

Shamong Township Rent Control Board

Minutes of Meeting

Wednesday, Dec 27, 2023

The Shamong Township Rent Control Board met at the Township Building, 105 Willow Grove Road, Shamong, NJ. The members present were Eric Trozzo, Eric Rundstrum, Matt Davis, Joseph Dutka, and Christopher Norman.

Matt Davis brought the meeting to order at 7:30 P.M. Chris Norman swore in Joseph Dutka as expert witness. The secretary read the Sunshine Statement. A salute to the flag followed.

A motion was made by Eric Rundstrum and seconded by Eric Trozzo to waive the reading of the minutes and to accept.

Correspondence: Fawn Lake Village Rent increase application dated November 20, 2023. Screening Committee met on 12/14/23 – Joe Dutka, Matt Davis, Chris Norman, Kathleen Breitzman. Deemed complete.

Joe Dutka, CPA, Financial Advisor with approx. 25 years serving for this board, explained the verification process and the calculations on the application. It includes capital improvements totaling \$2.5M, over 15 years \$166,500, over 12 months \$13,880.33, per 114 tenant \$121.76 / 4 years \$30.44 * this is year one of four; CPI 3.9% increase and real estate tax increase.

Tom Pohle representing Attorney Lori Greenberg for Fawn Lake, and Erika D'Andrea, Co-Owner of Fawn Lake, in attendance.

Matt Davis opened the vote on the increase: Eric Trozzo, Eric Rundstrum, Matt Davis, and Kathleen Breitzman all voted YES.

Meeting opened to the public, and with no one in attendance, meeting closed to the public.

Next meeting date is January 31, 2024.

Meeting adjourned.

This is not 100% verbatim of the meeting held.

Respectfully submitted, Kathleen A. Breitzman