

Shamong Township Rent Control Board
Minutes of meeting
Wednesday, June 20, 2012

The Shamong Township Rent Control Board met at the Township Building, 105 Willow Grove Road, Shamong, NJ at 7:30 p.m. Those members present were, Steve Bond, Susan Santanasto, Dana Drum, Joe Dutka and Kelly Estevam Esq. (for Robert Hagerty, Esq.).

Steve Bond brought the meeting to order at 7:40p.m. The secretary read the Sunshine Statement. A salute to the flag followed. Steve welcomed new member Chris Zender who was unable to attend the meeting

New Business: Fawn Lake Village Rent Increase

Lori Greenburg, Esq. , introduced herself and she represents Fawn Lake Village. They applied for Rent Increase for 2.2%CPI plus increase for the Real Estate tax increase. The Real Estate Tax pass through is for \$16.94 per lot. The CPI and Real Estate increase comes to about \$25 and \$26. They have not had a real estate tax increase in a long time. Lori was asked if this was due to the property reassessment and she said yes. She said that everyone received a letter regarding the increase. The reason they are asking now is because of how much the real estate went up after the assessment.

Joe Dutka reviewed the application and verified the tax increase of \$16.94 per month per tenant was calculated correctly based on the 2011 estimated taxes. He also the cost of living increase of 2.2% agrees with the rates published by the US Department of Labor – Phil Wilmington ac area which is in accordance with the ordinance. Joe verified the mythology and the CPI increases are acceptable according to the ordinance. He also verified the mathematical calculations and found no areas. Susan asked about the US Dept of Labor rates and Joe said the document was in the application.

Lori Greenburg said the rent increase was due to start June 1st after approval of the board.

A resident asked why other trailer parks get thing that they don't. He wants to know what they are going to get from this increase. Kelly Estevam Esq. (for Robert Hagerty, Esq.).said they have the right by law to ask for and are entitled to the rent increase. Sue asked if there were any improvements in the works for this trailer park. The Manager for the trailer park listed all the things they have been doing and plan doing to maintain the trailer park.

Some of the residents voiced their opinon about their problems and concerns with the trailer park,

Sue than made a motion to open the meeting to the public. Steve Bond than opened the meeting to the public. At this time a resident complained that he received a late notice for not paying the increase that has not been approved yet. Lori Greenburg stated that they do not owe the rent increase or late fee yet.

Lori Greenburg said that 2/3 of the increase was real estate tax. Another resident Dolly asked about the 90 day notice of the rent increase they were supposed to get. Lori Greenburg said this is not a negotiated rent increase therefore they don't have to give 90 day notice this is a CPI increase which is different than a negotiated increase.

The disgruntled (man) resident again asked why they never have meetings with the manager at the trailer parks. It was also brought up why they were not given more notice about the rent increase. Unfortunately the board wasn't able to meet sooner regarding this rent increase and is why it hasn't happened until now. The Manager of Fawn Lake stated she does post at the office regarding the meetings, cancellations and such. She also said she does address any concerns the residents have. They do maintain and try to keep up on the maintenance of the trailer park. It was also brought up the question of the safety at the front entrance. She said she is doing what she can but they can only do so much. This concern is not a Rent Control Issue and she be brought up at a township meeting or with the state.

The manager also brought up the fact that some of the residents can get rebates if they are elderly or disabled and has told the residents the forms are at the office.

Residents complained about where the notices were posted. Manager stated the notices were posted at the office.

Another resident Kenneth Parks stated that the reason they live in the trailer park is because they can't afford to live anywhere else and they cannot afford the increase. He stated there are people in Shamong that do very well and he is not one of them.

Lori Greenburg said they have not had increase in a few years. The residents say they are struggling and cannot afford the increase.

The residents had several complaints about the trailer park that should be brought up at the township meeting.

Kelly Estevam Esq. (for Robert Hagerty, Esq.) explained the Rent Control Board controls the rent, she explained that they need to come to a township meeting and bring their complaints up with them. She also stated that they can call or look on the township website or look in the newspaper. She said they best way is to call the township directly to find out when the next township meeting is. The Rent Control Board cannot help with the road issues or the dirt issues.

The residents asked when the rent increase takes effect. Lori Greenburg said they were given 30 days notice and because of the delay in the meeting the rent increase will be effective when the board approves and the board has to approve the date of the increase.

Steve closed the meeting to the public. There is no correspondence. Steve then asked for a vote for the rent increase. Sue said everything looks right but she said she is unclear when the residents were notified.

The lawyer Kelly said the meeting was posted and was done so legally.

Lori stated the tax increase for the trailer park will have an increase going back to January 1st.

Steve Bond made a motion to accept the increase and I (Dana) second the increase and Sue voted for the increase as well. Sue asked next year the residents to be informed of the exact date of the meeting.

Next meeting date is July 18th 2012.

Meeting is adjourned

This is not 100% verbatim of the meeting held.

Respectfully submitted,

Dana Drum