

Shamong Township Rent Control Board
Minutes of meeting
Wednesday 07/16/2014

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, Susan Santanasto, Dana Drum, Robert Hagerty Esq. and Joe Dutka.

Steve Bond brought the meeting to order at 7:46p.m. The secretary read the Sunshine Statement. A salute to the flag followed. A motion was made by Susan S. and seconded by Dana Drum to waive the reading of the minutes and to accept the minutes.

New Business: Fawn Lake Rent Increase

Lori Greenburg Esq. representing Fawn Lake.

Robert Hagerty swears in the witnesses for Fawn Lake. The managers for Fawn Lake, Ilene Parkharst and Ms. Campa. After being sworn in Lori Greenburg apologized regarding the mistakes made in the application.

The tax pass through. Taxes went up from \$46,804 to \$61,173 and increase of \$14,369 which in an increase of \$11.09 per tenant per month. She said that a tax appeal would not work and didn't think they should fight the increase. She feels they would loose and expose the tenants to an even higher increase. It's unfortunate it but it happens and every so often they get reassess They are asking for 1.4 cost of living increase. They are asking for Aug 1st increase instead of July. They are asking for an approval for the VCAA which is showed in the application.

Joe Dutka stated the application was reviewed by the committee and deemed to be correct. He also agreed with the request increase of \$11.09 per tenant per month was also calculated corrected according the what was billed for the taxes by Shamong Twp. Then he asked if the taxes had been paid and the managers for Fawn Lake stated they had been paid.

Joe agrees with the 1.4% cost of living rates published by the US Department of Labor also included in the application that was submitted. He also verified the methodology and said it is acceptable and in accordance to the Rent Control Ordinance. He also verified they calculations have been applied on a basis consistent on prior year's calculations...

The Cpl increase time frame changed and Joe asked why the change.

She said it was based on when the increase would become effective. She said it is a month later and it is very minor difference.

Tracy had a questions regarding the increase. She asked if they should get the increase and wanted to make sure they were not making interest on the tax increase. Lori stated they do not. The increase is based on the base rent.

Steve Bond now opens meeting to public

Joe Slober from 93 Arrowhead Rd. Shamong.

Sworn in by Robert Hagerty Esq. – He has been a resident for 5 years and claims there has been no improvement except for painting speed bumps. He has pictures. He listed several complaints. Repairs, dumping, lack of salting in the winter not finishing repairs and having the police called on them for walking their dogs.

Robert Hagerty numbered the pictures and asked him for his phone number 609-268 -2804

Mr. Slober also stated his concern regarding the generators and being without water for 3-4 hours. He is frustrated and unhappy and ready to move out.

Robert started describing the pictures.

Women standing in front of a Pt Cruiser with cop in back ground

Pipe coming out of picture with muddy puddle

Water line hose

Mud and piping and valves

Porch area overlooking rubbish area.

Trash

Trash bins

7 pictures showing Road with snow and ice

Ceiling – vent in laundry room

Laundry room

Propane tank with various hoses and pipes – water line

Ms. Greenburg reviewed the pictures. She asked the tenant how many times it snowed.

Mr. Slober said several

Greenburg - she asked did they plow

Slober – yes but not for a few hours after and they didn't use salt or sand.

Greenburg did you complain about any of these things and Slober said no. Slober said he works and doesn't have time to complain to managers.

Greenburg asked the manager Campa how many new septic tanks were put in. She said 2. Then she was asked to review the pictures. She was asked about the trash pictures. Campa stated the resident died and they were not able to touch the contents. They are working on getting position of the property. They also filed for eviction of the tenants and sent several letters regarding the trash and the property. She is legally not able to go clean up the property yet.

She was asked about the police picture. She said she does have the police patrol the property and if they aren't doing anything wrong and if they are allowed to be there then there is no problem.

As far as the yard with pipes and mud was a tenant problem and was something were working on. This was a bad job done by the tenant and her maintenance guy. Ms. Campa said they tried to help her just so she could have water. She said this is the tenant's responsibility.

Robert brought up again about the police stopping the residents and they should only be arresting people doing something wrong. They should be asking for id if they aren't doing anything wrong. Lori stated there have been drug problems.

Lori and Ms. Campa said she never asked the police to ask for id. However they will make sure they talk to the police.

Ilene Parkhurst said she travels a great distance and she said the trailer park was safer than most roads.

Lori asked the manager did she have any complaints about the icy roads or the way they were cared for during the winter. Ms. Campa said no one complained.

Lori asked about the generator. Ms. Campa has paper work that stated it was in good working order. She has an engineer come in once a month to check the water, generator and tanks. If the water goes out Ms. Campa said they do have a working generator.

The pictures regarding the laundry room. She said the pictures were taken in an area that is not part of the laundry room. Where the tenants do their laundry was just painted and the floor was just painted. Replaced a washer and dryer and new lights. Ms. Campa also stated that the sign was replaced as per previously requested.

Lori Greenburg stated that the resident did not complain or even give a written complaint. Ms. Campa has received other complaints and has addressed them as they came in. She does like it in writing. She will respond to a complaint.

Ms. Parkhurst stated that they also have voice mail that they check regularly.

Chris Zender said that if you have a problem you can always call the board of health.

Mr Parks from Indian Ann Trail.
Sworn in by Robert Hagerty Esq.

He has been here for 16 years. He used to love living there. He now feels that park is be down grading. He submitted a letter stating his complaints. The letter is being given to the park management and the board.

He feels by complaining he will be harassed by management and other tenants. He feels there are people living there that shouldn't and is constantly being harassed by the tenants and police. He feels if they get rid of people who don't belong there and if they did the drug problem will go away. He said that management is doing the best they can and that the park is just getting old.

Brenda Bartashevich – 269 Arrowhead was sworn in next by Robert Hagerty, Esq.
Her chief complaint was on Memorial Day weekend the septic was emptied and the debris was driven by and dumped by her house close to the pump house. She presented 6 photos.
Was upset that it was done on a holiday weekend.
Steve Bond asked if what was still there and she said no it was removed the next day. She complained about branches and things be left there.

Chris Z. brought up about the debris field and how it was supposed to be cleaned up. She stated that there are still there. She also stated that other people dump there to even though they shouldn't.

Robert Hagerty reviewed the photos supplied by Ms. Bartashevich.

Lori's response to this complaint.

Ms. Campa – the job needed to get done and the debris was driven to the furthest place possible.

She never got a phone call at the office. Ms. Campa heard from the police not the resident. Ms. Campa also has pictures regarding the brush pile. They have had several taken away. They are going to have the brush pile chipped. That is why she had orange fence put around the pile so people will not continue dumping. The pile will be chipped this summer per Ms. Campa but she is waiting for a little more brush before she rents the chipper

Chris Zender asked if they were aware of the chipping service provided by the township but Steve Bond said that it is private property and they will not chip their brush.

Steve Bond then closed meeting to public.

Susan asked if there could be some discussion before the board votes.

The debris and brush pile should be taken care more often.

Lori Greenburg said that her client will get rid of the pile by the end of August.

Steve Bond took a roll call vote

Susan S. said yes – didn't think it was right they worked on septic on holiday weekend

Tracy – yes

Chris – yes with concerns regarding brush pile

Steve Bond – yes

It has been passed.

Next meeting is scheduled for August 2014

Meeting adjourn

This is not 100% verbatim of the meeting held.

Respectfully submitted,

Dana Drum