

J. KSON TOWNSHIP RENT CONTROL BOARD  
MEETING OF FEBRUARY 9, 2006  
MINUTES

Vice-Chairman Pete Maher called the meeting to order at 7:33 PM with a flag salute and reading of the Sunshine Law by Mr. Sheehan.

PRESENT: M. Bado, P. Maher, D. Hopkins, A. Stallone, L. Fitzgerald, E. Hlavach, CPA and P. Sheehan, Esq.

MINUTES OF January 26, 2006 – Motion to approve HOPKINS/Stallone All Ayes

BILLS – Motion to pay all bills HOPKINS/Stallone All Ayes

CORRESPONDENCE

Mr. Hlavach has been in contact with Regency Club Apartments. They need to inform the tenants of the increase and at what meeting the increase will be heard. November and December 2005 increases will be heard on March 9, 2006. Regency Club would also like to present their plans for a different billing method on water and sewer charges.

RESOLUTIONS

2006-6 Deny Rental Increase for Regency Club Apartments 19E, 26E, 26L and 8B until proof of service is provided to the Board. Motion by Stallone/Hopkins All Ayes

2006-7 Pleasant Gardens CPI of 6.2% and Real Estate Tax Increase of \$2.78 per unit per month. Landlord must address heat, cold, roof leaks, etc. by March 16, 2006 and porch issues no later than April 15, 2006, tenants to notify as to their satisfaction. Motion by Stallone/Hopkins All Ayes

2006-8 Deny Oak Tree Capital Improvement Increase. Hopkins/Bado All Ayes

MGM Real Estate Tax Increase and CPI Increase

Mr. Hlavach has reviewed and verified the application. Real Estate tax of \$38.64, license fee of .62, CPI Increase 4.7% for 80 sites. Tax increase would be \$11.19, with a maximum of \$38.64. Two base rents, depending when you moved in the park \$200.88 or \$238.24.

Jack Klenhofer states that the homeowners will agree to pay the extra property tax.

Will Boyce – they will bring the issue to the homeowners at the next meeting, if they are in disagreement, they will file an application for reduction.

Jack Klenhofer – his only concern is that since the last increase, he has not seen any repairs or the maintenance promised.

Landlord representative, MaryBeth states that she will sit down with Mr. Klenhofer to address the maintenance issues and concerns.

Vincent DeMetro is sworn in – questions that the \$7 amount goes back to 2002 for the 100 acres.

George Davies is sworn in – regarding the Hardship application awarded in three increments, this is being challenged by the landlord in court. Questions if the tenants can be required to pay the retro amount.

Mr. Sheehan – that will be up to the judge to determine.

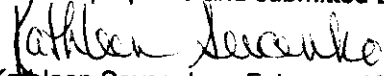
Motion to approve CPI increase of 4.7% and tax increase of \$11.19 effective March 1, 2006. Maintenance items to be repaired within an eight week time period.

Stallone/Hopkins Stallone, Hopkins, Fitzgerald, Bado – Ayes Maher – Abstain

Motion to pay Asbury Park Press Bill – Bado/Hopkins All Ayes

Meeting Adjourned 8:25 PM

Minutes prepared and submitted by:

  
Kathleen Sevcenko, February 13, 2006

