 through March 2022.

**2021-06 Fountainhead Park – CPI Increase** of 1.23% effective April 1, 2021 in accordance with the start date of each tenant's lease

**2021-07 Fountainhead Park – Real Estate Tax Increase** of \$.82 per unit per month, maximum of \$64.66 for 162 units effective April 1, 2021

**2021-08 Pineview Apartments – CPI Increase** of 1.81% for attached list of apartments without heat effective April 2020 through March 2021 in accordance with the start date of each tenant's lease

**2021-09 Woodmere Apartments – CPI Increase** of 3.31% (includes 1.5% for heat) for attached list of apartments, effective April 1, 2020 through March 2021 in accordance with the start date of each tenants lease.

**Motion to Approve Resolutions 2021-01, 2021-02, 2021-05, 2021-06, 2021-07, 2021-08 & 2021-09** made by C. Dimino, second by K. Lowe

Vote: K. Lowe, D. DiCapua, R. Schleckser, C. Dimino, R. Skinner – Ayes

**Motion to Approve Resolutions 2021-03 & 2021-04** made by K. Lowe, second by C. Dimino

Vote: K. Lowe, D. DiCapua, C. Dimino, R. Skinner – Ayes      R. Schleckser – Abstain

### **Prospect Pointe – CPI Increase Application**

Present this evening are Karen Hughes, who is sworn in by Ms. Rumpf and Lori Greenberg, Esq.

Mr. Amoruso stated the application is seeking a CPI Increase of 1.23% plus 1.5% for heat provided, for a total of 2.73% effective April 2021 through October 2021 in accordance with the start date of each tenants lease.

Ms. Hughes and Ms. Greenberg are in agreement with the calculations.

Mr. Skinner questions the trash fee on the spreadsheet. Ms. Hughes stated it is included in the new rental amount and shown on the sheet.

Mr. Skinner questioned the water bill division between units.

Ms. Hughes stated the water bill is based on the size of the unit and the number of occupants in the unit and is billed on a monthly basis.

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

Motion to approve CPI Increase of 1.23% + 1.5% for a total of 2.73% effective April 2021 through October 2021 in accordance with the start date of each tenants lease made by R. Schleckser, second by C. Dimino

Vote: K. Lowe, D. DiCapua, R. Schleckser, C. Dimino, R. Skinner – Ayes

### **Shady Lake – Real Estate Tax Increase Application**

Present this evening are Barbara Denson, 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 \$.76, maximum \$49.17 effective June 1, 2021 per site per month increase.

Ms. Densen and Ms. Greenberg are in agreement with the calculations.

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

Motion to approve Real Estate Tax increase of \$.76, maximum \$49.17 effective June 1, 2021 made by R. Schleckser, second by C. Dimino

Vote: K. Lowe, D. DiCapua, R. Schleckser, C. Dimino, R. Skinner – Ayes

### **Shady Lake – CPI Increase Application**

Mr. Amoruso stated the application is seeking a CPI Increase of 1.23% effective June 1, 2021 in accordance with the start date of each tenants lease.

Ms. Densen and Ms. Greenberg are in agreement with the calculations

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

Motion to approve CPI Increase of 1.23% effective June 1, 2021 made by R. Schleckser, second by C. Dimino

Vote: K. Lowe, D. DiCapua, R. Schleckser, C. Dimino, R. Skinner – Ayes

**Public** - None    Open / Close    All Ayes

Mr. Skinner noted that he is extremely disappointed that no action has been taken by the Township Council on the Rent Control Ordinance revisions. He has not been able to establish a meeting with township officials. This has been going on for over two years.

Mr. Skinner requests that Ms. Rumpf send a letter to the Mayor and Council asking the status.

It was also noted that members whose term expired on 12/2020 have never been reappointed.

Ms. DiCapua noted that she has spent many hours reviewing the Ordinance for revisions.

Ms. Rumpf will draft correspondence to the Mayor and Council.

Motion to Adjourn made by R. Schleckser, second by C. Dimino

Vote: K. Lowe, D. DiCapua, R. Schleckser, C. Dimino, R. Skinner – Ayes

Meeting Adjourned 8:50 pm

Minutes prepared and submitted by:

Kathleen Sevckenko  
Secretary