

Shamong Township Rent Control Board

Minutes of meeting

Wednesday, April 28' 2010

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, Joseph Dutka, Financial Advisor: Robert Golick, Tracy Holbrook, Thomas Crowell, and Robert Hagerty, Esq.

Orlando Cassarotto and Ray Miller were not present.

Steve Bond brought the meeting to order at 7:30p.m. The secretary read the Sunshine Statement. A salute to the flag followed. A motion was made by Susan Santanasto and seconded by Thomas Crowell to waive the reading and to accept the minutes of the last meeting.

*New Business:* Rent Increase for Oak View Trailer Park.

Robert Hagerty said the screening committee reviewed the application and it appeared to be complete. Steve then asked Mr. Handlen to make a presentation of the application filed for the rent increase for Oak View Estates. He briefly reviewed the application and the CPI percentages and how they were applied to the rent increases. There are 6 rent categories and he said they are asking for a lower increase than the 3 percent would give them for the purpose to combine them with other rent categories and would surrender some of the rent increase they are entitled to. He also reviewed the VCAA increases. He also mentioned that they did not have a rent increase last year.

He said he had the resident manager, regional manager there with him to answer any questions the board might have. However the application

Susan asked about which categories are merging. He referred to the application and then discussed the various categories that were merging. (See application) Sue then asked about the last category. Mr. Handlen said that management did it in Stanford and he wasn't sure why. Since they were asking for lower amounts he didn't think it would be a problem.

Steve Bond opened the meeting to the public.

A resident – Mr. O'Neil, then expressed that Garden Homes did get increases when old residents left and new residents came in. He submitted a list of reasons why there should not be an increase.

He then said there were 12-15 new residents paying the higher rent. He feels that Garden Homes is not hurting at this time and made a recommendation that there be no increase due to the economy.

Tracy Holbrook then asked about what capital improvements have been made to the park, not maintenance but improvements. The lawyer Mr. Handlen answered the question of what a capital improvement was and then he asked John the manager if there were any other improvements that were

made. He mentioned a few items that were done. However this application is not based on capital improvements that were made.

Robert Hagerty was then asked to answer Mr. O'Neil question about not having a rent increase. He said the ordinance really gives the board no discretion to granting or denying a CPI increase. As long as the mathematics is correct they have no choice but to approve the application. As far as new tenants they really don't have a whole lot of control over rental increases when new mobile homes come in. They can increase 2 ½ percent per year and capped at 25%. It makes economic sense even if it's not palpable to people living there. Both increases are available to the Park owner we don't have the discretion to do what Mr. O'Neil is asking.

Steve than asked if there were any more questions. Sue asked about the rent increase to new people coming into the park. She wanted to know if there increase to the new people as well as the VCAA increase.

Steve than asked for a vote from the board.

Sue had one more question about the complaint filed in 2008 regarding the leaves. She wanted to know if it was taken care of. John the park manager said it was. Steve said the increase was held up until it was addressed. It was addressed.

Joe had a question about page 2 regarding the number of tenants and came up with 96 and on page 6 there was 98. Mr. Handlen said it was because of the 2 vacant. There are 100 rental spots. 2 are vacant they are only asking for rent increases on 96 of the units not the other 4 because of the VCAA increases.

Joe than verified the CPI is right and the methodology used is right. He verified the mathematics and everything was correct.

Steve again asked for a vote from the board. Everyone in favor – Sue, Steve, Rob, Tom and Robert. Steve said we accept the increase for Oak View Trailer Park.

Our next meeting will be May 19, 2010

Steve than asked the public for any additional comments.

Mr. O'Neil wanted to know how to make changes to the ordinances. Robert Hagerty said it had to be done by the township committee. He could either suggest changes to us or he could go directly to the township committee. Mr. O'Neil asked for a copy of the ordinance. Mr. Hagerty said would give him a copy tonight before he leaves. Tom suggested he get a list of his grievances before going to the township committee and he should try to get a strong show of support.

Mr. O'Neil said one of the reasons people don't show up to the meetings is because Brad harasses them if they come to the meetings. He claimed that Brad threatens the tenants. Another tenant voiced his complaint about how he was harassed regarding violations that are given to them and how he was threaten to be evicted. He referred to a letter he sent to us and to the corporate headquarters.

Correspondence:

None

Meeting was then closed to the public

There meeting was adjourned at 8:15 p.m.

This is not 100% verbatim of the meeting held.

Respectfully submitted,

Dana Drum