

Shamong Township Rent Control Board
Minutes of Meeting
Wednesday, December 16, 2015

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, Tracey Holbrook, Susan Santanasto, Robert Hagerty, Esq., Ray Miller, Joe Dutka, and Kathleen Breitzman.

Steve 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 Tracey and seconded by Ray to waive the reading of the minutes and to accept.

New Business: Fawn Lake Village

Steve opened the meeting to the public. Sue mentioned to Rob that the meeting is being held at the request of the Shamong Township meeting dated December 1, 2015.

Kenneth Parks, 40 Indian Ann Trl, sworn in by Rob, states "unfinished business" from his letter on 6/16/14 given to the Rent Control Board Meeting. Rob marks the letter as PARKS 1. Steve asked if Mr. Parks ever submitted a letter to management. Chris requested clarification regarding Mr. Parks statement, "they take my buyers." Mr. Parks explained that the park managers were interviewing his potential buyer and the management sold them a cheaper home. Mr. Parks offered pictures of fire pits and burn barrels, which he believes may be fire hazards.

Tracey asked if Fawn Lake lease allows outdoor firepits or fireplaces. Eileen Parkhurst, manager of Fawn Lake, answered that it is in the Parks and Regulations not the lease. She suggests calling the police/fire if it is after hours due to the hazard. Lori Greenberg, Esq. representing Fawn Lake explains that if the fires are outside, fires can jump and the reason to contact the fire department is so the fire department can inform the person/s of the dangers. Sue asked if anyone is at the park after hours? Lori answered there is an after hours emergency phone number. Eileen states that the emergency phone number is checked by her every 4 hours.

Lori Greenberg spoke of due process. Rob answered Ms. Greenberg that he extended the courtesy of letting her know that there would be a meeting without the board knowing what the tenants would bring to the meeting.

Mr. Parks wants his pictures introduced. PARKS 2 dated 12/14/15 depicts a fire pit that can be purchased from any home store sitting on cinder blocks.. PARKS 3 shows a rusted barrel that in which a fire or fires have occurred.

Linda Bojanowski, 30 Indian Ann Trl, stated municipal township ordinance 1:20:32 is regarding leaf yard debris pickup but stated leaves are not removed but instead moved from one side of the street to the other. Dead tree wedged eight feet from ground since June 2015 storm. Letter sent to office every month, with follow up phone calls to the office to Eileen with no response just excuses. Abandoned trailer with broken windows behind the wash-house which include un-vented dryer with mold and mildew and recently vandalized washer. LB 1 depicts dead tree hanging in Linda's yard. LB 2 depicts leaves at the back of the wash-house. LB 3 depicts leaf

pile and back of wash house including discarded plywood. LB 4 depicts vandalized washer. LB 5 depicts electrical outlet with washer plugged in. LB 6 depicts back of the dryer including mold and mildew and no vent. LB 7 & 8 depicts ceiling gap in wash-room. LB 9 & 10 & 11 depicts abandoned trailer (#213) with broken windows. LB 12 depicts tire debris at the entrance of the lake. LB 13 is a copy of the letter sent to management of the park with no response.

Dawn Miller, 280 Arrowhead Road, has ongoing standing water septic issue since 2013. Tracey confirmed (from previous minutes) info on page 2 of 6/19/13. Park manager Christine met with Dawn regarding a dangling tree but Christine informed Dawn that it would be removed but at Dawn's expense. Ray asked if Dawn had contacted the Department of Health. He also asked other tenants in attendance if they have or would contact the Department of Health. Chris asked about Dawn's testimony from 6/19/13 regarding the park's maintenance man's suggestion that a new leech field would be needed. Dawn's stated that the parks' response was to cut down a tree.

Robert Clark, 55 Stokes Road, an alternate member of the board appearing as a member of the public, brings up township ordinance 1:20:27 #4 - detailed plan of the method of sewerage disposal is required by the park and if the board has this from Fawn Lake OR the Township.

Tracey was contacted by a resident of park regarding a \$25 park increase. Eileen states that the only thing for \$25 is a late fee, for payment five days after due date.

Mr. Parks provided his copy of a letter received from management of Fawn Lake regarding a visit by Shamong Township zoning officer and an issuance of fines. The letter is not clear if the park will get the fine OR if the park was going to issue the fine. Eileen states that the zoning officer was only in the park because of unregistered vehicles but found numerous violations, enough to fill his book.

Lori stated that Fawn Lake has applied for permits for the three leeching fields with Eileen in agreement. Chris asked for dates regarding the permit application status. Eileen offered the contractors' name. Steve asked if a maintenance man is on-site and if certified and was an emergency switch to activate pump in case of electric outage installed. Eileen stated a riser was placed on Ms. Miller's septic and trees were "rooted."

Steve asked about the removal of the middle of the field brush pile (as testified in prior years' minutes) but instead of removal a permanent fence was installed. Inspection by Steve (with park manager Christine in vehicle who stated the park was going "eco-friendly") was only for painting of speed bumps and re-hanging of deer on the sign.

Lori confirmed with Eileen that leaves were removed but added to the pile. Tracey brought up the pile of leaves being a safety issue reminding Eileen she had said she was going to compost.

Delores Delucca, 29 Indian Ann Trl, mentioned being charged a \$100 inspection fee (Eileen later stated it was an administrative fee) and a verbal "pass" by Eileen but Ms. Delucca found 7 or 8 kerosene containers and miscellaneous household furniture behind the home and removed at her cost. No report was given for the inspection fee. She has dangling trees and had left a message with the owner with no call back.

Steve asked if Eileen if management ever drives around the park for property upkeep. Eileen writes a letter if she sees a violation. Chris asked if a log is kept regarding sending letters or conversations. Eileen states she prefers an actual conversation.

Next meeting will be January 20, 2016.

Steve closed meeting to the public.

Lori Greenberg confirmed the board requests a 1) detailed plan of septic maintenance, 2) leech field/s plan, 3) repair wash room (possible building/fire/electrical violations), 4) emergency contact #, 5) exhaust switch, 6) leaf removal, 7) tree trimming, and 8) information regarding an on-call, qualified, licensed handyman/maintenance man.

Meeting adjourned.

This is not 100% verbatim of the meeting held.

Respectfully submitted,
Kathleen A. Breitzman