

Shamong Township Rent Control Board

Minutes of Meeting

Wednesday, June 26, 2019

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

Chris brought the meeting to order at 7:26 P.M. The secretary read the Sunshine Statement. A salute to the flag followed.

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

NEW BUSINESS: As a resident of the Oak View Community, our board member, Tracey Holbrook removed herself and acted as a member of the public.

Oak View Rent increase application review: Chris Hanlon representing Garden Homes / Oak View provided information to the calculation of the 1.9% increase with a maximum rent cap of \$525 for this application with a begin date of August 1, 2019. Joe Dutka confirmed the screening committee – consisted of Joe Dutka, Chris Zehnder, and Kathleen Breitzman – convened on June 11, 2019 after receiving the increase application on May 22, 2019 -and deemed it complete.

Matt Davis asked if the timing of the rent increase application is in line with previous years. Chris Zehnder explained guidance from the Township Committee that as long as applications are submitted to this board and with a twelve month or greater timeframe, the CPI months used on the applications can be flexible. Sue asked about the anniversary dates and Chris stated they based on the flexible twelve month timeframe, the anniversary dates could float.

Chris Zehnder opens the meeting to the public. Tracey Holbrook, 12B Oakview Court, asked if Garden Homes could submit an application in May for an earlier rent increase and Chris Hanlon confirmed that his understanding is that they would not be able to because the 12 month timeframe guidance had not been reached. Chris closed the meeting to the public.

Matt Davis made a motion to approve the rent increase application and it was seconded by Shannon Logar. The votes were: Susan Santanasto – YES, Matt Davis – YES, Shannon Logar – YES, Chris Zehnder – YES, Kathleen Breitzman – YES.

No correspondence received. Meeting adjourned.

This is not 100% verbatim of the meeting held.

Respectfully submitted, Kathleen A. Breitzman