

JACKSON TOWNSHIP RENT CONTROL BOARD
Meeting of February 28, 2008
Minutes

Chairperson Donna Hopkins called the meeting to order at 7:30 PM with a flag salute and reading of the Sunshine Law compliance by Mr. Rumpf.

PRESENT: G. DeVito, L. Savage, D. Hopkins, N. Stallone, R. Cruz, J. Bellu, CPA and B. Rumpf, Esq.

MINUTES OF January 24, 2008 - Motion to approve SAVAGE / Cruz DeVito – Abstain
Savage, Hopkins, Stallone, Cruz - Ayes

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

RESOLUTIONS

2008-07 Oak Mobile Home Park CPI Increase of 4.3% effective February 1, 2008
Motion to approve CRUZ / Savage DeVito – Abstain Savage, Hopkins, Stallone, Cruz – Ayes

2008-08 Oak Tree Mobile Home Park Real Estate Tax Increase effective February 1, 2008
\$.44 per site per month, maximum \$35.39 per site per month. Motion to approve SAVAGE / Stallone
Savage, Hopkins, Stallone, Cruz – Ayes DeVito – Abstain

REGENCY CLUB APARTMENTS – CPI INCREASE APPLICATION

Present for Regency Club are Karen Palmer and Alexis, who are sworn in by Mr. Rumpf, along with Mr. Bellu, the Board's Accountant. Mr. Bellu has reviewed the application and finds it to be in order. Increase of 3.9% CPI to be effective December 1, 2007 for Apartments 4A, 7F, 8B, 26L, 29K
Motion by DeVito / Stallone All Ayes

PLEASANT GARDENS – CPI & REAL ESTATE TAX INCREASE APPLICATION

Present for Pleasant Gardens are Lori Greenberg, Esq., Abraham Frankel & Saul Rothege. Mr. Frankel and Mr. Rothege are sworn in by Mr. Rumpf. Mr. Bellu has reviewed the application for CPI increase of 5.6%, heat is supplied and real estate tax increase of \$2.03 per unit per month, with a maximum of \$69.93 per unit per month. Units 101B, 102D, 104D, and 1080A require an adjustment in rent as they were charged an amount higher than approved by the Board last year.

Ellen Blaney of 107D – her rent increase should not be effective until August 31, 2008. Ms. Greenberg will send Ms. Blaney a new letter to quit with the new effective date.

Mr. Rumpf asks Ms. Greenberg to check the records to determine if there are other instances such as this. Mr. Rumpf would recommend that no formal action be taken on the increase until this information can be researched and provided to the board.

Mr. Bellu would request copies of all leases.

Ralph Adonolfe – has power of attorney for his mother Antoinette who lives at 107B. Stated that the previous owners never raised the rent. Last year the rent was raised and now this year also. Residents live on fixed income. The heating units are locked, residents have to call the super to have the heat turned up. The residents are afraid.

Ms. Hopkins – the landlords are entitled to the increases as prescribed by law.

Mr. Bellu – the increase is based on the CPI and the rate changes monthly. The Township Council has been asked to change the Ordinance wherein the rate of increase would be determined by the Social Security rate.

Mr. Adonolfe stated that the residents of the community are afraid to come to a meeting due to the wording of the Notice to Quit.

Ms. Greenberg – the landlords have done work to the community, they have put in a new roof and are in the process of hooking up to municipal water. She apologizes for the wording of the Letter to Quit, but states that is how it must be written. She does send a cover letter along with the Notice to explain the wording. The landlord does respond to any complaints received.

Mr. Rumpf notes that residents have expressed that there is inadequate heat in certain units, he questioned the reason that the heating units were locked.

Mr. Rothege noted that every four units have a regulator, the heat is set at 70 degrees.

Mr. Rumpf noted that Mr. Adonolfe stated that it was not 70 degrees in his mother's unit.

Mr. John Cinardo, Superintendent is sworn in by Mr. Rumpf. Mr. Cinardo states that Building 107 has no lock, some units do, the heat is controlled by the outside temperature.

Mr. Rumpf suggests that a letter be sent to the residents that if there is inadequate heat, management should be contacted. Mr. Cinardo stated that he is always there, as he lives in the community.

Brenda Pokol – slipped and fell on the steps going down to the laundry room and was injured. Saul Rothege replied that the steps were repaired as soon as complaints were received.

George Moreland of 106B – there is a visual hazard pulling out onto Rte. 528, bushes are blocking the view. He has requested that the landlord cut the trees, to date nothing has been done.

Oran Preskar of 103D – the water has nitrates in it. He is afraid to drink or wash in the water. No potable water has been provided.

Mr. Frankel stated that the water is safe to drink. They are in the process of hooking up to the municipal water supply. Mr. Frankel stated his company bought the community in July or August of 2006.

Ms. Hopkins requested that the Township Code Officer be contacted to check out some of the concerns of the residents prior to the next meeting.

Ms. Greenberg would like to request that the residents put their concerns in writing to management

John McGariggle of 101J – still has a heat problem, no heat. A plumber was brought in to check out the problem. The temperature in his unit is 62 – 63 degrees. Mr. Rothege stated there is always sufficient heat. Mr. Rumpf suggests that someone be sent to Mr. McGariggle's apartment to check the temperature.

Judy Lempfert, whose father, Joseph Castello, lives at 107D – states that her father is only four months into his lease, also received Notice to Quit with wrong date on it. Her father will not drink the water and has skin problems.

Vernon Randolph of 101H – states the roof was leaking and the septic was overflowing. The steps to the basement always have leaves on them.

The board will table this application until the meeting of March 13, 2008.

Meeting adjourned 9:08 PM

Minutes prepared and submitted by:

Kathleen Sevckenko
Secretary