

Shamong Township Rent Control Board
Minutes of meeting
Wednesday, May 15, 2013

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, Tracy Holbrook Chris Zehnder, Joe Dutka and Robert Hagerty Esq.

Sue Santanasto brought the meeting to order at 7:40p.m. The secretary read the Sunshine Statement. A salute to the flag followed. A motion was made by Susan Santanasto and seconded by Chris Zehnder 2nd the motion to waive the reading and to accept the minutes of the last meeting.

New Business: Continuation of the Rent Control Application for Oakview Village.
Mr. Bond has stepped down this for this meeting due to the conflict of interest.

Mr. Handlen asked the park manager Don if he looked at the septic systems and he said yes he reviewed data from 5 systems. He reviewed the ones that have had complaints or problems. He reviewed the septic system analysis. He said they did and said that 4 of the 5 appeared to be saturated. He said they were the original systems and they decided to rebuild all of these systems. He had present with him proposals to have the systems redone. The 5th one #14 court they felt was fine and are not going to replace that one.

Pumping records were provided and reviewed.

He did review Steve Bonds septic and said it was fine.

Sue asked about a time frame. Don said they have already started. They are waiting for the approval from the county and could start in 30 days, more or less.

Mr. Handlen said this is going forward.

Chris Z. said he was satisfied they were making an effort to correct the problems.

Don discussed the problems regarding septic because people run water to keep pipes from freezing and because of bad weather etc. If the weather cleared up they may correct themselves but they were replacing them anyway.

Sue made a motion to open to public. Chris made motion and Dana Drum second the motion.

Tracy Holbrook wanted to go back briefly to the tax increase. She wanted to make sure the tax increase is not rolled over with the base increase.

Robert Hagerty said the ordinance does not address the tax pass through. Everyone agreed.

Mr. Handlen said it can be subtracted from the base rent when calculating the yearly increase to both the tax and rent are not increased by the CPI %.

Mr.

Rich O'Neil then was sworn in and said that when Garden Homes took over they promised to replace the systems over time. He then referred to gray water and said that was part of the problem.

Chris Z. then questions him on this issue and asked him what his qualifications were regarding the issue. Rich said he was a farmer. Chris Z. then said he never heard of a separate tank for gray water.

Rich O'Neal then said he would like the board not to pass until Garden Homes can prove they have taken care of the problem.

They have applied for permits and have said they are moving forward. Mr. Handlen said they have always complied with the board and have no intention of not following through. There is no reason for the board not to trust them.

Chris Handlen said they consent that they would follow through and ask the board to approve the application. He also reviewed articles stating how the tax increase is consistent of what is happening throughout the state and there is no justification not to approve the application.

Steve Bond said he did have a plumber out and had all his traps replaced and his odor problem is better. He also wanted to know why do they have to pay the tax increase because they don't own the property. He said he owned a home and when his tax went up whom did he get to pass his tax on to.

Chris Handlen (lawyer for Garden Homes). Said because it is an increase to Garden Homes and they can pass that on to the residents.

Beverly Powel – wants to know when the increases begin and are they retro.

Chris said they asked for the increase to be May 1.

Sue said that is the anniversary date and is when it would be in effect.

Tracy Gull – accused Don of calling her a liar at the last meeting and doesn't appreciate it and does not want to be called a liar.

Don apologized if that is what he said.

Beverly wanted to know if they pay it in a lump sum.

Chris H. said they usually want it in a lump sum but will work with you if you call.

Steve Bond – wanted to know if he could address the bus stop problem and then wanted to complement management at Oakview for all the great work they are doing.

Chris said he would recommend we approve the application. Sue agreed, she was impressed with everything they have started and plan to do. Based on that she made a motion to pass. Chris did as well.

Roll call was done, Dana Drum- yes , Chris Z. – yes , Sue S. – yes.

Application was approved.

Meeting closed to public

Next meeting date June 19, 2013

Meeting adjourn

This is not 100% verbatim of the meeting held.

Respectfully submitted,

Dana Drum