

Jackson Township Rent Control Board
Meeting of January 9, 2020
Minutes

The meeting was called to order at 7:33 pm by Chairman Robert Skinner, followed by a flag salute, moment of silence and reading of the Sunshine Law by Ms. Rumpf.

PRESENT: G. Miller, D. DiCapua, R. Schleckser, C. Dimino, K. Lowe, B. Silberman, J. Telliho, L. Dustin, M. Regan-Levine, R. Skinner, D. Rumpf, Esq. and L. Amoruso, CPA

REORGANIZATION

Reappointed and newly appointed members were sworn in by Ms. Rumpf.

Nomination of Chairperson - R. Schleckser nominates Robert Skinner for the position of Chairperson. Second by C. Dimino.

Vote: G. Miller, D. DiCapua, R. Schleckser, C. Dimino, K. Lowe, J. Telliho, L. Dustin, M. Regan-Levine, R. Skinner – Ayes

Nomination of Vice Chairperson – R. Schleckser nominates Charles Dimino for the position of Vice Chairperson. Second by K. Lowe.

Vote: G. Miller, D. DiCapua, R. Schleckser, C. Dimino, K. Lowe, J. Telliho, L. Dustin, M. Regan-Levine, R. Skinner – Ayes

Establish Meeting Dates for 2020 - Meeting dates will be the second and fourth Thursday of the month as listed
Motion to approve R. Schleckser, Second by C. Dimino

Vote: G. Miller, D. DiCapua, R. Schleckser, C. Dimino, K. Lowe, J. Telliho, L. Dustin, M. Regan-Levine, R. Skinner – Ayes

Appointment of Board Secretary - Motion to appoint Kathleen Sevchenko as Rent Control Board Secretary made by C. Dimino, second by R. Schleckser.

Vote: G. Miller, D. DiCapua, R. Schleckser, C. Dimino, K. Lowe, J. Telliho, L. Dustin, M. Regan-Levine, R. Skinner – Ayes

Appointment of Board Accountant - Motion to appoint Louis Amoruso, or another representative from Memoli & Co., PC as Board Accountant made by R. Schleckser, second by C. Dimino

Vote: G. Miller, D. DiCapua, R. Schleckser, C. Dimino, K. Lowe, J. Telliho, L. Dustin, M. Regan-Levine, R. Skinner – Ayes

Appointment of Board Attorney – Motion to appoint Debra Rumpf of Rumpf Law made by R. Schleckser, second by C. Lowe as Board Attorney

Vote: G. Miller, D. DiCapua, R. Schleckser, C. Dimino, K. Lowe, J. Telliho, L. Dustin, M. Regan-Levine, R. Skinner – Ayes

MINUTES OF December 12, 2019 - Motion by G. Miller, second by R. Schleckser to approve

Vote: G. Miller, K. Lowe, D. DiCapua, C. Dimino, R. Schleckser, R. Skinner – Ayes

J. Telliho, L. Dustin, M. Regan-Levine – Abstain

CORRESPONDENCE - Mr. Amoruso received Vacancy Decontrol information from Jackson Acres for 12 Eagle Road and 24 Douglas Drive.

Ms. DiCapua explained Vacancy DeControl to the new members.

Ms. Rumpf stated that she will correspond with Nancylyu Viviano and those parks, regarding parks not appearing before the board.

Mr. Skinner stated he would like other enforcement agencies have them appear. This should be noticed to the proper township entity when those parks come to apply for yearly licenses. Ms. Rumpf will draft a letter so stating.

Ms. DiCapua noted that the apartments are not licensed. This should be handled by Code Enforcement.

Mr. Skinner stated he has spoken with Councilman Calegero regarding having a representative from Code Enforcement attend Rent Control meetings.

BILLS - Motion to pay all bills made by C. Dimino, second by R. Schleckser

Vote: G. Miller, D. DiCapua, R. Schleckser, C. Dimino, K. Lowe, J. Telliho, L. Dustin, M. Regan-Levine, R. Skinner – Ayes

RESOLUTIONS

2019-27 Prospect Point CPI Increase November 2019 – April 2020

Motion to approve CPI Increase of 3.94% (include 1.5 % heat is included) for Prospect Pointe Apartments as listed,

In accordance with the start date of each tenant's lease Motion by R. Schleckser, second by C. Dimino

Vote: G. Miller, D. DiCapua, R. Schleckser, C. Dimino, K. Lowe, J. Telliho, L. Dustin, M. Regan-Levine, R. Skinner – Ayes

PUBLIC

Daniel Andretta of 37 Boxwood Drive. Mr. Andretta would like to make the Board aware of what is going on at MGM. He is trying to sell his unit. He sent a prospective buyer to MGM management for approval and MGM offered the buyer a lease, causing Mr. Andretta to lose the sale. The buyer now wants to purchase the unit, but MGM will not approve him. He was approved before.

Ms. Rumpf advised that the board would not be able to assist in this matter.

Mr. Miller will provide contact information for an ombudsman for advice on this.

Close Public – Motion by R. Schleckser, second by K. Lowe

Vote: G. Miller, D. DiCapua, R. Schleckser, C. Dimino, K. Lowe, J. Telliho, L. Dustin, M. Regan-Levine, R. Skinner – Ayes

RESOLUTION VOTE

Motion to approve Resolutions 2020—1 through 2020-4 for Establishing Meeting Dates, Chairman, Vice-Chairman and Secretary, Accountant and Attorney made by R. Schleckser, second by K. Lowe

Vote: G. Miller, D. DiCapua, R. Schleckser, C. Dimino, K. Lowe, J. Telliho, L. Dustin, M. Regan-Levine, R. Skinner – Ayes

Motion to adjourn by D. DiCapua, second by R. Schleckser

Vote: D. DiCapua, G. Miller, R. Schleckser, C. Dimino, K. Lowe, R. Skinner – Ayes

ORDINANCE REVISIONS

Mr. Skinner questions potential complications regarding new applications prior to the new revised Ordinance being adopted. Ms. Rumpf stated that an effective date would be established by Council.

Meeting Adjourn 8:24 pm

Minutes prepared and submitted by:

Kathleen Sevckenko

Secretary