

JACKSON TOWNSHIP RENT CONTROL BOARD
MEETING OF JANUARY 12, 2006
MINUTES

The meeting was called to order by Scott Najarian at 7:20 PM with a flag salute and reading of the Sunshine Law by Mr. Sheehan.

PRESENT: S. Najarian, B. Spielman, P. Maher, A. Stallone, D. Hopkins, P. Sheehan, Esq. and E. Hlavach, CPA

REORGANIZATION

Nomination for Chairperson: Maher/Spielman nominate Scott Najarian for the position of Chairperson
Scott accepts the nomination All Ayes

Nomination for Vice Chairperson - Spielman/Stallone nominate Peter Maher for the position of Vice-Chairperson. Pete accepts the nomination All Ayes

Appointment of Attorney – Motion to appoint Patrick Sheehan, Esq. as Board Attorney.
Maher/Spielman All Ayes

Appointment of Accountant – Motion to appoint Edward Hlavach, CPA as Board Accountant.
Maher/Spielman All Ayes

Appointment of Secretary – Motion to appoint Kathleen Sevckenko as Board Secretary.
Spielman/Stallone All Ayes

Mr. Najarian thanks the board for their confidence and notes that the board will serve for approximately a six month period, until the change of government in Jackson Township, wherein all boards will be abolished and new boards established.

Motion to change meeting time to 7:30 PM Maher/Hopkins All Ayes

Motion to approve meetings dates of the second and fourth Thursday of the month at 7:30 PM
Maher/Hopkins All Ayes

Motion to approve Newspapers – Ocean County Observer and Asbury Park Press
Spielman/Hopkins All Ayes

MINUTES OF NOVEMBER 10, 2005 - Motion to approve Spielman/Maher
Stallone – Abstain Remainder – Ayes

Mr. Najarian introduces the new board member, Angelo Stallone.

BILLS - Motion to pay all bills Maher/Hopkins Stallone – Abstain Remainder – Ayes

CORRESPONDENCE

Oak Tree Mobile Home Park – CPI & Tax Surcharge Application received.
Pleasant Gardens – CPI , Tax Surcharge and Capital Improvement applications
Fountainhead leases
Oak Tree – Capital Improvement Phase II application

Regency Club Apartments – status of Ordinance changes

Pleasant Gardens – Resident complaint

Mr. Sheehan has copies of correspondence regarding changes to the Ordinance, but they have not yet been adopted by the Township Committee.

RESOLUTIONS

2005-26 Shady Lake CPI – 2.8% effective 9/1/2005 for 35 sites. Mrs. Denson feels the increase is unfair. Mr. Najarian recommends that Mrs. Denson consult her attorney and file for a hardship increase. Motion to approve CPI increase

Discussion – Mr. Maher feels that if the application was submitted and found to be incomplete, then the effective date should be when the corrected application is submitted. He does not feel that township money should be used to correct applications.

Lori Greenberg – appreciates the work Mr. Hlavach does, helps tremendously.

Going forward, Ed will review the application and advise the landlord if it is correct or not.

OAK TREE MOBILE HOME PARK – CPI and Real Estate Tax Increase - Effective date 2/1/2006. Mr. Hlavach has reviewed the application. Real Estate tax maximum would be \$32.50 per site per month for an increase of \$1.39. License fee - ~~\$.18~~ ¹⁻²⁶⁻⁰⁶ per site per month for 258 sites. CPI 4.3%.

Nancy Lee – 68 Antonia Drive – sworn in, has pot holes in the road in front of her house, water still has rust. Kurt has been very nice and helpful in fixing things.

24 Antonia Drive resident – water is rusty and brown.

Residents state that they believe landlord is not entitled to a CPI increase due to not maintaining standards.

Mr. Silverman – Capital Improvement moved to meeting of 1/26/06, has no effect on the CPI application.

Hlavach – it does have an effect on whether or not the board will consider granting the CPI.

102 Antonia Drive – water smells like rotten eggs. There are pot holes in the streets. Driveways are not plowed and lawns are not mowed.

Sheehan – notes that the CPI is different than the Capital Improvement

Kurt Black of Oak Tree management – sworn in – the park roads are plowed, no driveways. 35% of the park roads were paved last year.

Mr. Najarian suggests having a meeting with the people to let them know what is going on.

Mr. Black – has a permit from the State to drill the new well. They are in the process of drilling the new well. Present water tests have all come back satisfactory.

Old total rent \$300.38, New total rent \$312.58, for an increase of \$12.20 per site per month.

On the motion Spielman/Najarian NO – Stallone, Hopkins YES – Najarian, Maher,
Spielman

Ann Updegrave – Township Committee member – suggests possibly looking into the “water buffalos” to supply water until the new well is finished.

Mr. Silverman – the state tests the water, has been 100% approval, in the process of correcting the water problem. Water problems not related to the CPI and tax surcharge.

Lori Greenberg – CPI has nothing to do with the water. The landlords are putting in a new well, even though they are not required to do so, the cost of the well is not being passed on to the residents. The water tests 100% approval every month.

Mr. Maher – would like something to be done about the water.

Kurt Black – should be drilling in two weeks, allow another two months for the testing process. He will look into the water buffalo supply.

-Break-

CAPITAL IMPROVEMENT APPLICATIONS

Mr. Hlavach has reviewed applications from Oak Tree Mobile Home Park and Pleasant Gardens. They both are not complete. Financial statements need to be provided.

Mrs. Greenberg notes that Oak Tree is coming in for the roads, will provide a certified statement for the work done. Will postpone application until the well is operating, board will hear both roads and sewer.

Pleasant Gardens has also applied for a CPI and tax surcharge increase, will discuss with Mr. Hlavack prior to the next meeting. Will withdraw Capital Improvement application for the windows.

PLEASANT GARDENS – Regarding Handy Man Issue

Chester Liu sworn in – states there are always three handy men available, have the payroll to prove this, they are on call. Tenants call the on-site manager, Joan, who lives in the complex, she then calls the handy man.

Joan Hager – sworn in – she calls the handy man or determines if a plumber, electrician, etc. is needed. There is no emergency number to call. Joan has an answering machine.

Elizabeth Weber – states her sewer backed up for two days, the refrigerator took a week to fix. The present handy man has a full time job in addition to the handy man position.

George Mohl – Garden Street – there are roots in the septic

Joan Reilly – has no problem with Joan. Her heat is too hot. No maintenance man to take care of the general maintenance.

Mrs. Greenberg states that at the next meeting she will have a maintenance plan prepared.

Jack Kelnhofer – Maple Glen – coming in for CPI and real estate increases.

Shari Williams – information provided regarding parks selling out for land. Wants to compare Jackson MUA amounts with those provided by Water Savers. Mr. Hlavach will see if he can get the numbers.

Meeting adjourned 10 PM

Kathleen Sevchenko
Kathleen Sevchenko

Approved 1/26/2006