

Shamong Township Rent Control Board

Minutes of Meeting

Wednesday, June 15, 2016

The Shamong Township Rent Control Board met at the Township Building, 105 Willow Grove Road, Shamong, NJ at 7:32 P.M. Those members present were, Steve Bond, Chris Zehnder, Ray Miller, Joe Dutka, Tracey Holbrook, Susan Santanasto and Rob Hagerty, Esquire.

Steve Bond brought the meeting to order at 7:32 P.M. The secretary read the Sunshine Statement. A salute to the flag followed. A motion was made by Ray Miller and seconded by Chris Zehnder to waive the reading of the minutes and to accept.

Susan Santanasto motions to go into a closed meeting and is seconded by Tracey Holbrook. 7:35 – 8:15 PM.

New Business:

Fawn Lake Engineering Report – Rebecca Saduk with Environmental & Technical Services, LLC, is sworn in by Rob Hagerty. Lori Greenberg hands out three documents – 1) memo dated June 13, 2) schedule to repair/reconstruct leach fields, and 3) memo dated the 18th regarding township meeting May 24th. Test pits were conducted at 6 systems on schedule to be reconstructed. Township council was provided schedule. Rebecca met on-site with under contract surveyor and final survey plan should be provided mid-July. Design is expected to be completed by mid-to-late August. Rebecca made mention that any system that is replacing the existing and does not require re-design, can be built using the general T-1 septic permit. Any system that deviates from the existing system design triggers a need for a permit.

Lori Greenberg confirms that an escrow payment of \$1,000 has been established for the Township Engineer. At 5/24 Shamong Township meeting, engineer was provided the schedule and an estimate of six month permit timeframe. Rebecca states that high and medium priority ones are the systems that will be taken care of first. Management is continuously pumping septic if needed.

Tracey asks if lot 92, which was classified as medium, should be re-classified as high based on the information provided by the tenant in previous meeting. Rebecca confirms the re-classification.

Erika D’Andrea, Thomas Kapp’s daughter, is introduced as tenant to park management liaison. Erica was sworn in by Rob Hagerty. Erika will be available in the office 2-3 days per week.

Ms. Greenberg summarizes that an emergency contact (Devin Severs) and an emergency phone number have been established. A transfer switch was installed, the laundry room is up and running, trees and piles were cleaned up, the sand (for septic work) is present, the driveway entry was patched, and ten notices to problematic tenants have been sent out. Ms. Greenberg acknowledges that the “aged” septic system had begun to fail and will be a major capital improvement.

Maintenance man is Thomas Sokol, who lives less than an hour away. Devin Severs lives in the park and will be utilized in an emergency situation until Thomas arrives.

Thomas Kapp is sworn in by Rob Hagerty. Mr. Kapp apologized to the residents for not forging forward on the repair/replacement of the parks' septic system due to an "irrational understanding" of the permit process with regards to pineland regulations.

Rent decrease application – Ms. Greenberg raised objections regarding the application that they received on May 11th but found it deficient in that it was missing important information such as signatures and addresses. Ms. Greenberg asked for a delay in hearing the application until the July 20th meeting so they have more time for review and possible addressing of some of the issues detailed in the application.

Paul Leodori, Esq., representing tenants named on the rent decrease application, asks Dawn Miller, 280 Arrowhead Road (sworn in by Rob Hagerty) for her testimony regarding points in the petition. Ms. Miller explains her septic system issues that began in 2013. Ms. Miller explains how she flushes out her hot water heater lines when power is out for an extended amount of time to remove sand. Ms. Miller is asked about the fallen leaves and limbs and brush piles and the time it took to pick up. Ms. Miller is asked about a sex offender that lives in Fawn Lake to which Ms. Greenberg objects.

Ray Miller asked if tenants were notified by Fawn Lake about a sex offender living in the park. Ms. Miller states no. Steve Bond provides the NJ State Police website under sex offenders.

Ms. Greenberg cross examines Ms. Miller about her testimony. Ms. Greenberg asks Ms. Miller for a copy of her original application from December that included the 62 signatures. Ms. Greenberg receives and gives to board and Mr. Hagerty accepts and marks as "FL1." A copy is made and provided to Ms. Greenberg.

Steve Bond asks if the revised petition can be brought around to the original 62 signers and have them sign again IF they are still interested in being part of it.

Mr. Leodori re-directs Ms. Miller about cross examination by Ms. Greenberg regarding some points in the petition where Ms. Miller had answered from the minutes. Mr. Leodori reads from the minutes from December and January and asks if this is what Ms. Miller was referencing. Ms. Miller confirms this is where she derived the information included in the application.

Steve Bond opens the meeting to the public – Marie Pritsky, 1 Indian Ann Trail, sworn in by Rob Hagerty, resident for 12 years, has tried to sell her home for five years since several verbal altercations with new park tenant. Mrs. Greenberg attempted to give Mrs. Pritsky Erica's contact information to which Mrs. Pritsky refused.

Linda Mague, 277 Arrowhead Road, sworn in by Rob Hagerty, has a neighbor who violates the lease by having a yard mounted CB tower, which when broadcasting comes through her TV and answering machine. Mrs. Mague will be talking to Erica to see if she can help.

Donna Nixon, 92 Arrowhead Road, sworn in by Rob Hagerty, states that park management has not provided a lease for a year and a half.

Chris Zehnder motions for meeting to be adjourned and is seconded by Ray Miller. Steve Bond closes meeting. Next meeting will be July 20th.

Meeting adjourned.

This is not 100% verbatim of the meeting held.

Respectfully submitted,

Kathleen A. Breitzman