

**Jackson Township Rent Control Board**  
**Meeting of March 12, 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, W. Cordts, K. Lowe, B. Silberman, R. Skinner, D. Rumpf, Esq. and L. Amoruso, CPA

**ABSENT:** L. Dustin, M. Regan-Levine, J. Telliho

Mrs. Rumpf swore in William Cordts as a new Alternate Member.

**MINUTES OF January 9, 2020** - Motion by C. Dimino, second by R. Schleckser to approve

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

W. Cordts – Abstain

**CORRESPONDENCE** - Mr. Amoruso received Vacancy Decontrol information from Jackson Acres, Oak Tree and Southwind Mobile Home Parks.

Mrs. Rumpf sent letters to those apartment complexes that have not appeared before the Board and received response from some of them. Mrs. Rumpf compiled a chart with the apartment information.

Mr. Schleckser noted that the Board has received no information as to increases from Silver Pines and Four Seasons Mobile Home Parks

Mr. Skinner addressed the Coronavirus situation and stated that he personally checked with Township personnel as to the cleaning and sanitizing methods being used. He personally sanitized the areas in the meeting room and doorways. Township Administration may possibly request virtual meetings in the future if necessary.

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

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

**Fountainhead Real Estate Tax Increase**

Present representing Fountainhead this evening are Lori Greenberg, Esq. and Clem Caldarise. Mr. Caldarise is sworn in by Mrs. Rumpf. Mr. Amoruso has reviewed the application which is seeking a Real Estate Tax increase of \$1.59 per site per month effective 1/1/2020, with a maximum of \$63.84 per site per month. Mr. Caldarise is in agreement with the calculations.

Public (on the application) – None Open / Close All Ayes

Motion to approve Real Estate Tax Increase of \$1.59 per site per month, maximum of \$63.83 for Fountainhead effective 4/1/2020 made by R. Schleckser, second by K. Lowe

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

**Fountainhead CPI Increase**

Present representing Fountainhead this evening are Lori Greenberg, Esq. and Clem Caldarise. Mr. Amoruso has reviewed the application which is seeking a CPI Increase of 1.81% effective 4/1/2020 in accordance with the start date of each tenants lease. Mr. Caldarise is in agreement with the calculations

Public (on the application) – None Open/Close All Ayes

Motion to approve Fountainhead CPI Increase of 1.81% effective 4/1/2020 in accordance with the start date of each tenants lease made by C. Dimino, second by R. Schleckser

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

### **Land O' Pines Mobile Home Park CPI Increase**

Present representing Land O' Pines this evening are Lori Greenberg, Esq. and Craig Hebel. Mr. Hebel is sworn in by Mrs. Rumpf. Mr. Amoruso has reviewed the application which seeks a CPI Increase of 1.81% effective 7/1/2020. Mr. Amoruso noted changes were made to Lot #13 - \$589.53 rent was on the application, should be \$544.86 and the correct CPI Increase would be \$9.81 Lot #57 - \$567.04 rent was on the application, should be \$557.04 and the correct CPI Increase would be \$10.03.

Mr. Dimino would like to see the tenants names listed on the spreadsheet. Mr. Hebel stated that he did submit a listing of lot # and tenant names to Mr. Amoruso with the original application. When questioned regarding the rent for Lot #82, Mr. Hebel noted that the lot size is 100 x 100 and the home is 28 x 80.

Diane DiCapua questioned as to how the tenants were notified of the meeting and the increase.

Mr. Hebel stated that he submitted the application in January and was only notified of the meeting date two days ago. He did not have the correct numbers before the amount approved at the meeting. The CPI will become effective 7/1/20, he will notice the tenants the 60 days prior to the increase.

Mr. Miller stated the tenants should be noticed before the meeting date.

Mr. Hebel stated he did put the notice of the meeting tonight on the bulletin board.

Mr. Skinner noted that this was through no fault of Mr. Hebel and not done intentionally.

Mr. Hebel stated that he will put the notice of the Resolution reading in the communication boxes for the tenants.

Motion to approve Notice of Resolution Reading meeting on March 26, 2020 by Land O' Pines made by G. Miller, second by C. Dimino

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

Motion to tentatively approve CPI Increase for Land O' Pines of 1.81% effective 7/1/20 pending Resolution Reading meeting of March 26, 2020 made by K. Lowe, second by R. Schleckser

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

### **MGM at Jackson Real Estate Tax Increase**

Mr. Miller and Mr. Schleckser step excuse themselves and step from the dais.

Present representing MGM this evening are Lori Greenberg, Esq. and Charlie Baker. Mr. Baker is sworn in by Mrs. Rumpf. Mr. Amoruso has reviewed the application which seeks a Real Estate Tax increase of \$1.82 per site per month, maximum of \$68.38 per site per month effective 4/1/20. Mr. Baker is in agreement with the calculations.

Public (on the application) – None Open / Close All Ayes

Motion to approve Real Estate Tax Increase of \$1.82 per site per month, maximum of \$68.38 per site per month effective 4/1/20 made by K. Lowe, second by B. Silberman

Vote: B. Silberman, D. DiCapua, C. Dimino, K. Lowe, W. Cordts, R. Skinner – Ayes

### **MGM at Jackson CPI Increase**

Present this evening representing MGM are Lori Greenberg, Esq. and Charlie Baker. Mr. Amoruso has reviewed the application which seeks a CPI Increase of 1.81% effective 4/1/20 in accordance with the start date of each tenants lease. When questioned, Mr. Baker stated that Rebecca Ferroli owns nine units in the park and is sub-letting them.

Public (on the application) – Ray Schleckser sworn in by Mrs. Rumpf -stated there are 29 units owned by employees of MGM. The rent checks are sent to MGM

Mr. Baker stated they are not employees, they are relatives of the owner. Ms. Greenberg noted the units are not under Rent Control.

Mr. Miller questioned who is liable for injury on those properties?

Ms. Greenberg responded that the owner of the mobile home has to have insurance and the tenant should have tenant insurance.

Daniel Andretta of 37 Boxwood Drive was sworn in by Mrs. Rumpf – asked why those units get an increase. He feels the increase is not equally distributed.

Ms. Greenberg stated that the total real estate tax is divided by the number of lots, as well as the CPI Increase.

Mr. Andretta feels the owners books need to be checked.

Mr. Amoruso stated that the real estate tax increase is based on the number of lots, not the number of tenants.

Motion to approve CPI Increase of 1.81% effective 4/1/20 made by W. Cordts, second by D. DiCapua

Vote: B. Silberman, D. DiCapua, C. Dimino, K. Lowe, W. Cordts, R. Skinner – Ayes

Mr. Miller and Mr. Schleckser return to the dais.

#### **Oak Tree Mobile Home Park Real Estate Tax Increase**

Mr. Skinner excuses himself and steps from the dais.

Present this evening representing Oak Tree are Lori Greenberg, Esq. and Johanna DiAmbrosio. Ms. DiAmbrosio was sworn in by Mrs. Rumpf. Mr. Amoruso has reviewed the application which seeks an increase of \$.94 per site per month, maximum \$43.63 per site per month effective 4/1/20 in accordance with the start date of each tenants lease. Ms. DiAmbrosio is in agreement with the calculations.

Public (on the application) – None Open / Close All Ayes

Motion to approve Real Estate Tax increase of \$.94 per site per month, maximum \$43.63 per site per month effective 4/1/20 in accordance with the start date of each tenants lease made by R. Schleckser, second by K. Lowe

Vote: G. Miller, B. Silberman, D. DiCapua, R. Schleckser, C. Dimino, K. Lowe, W. Cordts – Ayes

#### **Oak Tree Mobile Home Park CPI Increase**

Present this evening representing Oak Tree are Lori Greenberg, Esq. and Johanna DiAmbrosio. Mr. Amoruso has reviewed the application which seeks an increase of 1.81% effective 4/1/20 in accordance with the start date of each tenants lease. Ms. Di Ambrosio is in agreement with the calculations.

Public (on the application) – None Open / Close All Ayes

Motion to approve CPI Increase of 1.81% effective 4/1/20 in accordance with the start date of each tenants lease made by R. Schleckser, second by K. Lowe

Vote: G. Miller, B. Silberman, D. DiCapua, R. Schleckser, C. Dimino, K. Lowe, W. Cordts – Ayes

Ms. DiCapua questions how the tenants were noticed. Ms. Greenberg stated she sent letters to the Township Clerk to certify and mail. The notice was posted on the bulletin board and put in the monthly newsletter also.

Mr. Skinner returns to the dais.

#### **Pleasant Gardens CPI Increase**

Present this evening representing Pleasant Gardens are Lori Greenberg, Esq. and Abraham Frankel. Mr. Frankel is sworn in by Mrs. Rumpf. Mr. Amoruso has reviewed the application which is seeking a CPI Increase of 1.81% plus 1.5% (heat is provided) for a total of 3.31% CPI increase. Mr. Frankel is in agreement with the calculations

Public (on the application) – None Open / Close All

Ms. Greenberg stated that she sent out the letters of increase to the tenants.

Motion to approve CPI Increase of 1.81% plus 1.5% (heat provided) for a total of 3.31% increase effective 4/1/20 made by R. Schleckser, second by C. Dimino

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

#### **PUBLIC**

Lori Greenberg stated that 4 Seasons and Silver Pine Parks are her clients. She is not aware that they have increased rent. She will reach out to them regarding Vacancy Decontrol Notices being sent to the Board.

Land O' Pines Resolution reading and Jackson Acres Application scheduled for April 9, 2020. Prospect Pointe application scheduled for May 14, 2020.

Meeting of March 26, 2020 will be cancelled.

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

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

Meeting Adjourn 9:00 pm

Minutes prepared and submitted by:

Kathleen Sevchenko

Secretary