

Shamong Township Rent Control Board

Minutes of Meeting

Wednesday, November 16, 2016

The Shamong Township Rent Control Board met at the Township Building, 105 Willow Grove Road, Shamong, NJ. Those members present were Steve Bond, Bob Clark, Joe Dutka, Tracey Holbrook, Ray Miller, JoAnne O'Connor, and Chris Zehnder.

Steve brought the meeting to order at 7:28 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 go into a closed session from 7:29 P.M. - 7:48 P.M.

A motion was made by Ray Miller and seconded by Tracey Holbrook to waive the reading of the minutes and to accept.

New Business:

After introduction of new solicitor, JoAnne O'Connor, the secretary read Shamong Township Resolution 2016-02. A motion to accept the resolution was made by Chris Zehnder and seconded by Steve Bond.

Review the Septic Project Status – Lori Greenberg distributed memos dated November 8th - meeting minutes with township engineer and clerk and November 15th – progress report. Lori introduced Rebecca Saduk and Paul Dietrich from Environmental & Technical Services, LLC, both sworn in by JoAnne. Rebecca states that septic systems # 44 & 43 are complete and were inspected by Rebecca who suggested clean-up of construction debris prior to final payment.

After review of application submitted to Shamong Township engineer, revisions needed to be made. Paul Dietrich stated that the designs of the systems were in accordance with state rules and Pinelands rules differ from the state. Because existing systems are being upgraded, a request will be submitted to the Pinelands Commission and Paul stated they will probably send a “no interest” letter.

Chris Zehnder asked Rebecca about an updated schedule, originally set for March, 2017. Rebecca stated the date should be revised to about June or July but asked for continuation until next month's Rent Control meeting. Steve Bond asks about the required size of the septic systems and Paul stated that it is based on number of bedrooms not occupants.

Tracey asked why the designs needed to be re-done. Paul stated first submissions were based on the original plans. Paul then confirmed that the new septic tanks are oversized and are almost double what was originally installed. Rebecca Saduk stated that a letter was received from the Pinelands dated 11/7.

In the letter, the Pinelands ask for a payment of \$200 for an application review fee. Tracey asks if the fee was submitted and Rebecca stated yes, yesterday (11/15/16.)

Meeting opened to public regarding septic issues only. Donna Nixon, 92 Arrowhead Road, sworn in by JoAnne, requested more communication about repair/replacement of her septic systems. Paul stated that all replacements/repairs will be mounded to which Steve asked if the tenants were informed by park management.

Richard Giberson, owner of _____, sworn in by JoAnne, stated the systems will be raised because of the high water table.

Kenneth Parks, 40 Indian Ann Trail, sworn in by JoAnne, asked if the park will be maintaining the mounds.

Alan Nixon, 92 Arrowhead Road, stated that all equipment Rebecca had mentioned earlier had been removed.

Steve asked Eileen Parkhurst, sworn in by JoAnne, who will be responsible for maintaining mounds. Eileen stated that now that we have a maintenance man, the park will be taking care of the mounds.

Bob asked about process for performance of required maintenance. Eileen stated that repair requests should go through the office and submission in writing is preferred.

Steve asked if Eileen has regular hours. She stated that they are posted in the marque and are Tuesday, Wednesday, and Thursday from 10-2.

Lori introduced Richard D'Andrea - tenant liaison – replacing his wife, Erica, sworn in by JoAnne, brought on staff on October 17th, is in the office (unofficially) on Tuesday and Friday. He stated as per Steve and the township's request for first responders, Richard issued a resident information update list with tenants in each unit.

Steve Bond opened the meeting to the public.

Alan Nixon, clarified he was hired in August.

Kenneth Parks stated that he received two letters that state quads are allowed and then the next letter, they are not. Eileen clarified that the first letter included a typo and was corrected two days later.

Steve Bond closed the meeting to the public.

Meeting adjourned.

This is not 100% verbatim of the meeting held.

Respectfully submitted,

Kathleen A. Breitzman