

Shamong Township Rent Control Board

Minutes of Meeting

Wednesday, April 20, 2016

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, Steve Bond, Ray Miller, Joe Dutka, Bob Clark, Rob Hagerty, Tracey Holbrook, Susan Santanasto and arriving at 7:34 P.M., Chris Zehnder.

Steve Bond brought the meeting to order at 7:30 P.M. The secretary read the Sunshine Statement. A salute to the flag followed. A motion was made by Ray Miller and after review, seconded by Tracey Holbrook to waive the reading of the minutes and to accept.

Motion to go into closed meeting by Ray Miller and seconded by Steve Bond. Meeting closed to the public from 7:34 P.M. to 7:51 P.M. Ray Miller made motion to go back into open session and seconded by Steve Bond.

Agenda:

Review of repair item list. Lori Greenberg, Esquire appears with the property manager, Eileen Parkhurst, the property owner, Thomas Kapp and Rebecca Saduk, the engineer who produced the septic system evaluation report. Thomas Kapp confirmed that a new generator, including a 5 year extended warranty, was installed in the well house on March 23, 2016 with a transfer switch.

According to Eileen, no repair needed to receptacle in laundry room because electrical tape was just placed over it, per electrician, the outlet was functioning fine. While there, the electrician re-did the electric. The maintenance man put the vent for the dryer outside and the missing drywall in the ceiling as per findings from the building inspector. Eileen believes that the wash room items list is complete.

Eileen mentioned lot #38 with two homes on the septic systems, in a period of two and ½ months, 22,000 gallons were pumped. Lori states that 75 gallons per person per day is “normal.” Meters may be an option for Fawn Lake management.

Rebecca Saduk, project manager, confirmed she was the person who went to Fawn Lake and reviewed pump records to produce the Septic System Evaluation Report. During research, no violations were found. Ray Miller stated the Board has had record of violations. Bob Clark asked for clarification about the 44 septic systems servicing the 282 sites. Rebecca was provided incorrect number of sites and clarified the actual number of sites should be 115.

Chris asks who is responsible for completing/finishing the required work. Eileen states that Tim Schellinger, General Contractor will be doing the work. Ray stated that the general contractor's correspondence is missing the contractor's license number.

Eileen states that Thomas Sokol is the main maintenance man not Devin Severs as previously reported. Devin, a Fawn Lake resident, is the back-up maintenance man.

Eileen states her hours are 9-4, but twice this week Steve has visited the park at 3:15 P.M. and no one was in the office. At other times, no one is in the office at 10 A.M. Eileen gives a window of 10-2 of being in the office. General letter was posted in the marquee reiterating the park rules and regulations.

Eileen will get the contractor's license number on 4/21. Chris asks for action plan to include authorities for jurisdiction on project, permits, schedule, and scope of work for the recommended replacement regardless of priority – high, medium, and low. Tracey asks this is completed in one week. Steve asks for a vote of the one week time frame and it is seconded by Chris. The one week timeframe will be submitted to Rob Hagerty.

Ray Miller motions meeting is opened to the public and seconded by Steve Bond.

Alan Nixon, 92 Arrowhead Road, a resident for 9 years, states septic system has water gushing after work done by contractor on system. Mr. Nixon called board of health last year. Donna Nixon, same address, states they have waste water in yard. Rebecca states this means that the bed needs to be replaced. Tracey asks Rebecca, with this information provided by tenant AND not Eileen, if the priority should be increased. Rebecca states yes. Mr. Nixon asks about the pot holes at the end of the entrance driveway. Mr. Nixon states there are drug deals happening and Eileen reiterates that she has repeatedly asked for documentation about this illegal activity be submitted anonymously.

Linda Bojanowski, 30 Indian Ann Trail, stated a tree was cut down but was not removed. Eileen clarified that it was cut down for safety BUT may not have been removed because it may be in the wetlands. All members of the board would like the completion of the removal of the tree.

Dawn Miller, 280 Arrowhead Road, stated she hand delivered a petition to the management and this was witnessed by Mr. Parks. She has stated she is happy with some things that are being addressed by the park. Mr. Hagerty informed Dawn that the petition is not acceptable as submitted due to not following the township ordinance.

Kenneth Parks, 40 Indian Ann Trail, reiterated his personal distress by the living in the park.

Chris Zehnder motioned to close the meeting to the public and Ray Miller seconded. Joe Dutka asked the engineer for an estimated cost of the repairs. Rebecca stated the range could be from \$120,000 to \$150,000. Joe then asked Mr. Kapp how he would be able to pay for the repairs. Mr. Kapp said he may be able to obtain a second mortgage from Mr. Gardner or with his contacts at the banks, he could move things along. Lori stated these repairs are not contingent on financing abilities.

Steve Bond asked the board for recommendations regarding the park's license to Shamong Township. Ray Miller suggests an extension of 30 days and it is seconded by Bob Clark. The members of the board all agree. Thirty day extension granted contingent on receiving plan in one week requested by Tracey.

Chris Zehnder motions to close meeting and is seconded by Steve Bond.

Meeting adjourned.

This is not 100% verbatim of the meeting held.

Respectfully submitted,

Kathleen A. Breitzman