

Jackson Township Rent Control Board
Meeting of July 27th, 2023
Minutes

The meeting was called to order at 7:36 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. W. Boyce, J. Sullivan, D. Rumpf, Esq. and C. Memoli, CPA

ABSENT: M. Regan-Levine, C. Roberto, S. Brindle, M. Brito, D. Dicapua, Cialkowski

Minutes to be approved:

March 9th, 2023 Motion Tremer/Cicalase Yes: Tremer, Cicalase, Sullivan. Abstain Boyce, Brito

April 27th, 2023 Motion Tremer/ Boyce Yes: Tremer, Cicalase, Boyce, Sullivan. Abstain Brito

May 11th, 2023 Motion Boyce/Cicalase Yes: Tremer, Boyce, Cicalase, Sullivan. Abstain Brito

Bills

Motion to approve the bills Tremer/ Boyce all in favor among present

Correspondence

Mr. Memoli stated that he has received an application for a rent decrease from the residents of Oak Tree Mobile Home. He said once all the applications come in the meeting will be scheduled. Mr. Memoli also has received an application for South Wind, the meeting probably will be scheduled for October or November. The application is for a consumer price increase and a Property Tax.

RESOLUTIONS

2023 –16 Jackson Acres - Application for CPI increase. Mrs. Rumpf stated that at the last meeting, the CPI increase was approved at 4.25 %. Effective May 1st, 2023. Total number of units 232.

Motion to approve: Cicalese/Boyce Yes: Boyce, Cicalase, And Tremer. Abstain: Brito, Sullivan

2023-17 Jackson Acres 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 real estate tax assessment for each site has been correctly stated at \$74.20 per month, reflecting an increase of \$77.00 per unit per month, effective May 1st, 2023. The number of sites was accurately stated at 232.

Motion Tremer/Cicalase yes; M. Cicalese, R. Tremer, Abstain Brito, Boyce, Sullivan.

2023-18 MGM –Jackson LLC. Application for CPI increase. At the last meeting, the board approved the CPI increase of 4.25 %, effective June 1st, 2023 in accordance with the start date of each tenant’s lease.

Motion: Cicalese/Tremer Yes: Boyce, Cicalese, Tremer, Sullivan. Abstain Brito.

2023-19 Fountainhead Properties, INC- Tax Pass-Through Rent Increase- Mrs. Rumpf stated that at the last meeting, the board approved the application for the increase of tax pass-through. The real estate tax assessment for each unit has been correctly stated at \$66.43 per month, reflecting an increase of \$0.85 per unit, per month. The number of units was accurately stated at 162.

Motion Tremer/Boyce Yes: Boyce, Cicalese, Tremer, Sullivan. Abstain Brito

2023-20 Land O' Pines Mobil Home Park, INC- CPI increase. At the last meeting, the board approved a CPI increase of 4.25 % effective July 1st, 2023 by the starting date of each tenant's lease. The board accountant has reviewed the application and finds the same to be accurate. The total rent for each unit commencing on July 1st, 2023, shall be set forth on Schedule A, as prepared by the Board accountant.

Motion Boyce/Tremer Yes: Boyce, Cicalese, Temer, Sullivan. Abstain Brito

2023-21 Land O' Pines 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 application was heard on May 11th, 2023. The monthly per-unit increase is \$0.63 per unit. The number of sites was accurately stated at 81. The increase is effective July 1st, 2023.

Motion Cicalese/Tremer yes: M. Cicalese, R. Tremer, Boyce, Cicalese, Tremer, Sullivan. Abstain Brito

APPLICATIONS:

Woodmere Apartment – CPI Rent increase representing Woodmere Apartments **Lenard Hutchinson, Esq,** and Mrs. Lanzara. She stated that she is a site manager for Woodmere Apartments. Mrs. Lanzara stated that all the information in the application is accurate. She was sworn in by Ms. Rumpf. Me. Memoli has reviewed an application for a CPI increase of 4.25 % and since heat is provided to the tenants, they are entitled to an additional 1.50 % increase. Thus, the total, rent increase is 5.75%. The rent increase will be effective for the annual leases beginning on April 1, 2023, June 1, 2023, July 1, 2023, August 1, 2023, and September 1, 20232
Motion Tremer/Boyce Yes: Boyce, Tremer, Brito, Cicalese, Sullivan

Pine View Associates, CPI Rent Increase Lenard Hutchinson, Esq, and Mrs. Lanzara. She stated that she is a site manager for Pine View Apartments. Mr. Memoli stated that the applicant is entitled to a maximum CPI increase of 4.25%. The rent increase will be effective for the annual leases beginning on April 1, 2023, May 1, 2023, June 1, 2023, July 1, 2023, August 1, 2023, and September 1, 2023. Mr. Memoli stated that during the review application, he found a complete application without any issues or discrepancies.

Motion to approve the application Tremer/Boyce Yes: Boyce, Tremer, Brito, Cicalese, Sullivan

Motion to Adjourn Tremer/ Boyce all in favor among present.

Adjourned 7:55 pm

Minutes prepared and submitted by:

Irina Darrar

Rent Leveling Board Secretary