

**JACKSON TOWNSHIP RENT CONTROL BOARD
MEETING OF JANUARY 26, 2006
MINUTES**

*Approved
2-9-2006
(12)*

The meeting was called to order at 7:35 PM with a flag salute and reading of the Sunshine law by Pat Sheehan.

PRESENT: M. Bado, B. Spielman, P. Maher, H. Lazan, S. Najarian, D. Hopkins, A. Stallone, L. Fitzgerald, P. Sheehan, Esq., E. Hlavach, CPA

Board Alternate Member Lisa Fitzgerald was welcomed and sworn in by Mr. Sheehan.

MINUTES OF JANUARY 12, 2006 – Correction, Oak Tree license fee should be \$.18 Motion to approve with correction – Spielman/Lazan Bado – Abstain Remainder – Ayes

**BILLS – Motion to pay all bills – explanation is provided with Mr. Cucci's bill
Lazan/Maher All Ayes**

<E.Hlavach arrives 7:45 PM>

RESOLUTIONS

- | | | | |
|---------|---|---------------------------------|-----------------|
| 2006-01 | Chairman, ViceChairman and Secretary of Rent Control Board
Motion by Stallone/Hopkins | Bado – Abstain | Remaining – Aye |
| 2006-02 | Edward A. Hlavach, appointed as Accountant of Rent Control Board
Motion by Maher/Spielman | Bado – Abstain | Remaining – Aye |
| 2006-03 | Patrick Sheehan, appointed as Attorney for Rent Control Board
Motion by Spielman/Hopkins | Bado – Abstain | Remaining – Aye |
| 2006-04 | Establish 2006 Meeting Schedule | Bado – Abstain | Remaining – Aye |
| 2006-04 | Oak Tree Mobile Home Park CPI & Real Estate Tax Increase
CPI 4.3% and Real Estate \$1.39 increase per site per month
Effective February 1, 2006
Motion by Spielman/Maher | Spielman, Maher, Najarian – Aye | |

REGENCY CLUB INCREASE

Rental Increase for Apartments #19E, 26E, 26L, and 8B

Mr. Hlavach has reviewed and verified the application. The landlord stated that a notice was posted of rental increase.

Motion to approve increase Bado/Stallone

Members have questions regarding the notification of the tenants of tonight's meeting regarding the increase, were tenants notified? The landlord is required to notify the increase thirty days prior.

Ed notes that in all instances, Regency is applying for less of an increase than they are entitled. Stallone withdraws his second on the motion.

Motion that Regency Club provide proof of notification of increase and of meeting to tenants, not just via the new lease – rental increase is denied until such proof is provided to the board.

Hopkins/Lazan All Ayes

MAPLE GLEN CPI & REAL ESTATE TAX INCREASE

Effective date January 1, 2006. Mr. Hlavach has reviewed and verified the application. Real Estate tax increase of \$11.19, with a maximum of \$38.64. License fee of \$.62. 80 sites. 4.7% CPI increase effective 2/1/2006.

Question from resident on the CPI amount. Ed explains based on a monthly basis. MGM management provides proof of service (notice of mailing 30 days prior).

Jack Klenhofer – MGM Homeowner Association – sworn in by Mr. Sheehan. Park sits on Lot 32.01-12 which is 60 acres. Landlord also owns Lot 32.01-13 (97 acres) which has nothing to do with the park. He questions why the tenants should be paying for these taxes. Taxes on the 60 acre parcel are \$30,149.50 (Lot 32.01-12). Taxes on the 97 acre parcel are \$6,941.48 (Lot 32.01-13). Landlord states the two properties are combined and divided by 80 sites. The lake is used for fishing by the tenants.

Mr. Klenhofer – states lake is on the 60 acre parcel.

Mr. Hlavach – if the \$6,941.48 is backed out, results in a decrease of \$7.23 per month per site. New gross rent of \$281.47.

Mr. Najarian recommends that the landlord consult with their attorney. Their attorney is present at tonight's meeting.

Mr. Sheehan is of the opinion that the taxes for the separate lot should not be passed on to the tenants.

Marybeth Park – sworn in – will consent to reduce the rent by the \$7.23, not include the 97 acre parcel in the taxes. Will agree to the \$229 amount.

Klenhofer – correct old base rent as of 1/1/2006 is \$228.95

Board Recesses 8:43 PM

To Order 8:50 PM

Landlord will withdraw the application and recalculate the amount. Mr. Hlavach states the amount should be the base rent plus for 2005 \$28.02, 2006 - \$56.03 added and 2007 - \$93.39 added.

Motion to table application to meeting of February 9, 2006 Hopkins/Bado All Ayes

PLEASANT GARDENS CPI & REAL ESTATE TAX INCREASE

Mr. Hlavach has reviewed and verified the application. Seeking Real Estate tax increase of \$2.78 and CPI increase of 6.2% (4.7% CPI and 1.5% for providing heat)

Lori Greenberg, Esq. – Pleasant Gardens has prepared a maintenance plan, hired an on-site maintenance man and have provided emergency phone numbers to the residents. They also have a plan in place to address the heating problems of the residents.

John McGarrigle – there are other residents with heating problems. The roof still leaks.

Ron of 106A – leak in roof in main porch, screen on porch broken, the wood on the porch is rotted. Also would like a copy of his lease.

Mrs. Greenberg – landlord will address the problem

Najarian – questions if the issue of the roots in the septic system has been addressed? The landlord responds that he will do whatever the septic people instruct.

Elizabeth Weber – nothing in her letter to the landlord has been done, still cold in her apartment.

Brenda Vogel – 105A – sworn in – termites eating her porch.

Landlord will distribute letters requesting a listing of problems, repairs, etc. of tenants for action.

Motion to approve CPI and tax increase provided complaints by residents are addressed by March 15, 2006. Porch issues are to be addressed/repared no later than April 15, 2006. Tenants are to notify Mr. Pat Sheehan's office and the landlord as to their satisfaction with repairs. Motion by Maher/Lazan All Ayes

OAK TREE MOBILE HOME PARK – CAPITAL IMPROVEMENT APPLICATION

Application is for improvements to existing roads in the park. Financial information provided by Severino and Associates. Mr. Hlavach notes the increase is for \$49,823.00 divided by 258 lots over a 15 year period, resulting in an increase of \$1.07 per lot per month. The landlord is not seeking interest reimbursement.

In response to residents questioning, the landlord stated that the well will be drilled on February 1, 2006. Mrs. Greenberg noted the sewer situation was put on hold until the well is drilled. She notes that the landlord has not passed on the well expense to the tenants – no capital improvement was applied for. Kurt Black notes that the water has to be approved by the state, which will take approximately 2-3 months.

When questioned by the board, the landlord stated that no resident has ever been threatened with eviction due to complaints about the water.

Kurt Black was sworn in – notes that capital improvement is for a major repavement of 1/3 of the roadways in the park. 1/3 was done in 2005, 1/3 in 2006 and 1/3 in 2007. Present roads are 30 years old. Best Paving was the lowest bid received.

Najarian – would like to see the other bids. Must be dealt with for Capital Improvement as a whole package, which totaled would be over \$50,000. Must be voted upon by the residents as per the Ordinance.

Motion to deny Oak Tree Capital Improvement Application submitted as under \$50,000, must be submitted as the whole project amount, which totals over \$50,000 and therefore must be voted upon by the residents for approval. Hopkins/Lazan All Ayes

Mr. Maher notes that the issues with the water pipes could result in the roads having to be dug up to correct any issues with the pipes.

MEETING CANCELATION – MEETING OF FEBRUARY 23, 2006 CANCELLED.

Meeting Adjourned 10:10 PM

Minutes prepared and submitted by:



Kathleen Sevcenko

Secretary

January 27, 2006