

**Jackson Township Rent Control Board**  
**Meeting of June 25, 2020**  
**Minutes**  
**(Meeting conducted via Zoom)**

The meeting was called to order at 7:31 pm by Chairman Robert Skinner followed by a moment of silence and reading of the Sunshine Law by Mr. Skinner.

**PRESENT:** W. Cordts, L. Dustin, G. Miller, K. Lowe, D. DiCapua, C. Dimino, R. Skinner, D. Rumpf, Esq. and L. Amoruso, CPA

**ABSENT:** B. Silberman, J. Telliho, R. Schleckser, M. Regan-Levine

**MINUTES OF June 11, 2020** - Motion by D. DiCapua, second by W. Cordts to approve

Vote: W. Cordts, G. Miller, D. DiCapua, R. Skinner -- Ayes L. Dustin & C. Dimino - Abstain

**BILLS - Motion** to pay all bills made by C. Dimino second by D. DiCapua

Vote: W. Cordts, L. Dustin, G. Miller, D. DiCapua, C. Dimino, R. Skinner – Ayes

**Resolutions**

**2020-18 Jackson Acres Real Estate Tax Increase** Increase of \$1.72 per unit per month, maximum of \$71.62 effective May 1, 2020 for 232 sites. Motion to approve W. Cordts, second by G. Miller

Vote: W. Cordts, G. Miller, R. Skinner - Ayes D. DiCapua, C. Dimino, L. Dustin - Abstain

**2020-17 Jackson Acres CPI Increase** Increase of 1.81% effective May 1, 2020 in accordance with the start date of each tenant's lease. Motion to approve G. Miller, second by W. Cordts

Vote: W. Cordts, G. Miller, R. Skinner - Ayes D. DiCapua, C. Dimino, L. Dustin - Abstain

**2020-15 Fountainhead Park Real Estate Increase** Increase of \$1.59 per unit per month, maximum of \$63.84 effective June 1, 2020 for 162 sites. Motion to approve by D. DiCapua, second by W. Cordts

Vote: W. Cordts, G. Miller, D. DiCapua, R. Skinner - Ayes C. Dimino, L. Dustin - Abstain

**2020-16 Fountainhead Park CPI Increase** Increase of 1.81% effective 6/1/20 in accordance with the start date of each tenant's lease. Motion to approve D. DiCapua, second W. Cordts

W. Cordts, G. Miller, D. DiCapua, R. Skinner - Ayes C. Dimino, L. Dustin - Abstain

**2020-09 Land O' Pines CPI Increase** Increase of 1.81% effective July 1, 2020 in accordance with the start date of each tenant' lease. Motion to approve by G. Miller, second by D. DiCapua

W. Cordts, G. Miller, D. DiCapua, R. Skinner - Ayes C. Dimino, L. Dustin - Abstain

**Shady Lake Park Real Estate Tax Increase** Present representing Shady Lake Park are Lori Greenberg, Esq. and Barbara Denson, who was sworn in by Ms. Rumpf. Mr. Amoruso has reviewed the application which is seeking a Real Estate Tax Increase of \$1.07 per unit per month, maximum of \$48.41 effective June 1, 2020. Ms. Denson is in agreement with Mr. Amoruso's calculations.

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

Motion to approve Real Estate Tax Increase for Shady Lake Park made by G. Miller, second by C. Dimino

Vote: W. Cordts, L. Dustin, G. Miller, D. DiCapua, C. Dimino, R. Skinner - Ayes

**Shady Lake Park CPI Increase** Present representing Shady Lake Park are Lori Greenberg, Esq. and Barbara Denson. Mr. Amoruso has reviewed the application which is seeking a CPI Increase of 1.81% effective June 1, 2020 in accordance with the start date of each tenant' lease. Ms. Denson is in agreement with Mr. Amoruso's calculations.

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

Motion to approve CPI Increase for Shady Lake Park made by D. DiCapua, second by C. Dimino

Vote: W. Cordts, L. Dustin, G. Miller, D. DiCapua, C. Dimino, R. Skinner - Ayes

<K. Lowe present 7:50 pm>

**Prospect Pointe CPI Increase** Present representing Prospect Pointe are Lori Greenberg, Esq. , Karen Hughes and Miriam Afkarinam. Ms. Hughes and Ms. Afkarinam are sworn in by Ms. Rumpf. Mr. Amoruso has reviewed the application which is seeking a CPI Increase of 1.81% plus heat is provided (1.5%) for a total CPI of 3.31% effective May through October 2020. Ms. Hughes and Ms. Afkarinam are in agreement with Mr. Amoruso's calculations.

Mr. Skinner questions the spreadsheet provided did not include a break out of the increase of the CPI.

Mr. Amoruso stated that the calculations are correct, but there is not a break out of base rent and CPI increase. Trash fees and pet fees are not included in the CPI Increase.

Mr. Skinner asks for a break out for future increase applications.

Kristina Lowe questions the pet fee of \$25 cap.

Ms. Hughes stated dogs are \$25 and cats are \$20.

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

Motion to approve CPI Increase for Prospect Pointe Apartments made by G. Miller, second by W. Cordts

Vote: W. Cordts, L. Dustin, K. Lowe, D. DiCapua, C. Dimino, R. Skinner - Ayes G. Miller - lost audio - not voting

**PUBLIC** – None Open / Close All Ayes

Motion to adjourn made by K. Lowe, second by G. Miller

W. Cordts, L. Dustin, G. Miller, K. Lowe, D. DiCapua, C. Dimino, R. Skinner - Ayes

Meeting Adjourn 8:06 pm

Minutes prepared and submitted by:

Kathleen Sevckenko

Secretary