

Shamong Township Rent Control Board  
Minutes of meeting  
Wednesday, April 17, 2013

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, Tracy Holbrook Chris Zehnder, Joe Dutka and 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. A motion was made by Susan Santanasto and seconded by Chris Zehnder 2<sup>nd</sup> the motion to waive the reading and to accept the minutes of the last meeting.

*New Business: Oakview Rent Increase*

Mr. Handlen introduced his self and he represents Garden Homes they filed application for Consumer price increase and a VCAA increase and tax pass through. Were any issues found with the application per Joe Dutka and board there were no problems with the application. The application seeks a 1.8% increase CPI for Philadelphia The application is for r 1.8 increase attached is the publication from the bureau of Labor and Statics which reflects the CPI Consumer Price Index for the Philadelphia/Wilmington area for Sept 2012 back to Sept. of 2011. Application based on that data. The VCAA increase of 2.5% and finally we are here for a tax increase. Which is higher than most but is based on the amount of taxes charged by the municipality. Based on increase of % that it went up. It does seem like a large increase but they are passing down the increase to the tenants. They are not making any money on this they are just passing down they increase that was put on them by the township. They are asking the board to approve the increase. The park manager is here to answer any questions.

Steve Bond has a question – There are multiple problems with the park. 1st. There is a problem with the bus stop. They the kids have to wear a bathing suit when they catch the bus because there is a drainage issue.

Don said he would look into the issue.

Don said he thought the issue was resolved a few years ago when they had repaved those driveways.

Steve then apologized for bringing it out prematurely.

Don Patezole (manager) said paper work should be filled out.

Steve asked if any members of the board had any questions.

Sue asked about the tax pass through. “What was the tax increase last year?” and “Did anyone object to the increase.

Chris Handlen said they did object and they negotiated a figure. They were happy with the result of the negotiation.

The assessors had to attend a mobile home park assessment seminar. Chris said the tax bill is the tax bill and there is nothing they can do about.

Public had to be reminded that it is not yet opened to the public.

Sue again asked about the different categories of rent – why?

Chris Handlen answered “they tried to combine categories to simplify. See the application page 9 for more details.

Steve now takes motion to open to board. Meeting now open to public

Tracy Holbrook – Increase of 19.98/ unit per month. Is that only for one year or is it for every year.

Chris Handlen answered it is until we get next tax bill. Could go down could go up. This happens every year.

Tracy – do you have to reapply?

Chris – yes we do have to reapply.

All people are sworn in before they ask their question

Robert Hagerty – If taxes don’t change there will be no adjustments and no reapplication will happen. It will continue and no new application is required.

Ray Plasaro – Sworn in – Doesn’t know our names but know who we are. Asked who everyone is. Tracy introduced herself, Beverly rep for Oakview, Joe Dutka introduced himself as financial consultant, Don P. Regional manager for Garden homes, Christopher Handlen introduced himself as attorney for Garden Homes.

Gloria Roda resident at Oakview– Sworn in – If we don’t own property why do we have to pay the taxes. We are on fixed income. If she had the money Garden Homes had she wouldn’t be living in the trailer park.

Chris H. said that the tax increase is an expense that they have to pass on to the residents. They didn’t set the number the government did. The other expenses have to be addressed by the CPI increase of 1.8%.

Debra Wilson Zane – sworn in – another resident. – They have endured increases every year. Property has been torn up by the Oil tank replacement. Shared concerns about her property being ruined.

Resident t– Terri Gall – Sworn in – Has a major problem. Her mother has been living there raising to small children. They have a major septic problem. They have sewage backing up into their trailer constantly. They are being told that it is their problem. They keep coming out and emptying the tank and still a problem. She has called the board of health and still not getting fixed. Why should she pay they increase if the problems aren’t getting fixed.

Don P. (manager) – said they have responded to the problems and are working on the problem. He said that this has only been going on for 2 weeks. That this is a new problem.

Resident – Terri said the problem is not getting fixed.

Resident - James Garlin – sworn in. – asked about if they inspected Terri's' home for sewage

Don said yes they have.

Steve – suggested that the pipes need to be jetted out to resolve the issue

Don said they have.

Several more residents forced their concern regarding the septic problem. They also said that management has been very good about responding to the problem.

Sue asked if Angie and her husband work and live at the trailer park.

Angie said yes they do.

Resident also said that Garden Homes and management have responded to their septic problems in the middle of winter and feel they are trying.

Resident 13c has been a resident of 5 years and likes living there. He has never seen an increase go to improving the park. He too has septic problems and would like to see some of the increases go towards park improvements. He feels he has been strong armed in to changing to gas.

Several other residents complained about the gas conversion and how they had to use their people.

Steve asked if there was a home owners association and couldn't they establish a playground.

Chris Handlen said there is a lot of liability to make a playground.

Then residents complained about the gas conversion and how they were forced into it. How they didn't like the contractor and other problems they had.

Chris Handlen said they were not forced to do it but that they would be responsible for their tanks if they leaked. If they took advantage they park would remove and clean up and convert. He said they were complemented by the residents by how it was handled.

Resident wants to know why Garden Homes can't forgo the 1.8% increase.

Chris Handlen – answered “they thought about it and decided that the 1/8 % increase is not that much based on the inflation. They do put money back into the park. That they have to make management decisions that aren't always popular but necessary. They are going to follow up with the issued that were brought up tonight.

Sue Sansanato – her concern is the septic issue and feels that this is a serious concern and should be addressed.

Chris said this problem just occurred in the last two weeks and has not had a change to resolve and shouldn't be micromanaged by the board.

He feels the board should approve the tax increase. That the concern is legitimate and will be looked in to.

Tracy wants to know how many homes have issues with septic.

Robert Hagerty also asked.

Angie from the park said there are about 5 or 6.

According to Garden Homes this is part of maintenance.

Resident – is very happy with the gas – she has been very satisfied with Garden Homes – she just wants to know if they could do a better job with snow removal. Is there a way they can help their older people. She has been a resident since 2001 and they have been very good about getting things done.

Dick – resident – Attorney made a comment about the ordinance and how it should be approved.

Chris Handlen. – said the ordinance requires that this increase should be passed through. They are limited to the CPI % and if taxes go up it should be passed on to the residents. It is confusing. They wanted to base it on the money they make on the trailer park but they negotiated it down. Everyone in this town was reassessed. They (township) wanted more money and that is why their taxes went up.

Beverly – rep from Oakview feels there should be a grievance committee and maybe things could change without a lot of grief. She is personally very happy there. Could things be better – probably but she is pretty happy at Oakview.

Steve Bond now closes the meeting to the public.

Another Oakview resident voiced his complaint about snow removal being poor and the leaf removal is inadequate.

Sue Sansanato is not comfortable with septic issue and doesn't feel comfortable voting on it.

We have heard a lot of grievances but we are not a homeowners association but the septic issue is a little beyond just a grievance.

Robert Hagerty says we can defer the vote for now.

Chris Handlen said it is a 100 unit mobile home park and they have issues with 5 of them. This is to be expected and is normal. He said Garden Homes has always done their best to maintain the septic.

Steve Bond (also a resident of Oakview as well as Chairman of the Board )said when he called Jasper – manger – that when he runs his dishwasher it smells like someone took a healthy shit. He asked the manager if he wanted to eat off his dishes.

Steve Bond said he shouldn't have to smell this every time he runs his dishwasher.

Steve Bond made a motion to adjourn the meeting for 30 days until there can be a assessment of the septic system.

Chris Zehnder seconded the motion

Steve Bonds asks if we have any correspondences

There is no correspondence

Next meeting date May 15, 2013

Meeting adjourn

This is not 100% verbatim of the meeting held.

Respectfully submitted,

Dana Drum