

**JACKSON TOWNSHIP RENT CONTROL BOARD  
MEETING OF MARCH 23, 2006  
MINUTES**

Chairman Scott Najarian called the meeting to order with a flag salute and reading of the Sunshine Law by Mr. Sheehan.

ROLL CALL; Present – M. Bado, D. Hopkins, B. Spielman, S. Najarian, E. Hlavach, CPA and P. Sheehan, Esq.

MINUTES OF February 9, 2006 – Motion to approve SPIELMAN/Hopkins All Ayes

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

CORRESPONDENCE - First Reading of Amendments to Ordinance 06-06 distributed to members for review.

Letter from Pleasant Gardens regarding an update on the heating situation, thermometers were put in four apartments and readings taken twice per day.

Lori Greenberg, Esq. representing Pleasant Gardens states that this issue was not scheduled to be heard this evening, would like to have landlord present to respond.

Scott – March 16 was the deadline for the heat issue, and April 15 is the deadline for porch repairs. This will be heard at the meeting of April 27.

Resident of 105A Garden Street – given paper to write complaints, nothing has been done

Resident of 106B – heat increase, landlord will receive rebate

Ms. Greenberg – heat costs have risen 60% in this community in the past year

#### RESOLUTION

2006-09 – MGM at Jackson – CPI and Real Estate Tax Increase

Tenant Association would like a maintenance schedule. Landlord has the schedule prepared and any outstanding issues will be addressed.

Resident of 20 Maplewood Drive – homes that face Miller Avenue have propane tanks exposed, recently a car went off the road and hit homes, this is a dangerous situation. Took down trees.

The residents would like some type of barrier constructed between the roadway and the homes.

Regarding various violations – landlord has noted same and will repair by April 9, 2006.

Landlord and tenants will attest to repairs made via correspondence to the board.

Motion to approve Resolution 2006-09 CPI and Real Estate Tax Increase made by SPIELMAN/Bado All Ayes

#### REGENCY CLUB APARTMENTS

The landlord has informed the tenants of this hearing date. Rental increase for November and December 2005 for apartments 19E, 26L and 8B. Mr. Hlavach has reviewed the application and recommends approval of same.

Motion to approve rental increase SPIELMAN/ Bado All Ayes

#### FOUNTAINHEAD PARK

Application for CPI and Real Estate Tax Increase effective 4/1/2006. CPI Increase of 3.4% for Sites 73, 85, 99, 102, 104, 109, 121, 122, 123,124, 125, 126, 144, 147, 149, 156.

Question as to how the park is listed, Clem Caldarise states it is an Adult/Senior Park 55+

Gail Bopp states Judge Havey in 1984 made a ruling that it is a family park. Difference in license fee Adult Park \$600 (\$.32 per tenant per month) or Family Park (\$.11 per tenant per

month). Mr. Hlavach has verified that Fountainhead pays \$600 per year for license fee. Real Estate tax \$32.55 per site per month.

Motion to approve CPI & Real Estate Increase BADO/Spielman All Ayes

Meeting of April 13, 2006 is cancelled.

Meeting adjourned 8:25 PM

Minutes prepared and submitted by:

*Kathleen Sevcenko*

Kathleen Sevcenko  
March 24 2006

*Approved 4/27/2006*