

Jackson Township Rent Control Board
Meeting of September 28th, 2023
Minutes

The meeting was called to order at 7:34 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, W. Boyce, J. Sullivan, D. DiCapua, D. Rumpf, Esq. and C. Memoli, CPA

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

Mr. Frank Sullivan was sworn in as an Alternate # II.

Minutes to be approved:

March 27th 2023 Motion Tremer/f. Sullivan Yes: M. Cicalese, R. Tremer, E. Cialkowski, D. Di Capua, W. Boyce, J. Sullivan.

Bills

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

Correspondence

Mr. Memoli stated that he had received a couple of applications from South Wind and Oak Tree Mobil Homes.

RESOLUTIONS

2023 –22 PINEVIEW ASSOCIATES, Mrs. Rampf stated that Pine View Associates. Mrs. Rumpf stated that has duly filed an application seeking a Consumer Price Index (CPI) rent increase of 4.25% for the attached list of apartments without heat, effective April 1, 2023, May 1, 2023, June 1, 2023, July 1, 2023, August 1, 2023, and September 1, 2023, by the start date of each tenant's lease.

Motion to approve: Tremer/DiCapua Yes: M. Cicalese, R. Tremer, E. Cialkowski, D. Di Capua, W. Boyce, J. Sullivan

2023-23 Jackson Acres Tax pass-through rent increase. Mrs. Rampf stated that this application was heard at the last meeting. Woodmere Associates has duly filed an application seeking a Consumer Price Index (CPI) rent increase of 5.75% (including 1.5% for heat) for the attached list of apartments, effective April 1, 2023, May 1, 2023, June 1, 2023, July 1, 2023, August 1, 2023, and September 1, 2023, where the maximum is 5.75% with heat, by the start date of each tenant's lease;

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

APPLICATIONS:

Woodmere Associates, CPI Rent Increase October 2023-March 2024 representing Woodmere Apartments
CPI Rent Increase Cory Lanzara was sworn in. An attorney representing Lee Hutchinson.

Mr. Memoli stated that the applicant is entitled to a maximum 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 October 1, 2023, November 1, 2023, December 1, 2023, January 1, 2024, February 1, 2024 and March 1, 2024. In reviewing this application, we found a complete application without any issues or discrepancies.

Motion Cicalese/Cialkowski Yes: M. Cicalese, R. Tremer, E. Cialkowski, D. Di Capua, W. Boyce, J. Sullivan

Pine View Associates, CPI Rent Increase- the attorney representing Attorney Mr. Hutchinson and Association representative Mrs. Lanzara.

Mr. Memoli stated that the applicant is entitled to a maximum CPI increase of 4.25%. They do not provide the heat to the tenants. The rent increase will be effective for the annual leases beginning on October 1, 2023, November 1, 2023, December 1, 2023, January 1, 2024, February 1, 2024 and March 1, 2024. In reviewing this application, we found a complete application without any issues or discrepancies.

Motion to approve the application Tremer/Cicalese yes: M. Cicalese, R. Tremer, E. Cialkowski, D. Di Capua, W. Boyce, J. Sullivan

Application-GM Prospect Pointe, CPI Rent Increase-2023-2024 Attorney Greg Greenberg, representative Caryn Hughes was sworn in.

Mr. Memoli stated that the applicant is entitled to a maximum CPI increase of 4.25%, plus an additional 1.5% for heat provided, the total CPI Increase would be 5.75%. The increase is effective for annual leases beginning on November 1, 2023, through April 1, 2024, respectively. In reviewing this application, we found a complete application without any issues or discrepancies.

Public comments:

Resident Jeffrey Brown was sworn in. He stated that he lives in Prospect Points apartment Complex. He has lived there for 25 years. He had watched the rent year after year go up. He said that with this rent increase, he would be paying approximately twice what he was paying when he moved in. He states that Prospect Point is asking for a 5.75% CPI increase. Last year he believes it was the same thing. The residents think Prospect Points is asking for too much and it should be lowered.

Mr. Chairman stated that under the Township Ordinance, the applicant is allowed a minimum increase of 4.25% or CPI, which is lower. Since CPI is over 4.25% they are capped at 4.25 % on increase in CPI. That is what is in the Ordinance for that Rent control, otherwise, the applicants would be charging what they want.

Motion to approve the application: Cialkowski/Cicalese Yes: M. Cicalese, R. Tremer, and E. Cialkowski, D. Di Capua, W. Boyce, J. Sullivan

Motion to Adjourn J. Sullivan/ Tremer all in favor among present.

Adjourned 7:53 pm

Minutes prepared and submitted by:

Irina Darrar

Rent Leveling Board Secretary