

Shamong Township Rent Control Board

Minutes of Meeting

Wednesday, July 20, 2016

The Shamong Township Rent Control Board met at the Township Building, 105 Willow Grove Road, Shamong, NJ. Those members present were, Steve Bond, Chris Zehnder, Ray Miller, Tracey Holbrook, Rob Hagerty, Esquire.

Steve Bond brought the meeting to order at 7:31 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:

Fawn Lake Engineering Report update – Lori Greenberg, Esquire introduces Rebecca Saduk with Environmental & Technical Services, LLC, (sworn in by Rob Hagerty.) Rebecca states the company has completed three of the six designs for replacements under the general T-1 permit. They are out to bid with three contractors with an August 2nd deadline. The other three designs require state permits and will take longer. Rebecca has been made aware of tenant complaints of septic smells and suggests that park management be informed and the system may need to be pumped. Rebecca provides a print out to the residents for preventative tips for septic system.

Tracey Holbrook suggests the print out is provided in the park office. Lori Greenberg acknowledges.

Tracey asks for a “guesstimate” for the timeframe on the remaining three system permits. Rebecca states the finished designs, for systems 38, 13, and 9, should be beginning of August and submitting permit applications to the state by mid-August. The state has thirty days for administrative review and sixty days for technical review. Replacements will be upgrades which trigger permits. Rebecca gives an optimistic November construction date, subject to weather.

Lori Greenberg gives update due to tenant complaints made to the township board. A tree was taken down and removed in an emergency situation. The laundry room is locked and keys are available in the office. Office hours are posted on the door, as required. Steve Bond asks if all 114 tenants have been provided the cell phone number/s for park management and Lori Greenberg states yes, she believes it has. It is posted in the marquee and if the tenants call the main number, a message provides the number, in case of emergency.

Tracey asks about getting a key to the laundry room. Rob Hagerty swears in Eileen Parkhurst and Erica D’Andrea. Eileen makes arrangements for tenants to get a laundry room key IF the tenant is asking for outside of the office hours. The key is provided at no cost to the tenants. The key is then the property of the tenant. Rob Hagerty asks if there is a notice on the door of the laundry room to inform tenants to

get a key from the office and Eileen states that there is not. Lori says that it's a good idea and Eileen says she will do so.

Tracey asks Erica how things are going. Erica states that since the last meeting, her hours have not been set yet. Lori Greenberg states that Erica is meeting with "key" people to address their issues. Tracey stops Lori to say that one tenant is not more important than any of the others.

Lori Greenberg asked if any tenants have questions for Rebecca Saduk, as she has to leave and for this, Steve Bond opens the meeting to septic issues only.

Dawn Miller, sworn in by Rob Hagerty, asks for advance notification of at least a week, when her system will be worked on.

Julia Lemmon, 34 Indian Ann Trail, stated a year ago in November, she had a septic issue with no ability to flush toilets and the sewage was coming up in the drains. The problem was looked at by park employees who called Drayton who wouldn't pump because the system wasn't full. The next day, as a courtesy, Christine was going to send Tommy, who never came, so tenant called Rotorooter, who found an orangeburg pipe had roots growing through some cracks. Ms. Lemmon asked if this issue could be addressed. Rebecca states this is an easy fix. Tracey asked Rebecca when she could answer this, and Rebecca states by the end of the week by park management. Ms. Lemmon provides her phone number to Rebecca. Tracey clarifies the chain of command – In one week, Rebecca will provide answer to Erica. Erica will inform Ms. Lemmon within three days after that.

Donna Nixon, 92 Arrowhead Road, sworn in by Rob Hagerty, asks for clarification about which system is hers. Rebecca states this system (#44) repair is under the general permit which is currently out to bid.

Kenneth Parks, 40 Indian Ann Trail, sworn in by Rob Hagerty, asked if any work is done on septic systems and if a permit is required. Rebecca stated that if you are fixing what exists already, then no, a permit is not required.

David Schmidt, 202 Arrowhead Road, had repair/upgrade done but in the driveway, close to the house, and when it rains, it runs underneath the trailer. Rebecca states it's an easy fix and she will look into it for viable options. Rebecca will be contacting the office and the office will respond to the tenant.

Linda Mague, 277 Arrowhead Road, has septic odors which she believes is because her neighbor parks his vehicles on the system. The board directs Mrs. Mague to inform park management.

Steve Bond closes the meeting regarding septic issues so Rebecca Saduk can leave as requested.

Steve Bond opens the meeting to the public.

Marie Pritsky, 1 Indian Ann Trail, has concerns about winter coming and being plowed in again as she has in the past. Ms. Pritsky also questions the transfer of ownership fee of \$100 – which is neither in her lease nor in the rules and regulations. Ms. Greenberg says if it's not in her lease, she doesn't have to pay.

Linda Bojanowski, 30 Indian Ann Trail, has pictures of 50' trees that are dead and were topped years ago but are still in her yard. The sign about the speed bump in front of her home needs to be pruned as it has weeds growing into the street. Tracey insists thirty day written plan about tree from tree "guy."

Marie Pritsky, returns to state that she is concerned about discarded concrete used for a septic tank has been left near her home for a couple of years. Eileen Parkhurst said she would have it taken care of. Chris guides Eileen to Burlington County Resource Recovery.

Paul Leodori, Esquire, states he represents Kenneth Parks and attempts to deliver a petition with additional signatures. Members of the board refuse receipt and inform Mr. Leodori to follow the proper channels of submission.

Kenneth Parks, 40 Indian Ann Trail, asked if the members of the board had provided his personal information to the state police. All members deny. Tracey suggests Mr. Parks go to the Red Lion barracks. Mr. Parks provides a picture of a letter that was on the door of mobile home #65. Tracey asks if a letter to park management is submitted to inform them of complaints.

Chris Zehnder motions for meeting to be adjourned and is seconded by Ray Miller. Steve Bond closes meeting. Next meeting will be August 17th.

Meeting adjourned.

This is not 100% verbatim of the meeting held.

Respectfully submitted,

Kathleen A. Breitzman