

Shamong Township Rent Control Board

Minutes of Meeting

Wednesday, July 25, 2018

The Shamong Township Rent Control Board met at the Township Building, 105 Willow Grove Road, Shamong, NJ. Those members present were Susan Santanasto, Christopher Norman, Matt Davis, Shannon Logar, Joe Dutka and Chris Zehnder.

Chris 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 Matt Davis and seconded by Susan Santanasto to waive the reading of the minutes and to accept.

NEW BUSINESS:

Oak View Rent Increase application - members of the screening committee (Joe Dutka, Christopher Norman, and Susan Santanasto) met on July 18th and deemed application complete and ready for consideration. Chris Zehnder notes that the anniversary date was missed with no notification. Joe Dutka reviewed previous applications - going back 10-15 years - and found that all previous Oak View rent increase applications were dated May 1 - April 30. If someone from Oak View would have attended meeting, Joe would have asked why they did not file with the same dates as per previous years and why they changed the CPI time frame from December - December (12 month historical) to April - April. Using the April - April, the rates (1.4% vs .8%) are significantly higher than if they would have used December - December.

Joe Dutka printed out and provided a rate comparison chart and distributed to the board. Shannon asked if Oak View should have continued to use the same time frame. Matt Davis asked if the board can approve the application but only until April 30. Chris Zehnder agrees with Matt Davis and Christopher Norman stated he will create a resolution regarding renewal prior to April. Joe suggested that the application be revised and re-submitted using the December - December historical dates.

Christopher Norman stated that the way to address the update to the township ordinance is to formalize a motion to approve the rent increase for the CPI, VCAA, and tax increase, with a time period calculated on a rate from December - December effective August 1 to April 30. The resolution will contain a notation to file by deadline.

Chris Zehnder made a motion to approve the Oak View rent increase application to include CPI, VCAA, and tax increase using the December - December annual period with the new rent with an effective date of August 1, 2018 through April 30, 2019. The motion is seconded by Matt Davis. The votes are as follows: Sue - YES, Matt - YES, Chris Z - YES, Shannon - YES.

Chris Zehnder asked what has to be done to make a change to the current ordinance. Chris Norman stated that he could send an email to the Township Attorney, Doug Heinold. This would entail clarity on the timing of the annual increases, anniversary dates - if missed, application is waived - and also, the tenant should be compliant in their obligations just as the landlord is obligated to provide essential services.

Chris Zehnder opened the meeting to the public and with no members, closed the meeting to the public.

Shannon motions for the meeting to be closed and Matt seconds.

Next meeting date is scheduled for August 22nd, 2018.

Meeting adjourned.

This is not 100% verbatim of the meeting held.

Respectfully submitted,

Kathleen A. Breitzman