

JACKSON TOWNSHIP RENT CONTROL BOARD
MEETING OF APRIL 27, 2006
MINUTES

The meeting was called to order at 7:34 PM by Chairman Scott Najarian with a flag salute and reading of the Sunshine law by Mr. Sheehan.

PRESENT: S. Najarian, A. Stallone, D. Hopkins, H. Lazan, E. Hlavach, CPA and P. Sheehan, Esq.

MINUTES OF March 23, 2006 - Motion to approve as submitted STALLONE/Lazan All Ayes

BILLS – Motion to pay all bills STALLONE/Hopkins All Ayes

CORRESPONDENCE

New Applications Received –
Regency Club – January & February increases
Jackson Estates – CPI Increase
Fountainhead – CPI Increase
Land O' Pines – CPI & Tax Increase
MGM – Financial audit received

Schedule for meeting of May 11, 2006 – Regency, Jackson Estates and Fountainhead Applications

RESOLUTIONS

2006-10 Regency Club rental increase for Apartments 19E, 26E, 26L, 8B effective 5/1/2006
Motion by STALLONE/Lazan All Ayes

2006-11 – Fountainhead Park CPI and Tax Pass through increase of 3.4% effective April 1, 2006 for sites 73, 85, 99, 102, 104, 109, 121-126, 144, 147, 149 and 156 Motion by STALLONE/Hopkins All Ayes

MGM Park – CAPITAL IMPROVEMENT APPLICATION – SIDEWALKS

Park landlord representative and attorney state that the tenants have been notified of the meeting tonight, present proof of mailing documentation for review.

Board was not aware this application was to be heard tonight.

Jack Keinhofer, tenant representative states that he did receive notification having to do with the sidewalk improvement. He stated there are approximately 1100 sidewalk "squares", of that amount, approximately 90 have been repaired, he estimates that there are another 90 that are in need of repair. One of the residents has tripped on the uneven sidewalk and broke her leg. The tree roots are lifting up the sidewalks. The tenants are not willing to accept this as a Capital Improvement, feels this should have been regular maintenance repair.

Mr. Sheehan swears in Mr. Keinhofer and Mr. Frank Holman, MGM Accountant.

MGM Attorney stated the amount would be \$1.72 per month for 15 years per site. Total of \$24,706.80 with interest, \$1,647.12 divided by 80 sites divided by 12 months for sidewalk replacement.

The landlord stated that the \$1.72 represents what has already been fixed.

Mr. Najarian states that the board needs to look at the entire sidewalk replacement, all those that need to be fixed. Cannot do this piece meal.

Hopkins – questions if the job was put out to bid?

Landlord states that they picked a reliable contractor, has a letter stating that it is a fair and reasonable price for the work done.

Hlavach – would like to know if the sidewalk system value is a capitalized asset and what portion is depreciated and what has been replaced.

Najarian – board would need the total estimate for the 1100 blocks to be replaced. Need to get estimates for the total job, if the cost exceeds \$50,000, they would have to vote on it.

Sheehan – work has already been done, performed by Bil-Jim Construction, does Bil-Jim have an interest in the park?

Landlord – estate of James Johnson

Sheehan – may be a good idea to have three independent contractor estimates.

It was noted that the Sidewalk replacement issue was not a part of the Hardship issue previously applied for.

Mr. Klenhofer – landlord has no communication with the tenants, would like at least quarterly meetings
Najarian – landlord needs to open up and discuss issues with the tenants

PLEASANT GARDENS

Mr. Chester Liu outlined the progress made in making repairs, porches have been repaired and painted, there are now three handymen to do the work. Joan notes that a 'root' treatment has been done to the septic system.

Questions were raised as to if the complex was up for sale. Mrs. Greenberg feels that this is not an appropriate one for the rent board, has nothing to do with the rent. Tenants are protected by New Jersey Laws.

PUBLIC

Fred Hebler – spoke on the MGM sidewalk issue, tenants can demand that they be fixed, but then if put to a vote for Capital Improvement, can vote down.

Mrs. Greenberg spoke on behalf of the Park Landlords regarding the changes to the Ordinance regarding deregulation, and the provision that no increases can be applied for unless the park has a current license. Objects to this section as written. Need to put a health and safety issue for the license requirement in the Ordinance.

Mr. Sheehan will correspond with the Township Attorney to suggest that the Ordinance be fine-tuned for modifications for situations that do not affect habitability.

Mrs. Greenberg states that decontrol reduces hardship applications

Mr. Sheehan notes that there appears to be a mix-up with sections of the Ordinance, he will review this with the Township Attorney. He also notes that the Ordinance was not adopted as per the draft he submitted to the Township Committee.

Najarian – notes that each application will be reviewed on an individual basis.

Mr. Sheehan will work with Mrs. Greenberg prior to the 45 day time limit for appeal to get this resolved.


CLOSED SESSION 9:20 PM

Mr. Sheehan advised the board of proceedings regarding the MGM Hardship suit.

OPEN SESSIONS 9:35 PM

MEETING ADJOURNED – 9:37 PM

Minutes prepared and submitted by:


Kathleen Sevckenko
Secretary

Approved 5/11/06