

**SHAMONG TOWNSHIP RENT CONTROL BOARD
MEETING –September 21, 2005**

The Shamong Township Rent Control Board met at the Township Building, 105 Willow Grove Road, Shamong, NJ at 7:30 p.m. Those members present were Raymond Miller, George Young, Steve Bond, Tom Crowell, Myra D'Amico, Joseph Dutka, CPA, Robert Hagerty, Esq., and Rich O'Neal (Representative of the Tenants). Susan Santanasto was not present.

The meeting was brought to order by Raymond Miller at 7:30 p.m. Steven Bond read the Sunshine Statement. A salute to the flag followed. A motion was made by Steven Bond and seconded by Tom Crowell to waive the reading and to accept the minutes of the last meeting.

New Business: Raymond Miller made a motion to appoint Steven Bond as the Rent Control Board's Vice Chairperson. Tom Crowell seconded that motion. All were in favor.

The next order of business was the rent increase application for Fawn Lake Village. Fawn Lake Village is currently seeking a rent increase of 2.8% and a VCAA increase of 2.5%.

When the Steering Committee had gotten together, they had noticed that the license for Fawn Lake had expired. Lori Greenberg, Esq., attorney for Fawn Lake provided the Rent Control Board with the newest license, which expires 12/31/06. (Copy Attached)

Raymond Miller asked Joe Dutka, CPA about the mathematical calculations of the application. The only discrepancy was on pages 42, 43, and 44. It states Rent Charged 9/1/04, and should read Rent Currently being charged. Mr. Dutka stated that he reviewed the application and verified the mathematical calculations on a test basis. Those calculations were correctly calculated. He also verified that the methodology of the application was acceptable with section 12 of the Ordinance. The calculation has been applied on a basis consistent with that of the prior year, Mr. Dutka stated.

Robert Hagerty, Esq. stated that with the addition of the current license, the application was in order and complete.

George Young said he was also on the Steering Committee, and he did not find any other exceptions to the application.

There were no other questions or concerns from The Board.

The meeting was then opened to the Public at 7:40 p.m. One member of the public, Ms. Connors, asked the Board to speak up. Mr. Robert Hagerty, Esq. gave a recap of what had just been stated.

Mr. O'Neal asked Ms. Greenberg, Esq. attorney for Fawn Lake, why they are asking for a 2.8% increase when he knows that the cap is 2.5%. Mr. Robert Hagerty, Esq., explained to Mr. O'Neal that the 2.8% is the CPI (Consumer Price Index) and the 2.5% cap that he is referring to, is the cap on the VCAA increase.

The meeting was then closed to the public at 7:45.

Correspondence: There was no correspondence.

A motion was made by Steven Bond and seconded by George Young to approve the rent increase for Fawn Lake Village. A roll call vote was made.

Raymond: Yes	Steve: Yes
George: Yes	Tom: Yes
Myra: Yes	

It was unanimous.

Robert Hagerty will prepare the resolution.

The next meeting is scheduled for October 19, 2005.

The meeting was adjourned at 7:45 p.m. The motion was made by Raymond Miller and seconded by Steven Bond.

This is not 100% verbatim of the meeting held.

Respectfully submitted,

Myra D'Amico