

Shamong Township Rent Control Board

Minutes of Meeting

Wednesday, January 20, 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, Bob Clark and arriving at 8:28 P.M., Rob Hagerty.

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 Chris Zehnder and seconded by Ray Miller to waive the reading of the minutes and to accept.

New Business:

Reappointments

Board Members: Chris Zehnder, Kathleen Breitzman, Bob Clark, and Beverly Powell – all for a three year terms ending 12/31/18.

Contracts for Professionals: Joe Dutka – Financial Advisor and Robert Hagerty, Esq. – Attorney. No increase in rates by either professional.

Calendar dates were set for the year. They will occur on the third Wednesday of every month.

Correspondence:

Fawn Lake: Steve Bond informed everyone that the meeting was being held to give Fawn Lake and their representatives an opportunity to address the timeframe of the completion of issues presented at the 12/16/15 meeting.

Lori Greenberg, Esquire swears in Paul Detrich, Professional Engineer and Planner with ETS in Woodbine, NJ. Mr. Detrich confirms that ETS has been hired by Mr. Kapp, owner of Fawn Lake to evaluate the septic issues. Chris Zehnder asked about a time line for engineering report and Mr. Detrich states approximately 1-2 months.

Steve Bond asked Lori Greenberg about a 30-60-90 day game plan requested by Shamong Township and she is not aware of this request. Chris Zehnder confirmed that the 30-60-90 plan request is from Sue Onorato, Township Administrator.

Thomas Kapp was asked about the sand found in the park. Mr. Kapp states it is for “gearing up for the winter.”

Eileen Parkhurst, Fawn Lake manager states Richardson Electric will be addressing the outlet in the laundry room. Eileen states that the wash room will not be done for a month to a month and a half. The laundry room will not be opened until all work is done.

Emergency contact phone number is in place (609-435-2853) and is on the outgoing (after hours) phone message. Devin Severs will be living in the park as the maintenance man, snow plow man, the “go-to” man.

Ms. Greenberg requested clarification of the “combustion exhaust emergency switch” – actual name is a “transfer switch.” Lori confirmed that the electrician and environmental services will install “on-demand” generator when/if electricity goes out. In the interim, Devin Severs will be in the park to manually start the generator.

Eileen Parkhurst confirms that the leaves from this year were picked up with a 30 yard dumpster on 1/19/16. Per Eileen, tree removal contract (included in email packet) started 1/20/16 with JM Tree and Landscape Services. Tour of the park and identified which trees were dead, ones that were not and which posed a safety issue/hazard.

Thomas Sokol will be general maintenance/handyman.

ATV's are not allowed per the lease BUT there is a gentleman in the park that has been granted an exception.

Nick Sarone is an alternate manager at another location working for Mr. Kapp.

Steve Bond opens meeting to the public:

Nazmije “Nancy” Kaboci, 43 Indian Ann Trail, asked about dead tree removal.

Linda Bojanowski, 30 Indian Ann Trail, tree removal cleanup question. Eileen states the tree may be on Pinelands property and will be addressed after the storm we are expecting. Debris cleanup from last summer storm needs to be addressed as it is encroaching on the road. Eileen says that she just found out about it this week and it will be taken care of.

Kenneth Parks, 40 Indian Ann Trail, on 1/10/16 a septic tank was dug up after a Mr. Bob clean-up which causes him to have breathing issues.

Gail Francis, 211 Arrowhead Road, brings up if the new maintenance man will have insurance and if he has a valid drivers' license. Sanding or salting only occurs by the office.

Linda Mague, 277 Arrowhead Road, compost pile includes trash, animal waste, and tarps.

Steve Bond closed the meeting to the public.

Lori Greenberg brings to Rob Hagerty's attention about the gentleman utilizing the ATV in the park.

Rob Hagerty discusses the rent decrease submitted by the tenants. Unfortunately, the application does not meet the ordinance regarding sending notification to the office.

Ray Miller suggested a 90 day temporary license extension to Fawn Lake which is contingent on open items being addressed in writing. This suggestion is for the Township's February 5th meeting. Rob Hagerty will send to Mr. Heinold, contingent on timeline completion of three items. The three items to be addressed within the 90 days includes 1) transfer switch, 2) dryer ventilation, and 3) septic action plan. Ninety day meeting/deadline will be April 20, 2016.

Steve Bond asked about the "association fees" in the amount of \$100.00 charged to the tenants. Eileen stated that there is not an association but is an administrative fee on the sale of a home. This is done at closing for a private sale. The fee is not charged IF the park handles the sale. The fee may be used for background checks of the purchaser.

Meeting adjourned.

This is not 100% verbatim of the meeting held.

Respectfully submitted,

Kathleen A. Breitzman