

JACKSON TOWNSHIP RENT CONTROL BOARD  
MEETING OF MAY 11, 2006  
MINUTES

The meeting was called to order at 7:45 PM by Chairman Scott Najarian with a flag salute and reading of the Sunshine Law by Mr. Sheehan.

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

MINUTES OF April 27, 2006 – Motion to approve SPIELMAN/Stallone Spielman, Maher – Abstain Stallone, Hopkins, Najarian – Ayes

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

CORRESPONDENCE –

Letter from resident at MGM – read into the record – regarding untruths by Mr. Kelenhoffer about the sidewalks

Letter from Regency Club regarding water & sewer issues. Mr. Sheehan will investigate this further.

LAND O' PINES – CPI

Mr. Hebler and Mrs. Greenberg, Esq. are present representing the park. Mr. Hlavack has reviewed the application for CPI of 3.4% effective 7/1/2006, he has corrected the increase amounts of sites #5 and #8. Mr. Hebler is in agreement with Mr. Hlavach's figures.

Board members question the Capital Improvement amounts. These amounts are for a dump truck and gas connections, which pre-date this application. Mr. Hebler is sworn in and states that the extra person fees and pet charges are assessed according to the date the tenants moved in, some are grandfathered at a lower fee.

Motion to approve CPI of 3.4% effective 7/1/2006 for Land O' Pines Park STALLONE/Spielman All Ayes

JACKSON ESTATES – CPI

John and Diane DiCapua are present along with Mrs. Greenberg and Lou from the Tenants Association. Mr. Hlavack has reviewed the application for a CPI increase of 3.6% effective 6/1/2006 for sites 1-232 and finds the application to be in order.

Motion to approve CPI for Jackson Estates MAHER/Spielman All Ayes

FOUNTAINHEAD PARK – CPI and Real Estate Tax Increase

Clem Caldarise is sworn in by Mr. Sheehan. Mr. Hlavach has reviewed the application which is seeking a CPI of 3.6% effective 6/1/2006. Real Estate tax maximum of \$32.55 for 156 sites. Clem states there are 156 sites occupied. When questioned, Clem stated that Fountainhead charges a \$5 pet fee.

Motion to approve CPI and Tax Surcharge effective 6/1/2006 for Fountainhead Park STALLONE/Maher All Ayes

REGENCY CLUB APARTMENTS

Landlord representative is sworn in by Mr. Sheehan, she states that new residents are being charged separate water and sewer. Renewals are not being charged water and sewer. Mr. Sheehan will research this.

JANUARY 2006 Increase for Apartments # 1M, 3L, 4D, 13A, 14F, 18J, 19D, 19J, 20E, 20L, 21C, 22E, 23A, 23D, 24C, 25H, 25J, 30L effective 2/1/2006

FEBRUARY 2006 Increase for Apartments # 1G, 2G, 3H, 7B, 11A, 12L, 13K, 15C, 17H, 20G, 22B, 25G, 25M effective 3/1/2006.

Landlord states that some of the above apartments are already pay the water and sewer at this time. There is a \$50 cap on the water and sewer. Mr. Sheehan recommends that the board vote on the increase on the base rent at this time. He recommends that the board adopt the increase at a future date, the first of the following month. Mr. Hlavach notes that the increases range from \$0 to \$59 per month.

Members object to approving an increase that the tenants are already paying and have been paying for several months.

Motion to approve January increase SPIELMAN/Najarian Spielman, Najarian – Yes Stallone, Maher, Hopkins – NO

Mr. Sheehan recommends an effective date of 6/1/2006 for the increase and a credit be given to the tenants for the intervening months already paid.

The landlord will forward a copy of the renewal letter three months prior to the increase, to the board. Signed leases will be forwarded to the board when they are available.

Water and sewer amounts are not included in the CPI computation.

Motion to approve January 2006 increase effective June 1, 2006 with tenants receiving an abatement for the months already paid the increase      STALLONE/Spielman      Stallone, Spielman, Maher, Najarian – Yes      Hopkins – No

Motion to approve February 2006 increase effective June 1, 2006 with tenants receiving an abatement for the months already paid the increase      SPIELMAN/Stallone      Stallone, Spielman, Maher, Najarian – Yes      Hopkins – No

Mr. Sheehan will prepare one Resolution to cover both increases.

PUBLIC – None

CLOSED SESSION – 9 PM  
OPEN SESSION – 9:35 PM

MAHER/Spielman Motion

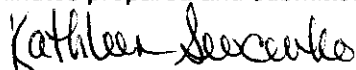
All Ayes

During closed session, Mr. Sheehan advised the board on matters relating to the changes to the Township Rent Control Board Ordinance also litigation matters involving MGM at Jackson.

MEETING OF MAY 25, 2006 IS CANCELED.

Meeting Adjourned 9:37 PM

Minutes prepared and submitted by:

  
Kathleen Sevcenko  
Secretary

Approved 6/8/2006