

Shamong Township Rent Control Board

Minutes of Meeting

Wednesday, June 27, 2018

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

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 Susan Santanasto and seconded by Shannon Logar to waive the reading of the minutes and to accept.

NEW BUSINESS:

Resident concerns at Oak View Park regarding several issues to include leaf clean-up and maintenance.

Glenn Scott, 4A Oakview Drive, sworn in by Christopher Norman, has a three issues with the vacancy rate on the correspondence received from Oak View regarding the rent increase because of his experience reaching the office when he moved in a year ago. After several left messages, he heard back from Jasper when they purchased their home. The second is he believes the leaves create a fire hazard. The park sent a notice to all residents to have the leaves in front of their property. This was in the fall and they picked up at the end of January and the last of them finally picked up last week. The third and final is the sewer system. He states that it backs up constantly and the office does not have it pumped out regularly. He calls the office and he is told it will be taken care of in the next several days or weeks. The resident managers, Angie & Jasper, are not residents of the park.

Gavin Scott, 4A Oakview Drive, sworn in by Christopher Norman, states their septic filter has not been changed since they occupied the residence. He called the Connecticut office, which he states you cannot reach on a regular basis. When you call the number, you reach a voicemail which says we will return your call immediately. Mr. Scott called at 10:30 this morning, and still no return call. Chris Zehnder asks if they have ever reached out to Mr. Don Paetzold, regional manager. Neither have heard of nor met Don.

Shannon Logar asks Glenn Scott on reaching the resident managers. Glenn stated he sent an email to office in Connecticut regarding the septic problem and was told that Angie & Jasper's phone numbers were changed and the Connecticut office was not informed on the change.

Gavin Scott stated the park residents received a letter looking for people interested in being a resident manager but no phone calls are returned. Glenn Scott believes Angie & Jasper are leaving August 1st.

Steve Bond, 14D Oakview Drive, sworn in by Christopher Norman, stated he spoke with Don Paetzold regarding the township ordinance to have a park office manned with stated business hours. Also discussed was the township ordinance regarding leave pick-up in May, Oct, and November. If the leaves contain limbs and other debris, Steve has witnessed Jasper's helper, throw the limbs and twigs back onto the tenant's property. He states that Jasper and Angie are living in Williamstown, NJ and their home at 24C is completely vacant. Sue asked Steve when did things start to go bad and Steve responds at the beginning of last summer. Steve states that A&L Septic trucks are in the park regularly.

Chris Zehnder asks if Steve told Don about the problems. Steve says yes and that Don suggests that Steve be the contact person for the Oak View issues. Steve is a resident of the park for 7 years. Chris asks about the age of Steve's system. Steve states that a new sewer line was being installed today due to an odor of raw sewage. Steve incurred a cost (now reimbursed) for plumbing repairs for snaking 100 feet and the plumber reached tree roots. A new clean out had to be installed - the previous was removed in order for a carport.

Michael Countess, 8D Oakview Drive, sworn in by Christopher Norman, states he has had recent bad septic issues. His court had a new leach field installed between 8-10 years ago. In January, Michael had a dishwasher back-up and flood his kitchen. He contacted Angie & Jasper who had the septic system pumped the next day. The septic repair person checked the system and said they would touch base in the spring. No return calls or visits and the system has to be pumped every other week. Michael has asked park management if an inspection occurred and for updates as the problem is recurring. Michael received a text back from the resident managers to contact corporate regarding his issues to which he emailed corporate three times with no response. He has sent text messages and emails to Don with no response. Finally, septic repairs were started where a hole was dug to reach the D-box to investigate the problem. The hole was wrapped with caution tape and after two to three days, the hole was filled with grey water. Nothing was fixed. When his neighbors take a shower, there is a pool of water in the field and does not leach.

Michael asks that park management communicates better information to the tenants. Park residents received a letter mid-May from management asking for help with the cleanup and the phone number that was on the letter is out of service. Michael reaches out by email to Nancy Franco in the corporate office who provides that Kim is the right person to help. Park management mailed a letter June 15th, received by this resident on June 18th, regarding the rent increase application. Michael has been a resident since 2005.

Regina Gallagher, 5B Oakview Drive, sworn in by Christopher Norman, asks for clarification about the VCAA increase on the rent increase application.

Steve Bond, states that Alicia, with Garden Homes, is in charge of the park and her extension is 2477.

Sue reminds Chris Zehnder to ask the residents of Oak View in attendance this evening to return for our next meeting to repeat their concerns at our next meeting.

Christopher Norman explains the process regarding the application and his interpretation of the township ordinance which is different than that of the attorney for Oak View. Chris Zehnder asks for Christopher Norman to reach out to our township board to tighten up the wording in the ordinance.

Christopher Zehnder asks if any other board member would be interested in being on the sub-committee and Sue has volunteered.

Chris Zehnder opens the meeting to the public.

Dawn Miller, 280 Arrowhead Road, sworn in by Christopher Norman, states that even though her system is complete, she still has an issue with slow flush because she believes the engineer company did not take into consideration when it rains. She went to Rich D'Andrea who verbally stated that after completion of work, the contractor will review completed sites and address concerns.

Heather Bozarth, 82 Arrowhead Road, sworn in by Christopher Norman, states she is being harassed and threatened by the management of Fawn Lake. Rich D'Andrea was taking pictures of her personal items and broke the door of her shed. Heather is a resident of Fawn Lake for 6 years and has issues with the odor of her water. She believes it is making her children and dogs sick. Private water testing has been submitted with results to be determined.

Marcus DeLeon, 82 Arrowhead Road, sworn in by Christopher Norman, stated he received a phone call at work from Eileen Parkhurst regarding a restraining order with a neighbor. Marcus said Eileen stated she spoke with her attorney who said that when someone has a restraining order, the office must be told and asked for the paperwork by end of day because her attorney told her that it is a by-law in Shamong Township and if it is not received by end of day, further action will be taken. Heather contacted Tabernacle Township, Shamong Township and Mt. Holly Superior Court and none of those entities have record of a restraining order. Marcus called Eileen back and states there is no restraining order and that the Shamong Township office is not aware of the stated by-law. Marcus asks Eileen how she received this information and Eileen states that a neighbor informed her.

Marcus is concerned for water drainage near his home.

Chris Zehnder closed the meeting to the public.

Next meeting date is scheduled for July 25th, 2018.

Meeting adjourned.

This is not 100% verbatim of the meeting held.

Respectfully submitted,

Kathleen A. Breitzman