

Jackson Township Rent Control Board
Meeting of May 11th, 2023
Minutes

The meeting was called to order at 7:35 pm by Chairperson Joe Sullivan followed by a flag salute, a moment of silence, and a reading of the Sunshine Law by Ms. Rumpf.

PRESENT: M. Cicalese, R. Tremer, E. Cialkowski, D. Di Capua, J. Sullivan, D. Rumpf, Esq. and C. Memoli, CPA

ABSENT: M. Regan-Levine, C. Roberto, S. Brindle, M. Brito, W. Boyce,

RESOLUTIONS

2023 – 10 Fountain Properties- Application for CPI increase. Mrs. Rumpf stated that at the last meeting, the CPI increase was approved at 4.25 %. Effective June 1st, 2023. Until April 2024.

Motion to approve Dicapua/Tremer

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

Mrs. Rampf stated that she had a date wrong on the Resolution. She stated that it is effective from April 1st, 2023 to March 2024.

Mr. Sullivan said that Resolution 2023-10 has been amended.

Motion Dicapua/Tremer each unit commencing on or after April

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

2023-11 Fountainhead Properties Tax pass-through rent increase. Mrs. Rampf stated that this application was heard at the last meeting. The rent increase is based on Real Estate Tax pass-through. The proper allocation of the real estate Tax is \$66.43 per unit per month. Reflecting an increase of \$085 per unit. Each unit effective April 1st, 2023 shall be as set forth on Schedule A attached hereto and made a part hereto.

Motion Tremer/Cicalese

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

2023-12 MGM –Jackson LLC. Application for CPI increase. At the last meeting, the board approved the CPI increase of 4.25 %, effective April 1st, 2023 according to the starting date of each tenant’s lease. The total for each unit commencing on or after April 1st, 2023 shall be set forth on Schedule A. As prepared by the board accountant, Carmen J. Memoli, and attached hereto and made a part hereto. There are 20 vacant lots listed on the spreadsheet.

Motion: Tremer/Cicalese

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

2023-13 MGM Jackson LLC for Real Estate Taxes. Mrs. Rumpf stated that at the last meeting, the board approved the application for the increase of Real estate Taxes. The appropriate allocation of Real Estates Taxes is \$61.07 per unit per month. Reflecting a \$.63 real estate tax increase per unit per month effective April 1, 2023. The total rent for each unit commencing April 1, 2023. Shall be as set forth on Schedule an attached hereto and made a part hereto.

Motion Tremer/ Cialkowski

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

Resolution 2023-14 Shade Lakes CPI increase. At the last meeting, the board approved a CPI increase of 4.25 % effective June 1st, 2023 by the starting date of each tenant’s lease. The total rent of each unit commencing

June 1, 2023, shall be set forth on Schedule A, as prepared by the board Accountant Carmen J. Memoli and attached hereto and made a part hereto.

Motion Tremer/ Cicalese

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

2023-15 Shady Lake Park Application for Rent Increase for Real Estate Taxes. Mrs. Rumpf stated that at the last meeting, the board approved the rate increase based on the Real Estate Taxes being in order. The appropriate allocation of real estate taxes is \$ 50.542 for all sites for the year... Reflecting an increase of \$.64 per site per month. The old base rent for sites 1-40 was correctly stated in the application. The total rent for each site commencing June 1st, 2023, shall be as outlined in the Schedule attached hereto and made a part hereto.

Motion Cicalese/Tremer

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

Bills

Mr. Sullivan stated that first the bills from April 27th, 2023, and for today.

Motion to approve the bills from April 27th, 2023 Dicapua/ Cicalese

Vote: Cicalese, R. Tremer, E. Cialkowski, D. DiCapua, J. Sullivan

Approval of the bills for May 11, 2023

Motion Cicalese/Dicapua

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

Correspondence

The applicant for Fountainhead's hard copy was sent to Municipality.

Mr. Sullivan stated for the record, that the application shall be filed with the Township and with the accountant, otherwise, the application cannot go forward.

APPLICATIONS:

Jackson Acres- CPI increase representing Jackson Acres are Lori Greenberg, Esq. and Diana Dicapua. Mr. Dicapua was sworn in by Ms. Rumpf. Ms. Memoli has reviewed an application for a CPI increase of 4.25 % effective May 1, 2023, and finds the application to be complete. Ms. Dicapua agrees with the calculations.

Motion Cicalese/Tremer

Vote: M. Cicalese, R. Tremer, E. Cialkowski, and D. DiCapua Abstain: Sullivan

Real Estate Tax Surcharge – Jackson Acres

The Real Estate Tax base approved on the previous application was \$73.43 per site. Factoring in the .77 per unit increase above, the new approved Real Estate Tax base will be \$74.20.

This increase will be effective on May 1, 2023, or by the lease renewal date, whichever is later.

Motion to approve the application M Cicalese/Cialkowski

Vote: M. Cicalese, R. Tremer, E. Cialkowski, and D. DiCapua Abstain: Sullivan

Fountainhead Mobile Home Park –CPI Increase represented by Lori Greenberg Esq. and Clem Caldarise. Mr. Caldarise was sworn in by Ms. Rumpf. Mr. Melmoli has reviewed the application for a CPI rent increase of 4.25 % effective June 1, 2023, in accordance with the start date of each tenant’s lease. Mr. Memoli found no issues with the application.

Public comments are open.

Resident Alexandra Sileo stated that her father lives in Fountainhead, which is considered affordable housing. She stated that it is not fair to raise the rent when no services and benefits are provided.

Mr. Sullivan stated the rent payment is less than the cost of living and unless the resident can prove the loss of the amenities there is no reason to deny this application.

Fountainhead Properties –Real Estate Tax Surcharge

The Real Estate Taxes for the entire complex increased a total of \$1,645.76 from 2021 to 2022. There is a total of 162 lots in the complex. Therefore, the monthly per unit increase is \$.85 per lot (\$1,645.76 increase / 12 months / 162 lots).

The Real Estate Tax base approved on the previous application was \$65.58 per lot. Factoring in the .85 per lot increase above, the new approved Real Estate Tax base will be \$66.43.

This increase will be effective on June 1, 2023.

Motion to open public comments. Seeing no one came forward, closed public comments. Motion Tremer/
E. Cialkowski

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

Motion Dicapua/Tremer

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

Land O’ Pines –CPI Increase application

Representing Land O’ Pines are Lori Greenberg, Esq. and Mr. Hebler. Mr. Rumpf swore Mr. Hebler. Mr. Memoli has reviewed an application for a CPI rent increase of 4.25% effective July 1, 2023, in accordance with the start date of each tenant’s lease.

Open public comments. Seeing no one come forward, public comments closed.

Motion Dicapua/Tremer all in favor among present

Motion to approve the application Dicapua/Tremer

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

Land O’ Pines Tax Surcharge Increase

The Real Estate Taxes for the entire complex increased a total of \$610.72 from 2021 to 2022. There is a total of 81 units in the complex. Therefore, the monthly per unit increase is \$.63 per unit (\$610.72 increase / 12 months / 81 units). The Real Estate Tax base approved on the previous application was \$48.68 per site. Factoring in the .63 per unit increase above, the new approved Real Estate Tax base will be \$49.31. This increase will be effective on July 1, 2023.

open public comments, seeing no one came forward, Motion to close Dicapua/Tremer

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

Motion to approve application Tremer/Dicapua

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

Motion to Adjourn R. Tremer, M. Cicalese

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

Adjourned 8:10 pm

Minutes prepared and submitted by:

Irina Darrar

Rent Leveling Board Secretary