

JACKSON TOWNSHIP RENT CONTROL BOARD
MEETING OF OCTOBER 27, 2005
MINUTES

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

PRESENT: S. Najarian, B. Spielman, H. Lazan, P. Maher, D. Hopkins, P. Sheehan, Esq. and E. Hlavach, CPA

MINUTES OF SEPTEMBER 22, 2005 – Motion to approve SPIELMAN/Maher
All Ayes

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

CORRESPONDENCE

Mr. Sheehan notes that the PreTrial conference for the Maple Glen matters have been scheduled and he has filed an answer to the complaint from Maple Glen.

Mr. Sheehan has received an inquiry from a prospective tenant for a mobile home park.

Mr. Hlavach has met with Ms. Denson regarding Shady Lake Park and Ms. Denson would like the matter rescheduled from tonight's meeting.

Mr. Sheehan received a phone call from a Regency Club tenant regarding the heat had not yet been turned on. Karen Palmer of Regency Club management stated that the heat has been on since September. If tenants have a specific problem with their heat, they should contact the office so the problem can be resolved.

Mr. Najarian notes correspondence received regarding a Rent Leveling workshop to be held in Atlantic City.

RESOLUTIONS

2005-22 Southwind Mobile Home Park Real Estate Tax Pass Through
Effective 10/1/2005 Increase of \$1.37 maximum \$31.27 per site per month
Motion to approve LAZAN/Spielman All Ayes

<Donna Hopkins arrives>

Southwind CPI Increase Application – Effective 11/1/2005 for CPI Increase of 3.2% for 250 sites. Anna Chew of Southwind was sworn in by Mr. Sheehan, Ms. Chew states that she is in agreement with Mr. Hlavach's review of the application. Mr. Hlavach has reviewed the application and finds it to be complete and all calculations to be correct.

No Public Present

Motion to approve Southwind CPI Increase LAZAN/Spielman All Ayes

REGENCY CLUB RENTAL INCREASE

Regency Club Management is present. Mr. Hlavach thanks Regency's Board for their efforts in obtaining corrects figures. January 2005 increases are for Apartments 1-30 A – H and J – M. Karen Palmer of Regency Management is sworn in by Mr. Sheehan. Ms. Palmer is in agreement with Mr. Hlavach's rental amounts. Regency will continue on a monthly basis beginning in December. Mr. Hlavach notes that Regency has provided amended leases for

apartments with adjusted rents: Apartment 1B, 8C, 26J and 29E. Regency has also issued credits to tenants where due.

No Public Present

Motion to approve Regency Club Rental Increases effective January 1, 2005

SPIELMAN/Maher All ayes

RENT CONTROL ORDINANCE AMENDMENTS

Mr. Sheehan has prepared amendments to the Ordinance to be presented to the Township Committee for adoption. The board recommends changes to the CPI to only include interior renovations in the \$2,500 limit for the entitlement to the increase. Mr. Hlavach and Mr. Sheehan will discuss the amendment regarding the Rate of Return amendment.

Motion to accept recommended changes to the Rent Control Ordinance for presentation to the Township Committee. SPIELMAN/Maher All Ayes

Meeting Adjourned 8:15 PM

Minutes prepared and submitted by:

Kathleen Sevckenko
Secretary
October 28, 2005