

Shamong Township Rent Control Board

Minutes of Meeting

Wednesday, April 19, 2017

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

Chris brought the meeting to order at 7:29 P.M. The secretary read the Sunshine Statement. A salute to the flag followed.

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

**New Business:**

Secretary read Resolution #2017-02 recognizing Steve Bond's service to this board.

Rent increase application for Oak View - Christopher Hanlon, representing Garden Homes – owner of Oak View - requests names of members and to clarify that Tracey Holbrook, a tenant of Oak View, will not be participating in this meeting. Both Chris Zehnder and Tracey confirm. Chris Zehnder asks Joe Dutka to explain the application process. Joe explains that the application was received and a screening committee – consisting of Joe Dutka, JoAnne O'Connor, and Chris Zehnder – met on March 8<sup>th</sup>, 2017 to review the application and deemed it to be complete. Subsequently, Joe further reviewed and has comments but will hold until after discussion. Chris then asks Mr. Hanlon to discuss the application. Mr. Hanlon introduces Mr. Paetzold, regional manager of Garden Homes. For 18 years, Mr. Paetzold manages 14 parks in New Jersey and Maryland and is in charge of maintenance of each park - working with the resident manager - handling evictions, etc., everything besides collection of rent and is familiar with the rent increase application. Mr. Paetzold confirms that the information in the application is accurate.

Mr. Hanlon states that Garden Homes is submitting the rent increase application to the board to approve two things –1) the CPI (Consumer Price Index of 1.7%) and 2) a tax surcharge – based upon tax bills supplied. Garden Homes has absorbed all tax increases without passing on to the tenants since 2013 which is when they were last in attendance at a Rent Control Board meeting. VCAA increase calculation effective May 1, 2017 is included in the application labeled - "Page 1."

Chris Zehnder asks Joe Dutka for his comments. Joe states the methodology used for calculations is correct and in line with the ordinance.

**Correspondence:** – none.

Chris opens the meeting to the public. Kenneth Seewagen, 2D Oakview Drive, is sworn in by JoAnne O'Connor, a resident for almost 5 years, asks for reassurance that management will not retaliate against him for bringing up matters. Mr. Hanlon states retaliation is against the law. Mr. Seewagen has a septic that overflows between him and his neighbor. Also, he has an issue with requirements of leaf pickup as he has a back injury and asks that the park pick up what he and his wife are able to get near the pick-up point. Chris asks for the distance, Mr. Seewagen says it is about 15 feet from the designated area. Mr. Seewagen supplies copies of pictures showing the septic issue to Mr. Hanlon and the board.

Shannon Logar asks about age of septic and Mr. Paetzold states probably mid 1970's. Mr. Paetzold states he will contact Mr. Merkle – an independent contractor used for septic repair to look into the issue. Shannon asks if Mr. Seewagen made a complaint to management and he says no.

Steve Bond, 14D Oakview, sworn in by JoAnne O'Connor, directs a question to the regional manager about calling the office during the day. He states that the office has a recording and directs the person to call an office in Connecticut. Steve suggests that a cell phone be made available to the resident manager/s. Mr. Paetzold says he will look into it.

Michael Countess, 8D Oakview Drive, sworn in by JoAnne O'Connor, asks about the date the application was filed to confirm he received his letter as per ordinance.

Chris Zehnder closes meeting to the public.

Chris Zehnder asks members of the board to discuss their questions/concerns regarding the rent increase application. Bob Clark motions for a vote to occur and is seconded by Chris Zehnder. Susan – yes, Bob – yes, Chris – yes, Shannon – yes, Matt – yes. The rent increase application for Oak View is approved.

Next meeting date is scheduled for May 17, 2017.

Meeting adjourned.

This is not 100% verbatim of the meeting held.

Respectfully submitted,

Kathleen A. Breitzman