

Jackson Township Rent Control Board
Meeting of May 26, 2022
Minutes

The meeting was called to order at 7:38 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, R. Schleckser, K. Lowe, W. Cordts, R. Skinner, B. Rumpf, Esq. and C. Memoli, CPA

ABSENT: M. Regan-Levine, B. Silberman

MINUTES OF April 14, 2022 – Motion to approve made by R. Schleckser, second by W. Cordts

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

BILLS – Motion to approve all bills made by C. Dimino, second by R. Schleckser

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

Correspondence – Vacancy Decontrol Notices received. Land O’ Pines CPI & Real Estate Tax Increase Application received.

APPLICATIONS

Fountainhead Mobile Home Park – CPI & Real Estate Increase Application

Present this evening are Lori Greenberg, Esq. and Clem Caldalise. Mr. Caldalise is sworn in by Ms. Rumpf.

Mr. Memoli has reviewed the application which is seeking a CPI Increase of 4.25% and Real Estate Tax Increase of \$.82 effective 6/1/22 through 5/31/23.

Mr. Skinner noted that several sites have no increase.

Ms. Greenberg stated that the park comes in for increase two times per year and these sites are included in the other application.

Mr. Caldalise is in agreement with Mr. Memoli’s calculations.

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

Motion to approve CPI Increase of 4.25% and Real Estate Tax Increase of \$.82 per site per month effective 6/1/22 – 5/31/23 made by K. Lowe, second by R. Schleckser

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

Land O’ Pines Mobile Home Park – CPI & Real Estate Increase Application

Present this evening representing Land O’ Pines is Lori Greenberg, Esq. Ms. Greenberg stated that a corrected notice of meeting was posted on the Bulletin Board and sent to tenants. The notice was dated 5/1/22.

Mr. Memoli has reviewed the application which is seeking a CPI Increase of 4.25% and Real Estate Tax Increase of \$.69 per unit per month effective 7/1/22 – 6/30/23.

Mr. Schleckser stated the applicant has been advised for the past three years that names and addresses were required.

Ms. Greenberg asked if the application can be approved and the names be provided.

Mr. Skinner noted that the Rules and Regulations provided have names and a unit # on the top.

Ms. Greenberg stated that notices were mailed out by Land O’ Pines. Ms. Greenberg sent the mail merge out to the Board.

Motion to table application to 6/9/22 meeting as names and addresses are needed and the electronic spreadsheet provided does not coincide with the hard copy made by C. Dimino, second by R. Schleckser

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

Members were in agreement that Notices should be sent out within the 30 day time period either by the Jackson Township Clerk or certified by an attorney. This will apply for all parks and apartment complexes.

Diane DiCapua recuses herself from the Board for the Jackson Acres application.

Jackson Acres – CPI & Real Estate Increase Application

Present this evening representing Jackson Acres are Lori Greeberg, Esq. and Diane DiCapua, who is sworn in by Ms. Rumpf. Mr. Memoli has reviewed the application which is seeking a CPI Increase of 4.25% and Real Estate Tax Increase of \$.98 per unit per month effective 6/1/22 – 5/31/23.

Ms. DiCapua is in agreement with the calculations.

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

Motion to approve CPI Increase of 4.25% and Real Estate Tax Increase of \$.98 per unit per month effective 6/1/22 – 5/31/22 made by C. Dimino, second by R. Schleckser

Vote: C. Dimino, K. Lowe, R. Schleckser, W. Cordts, R. Skinner – Ayes

PUBLIC – None Present

Motion to adjourn made by R. Schleckser, second by K. Lowe

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

Meeting Adjourned 8:27 pm

Minutes prepared and submitted by:

Kathleen Sevckenko, Secretary