

Shamong Township Rent Control Board

Minutes of Meeting

Wednesday, June 23, 2021

The Shamong Township Rent Control Board met via ZOOM. Those members online were Chris Zehnder, Tracey Holbrook, Susan Santanasto, Neil Wilkinson, Joe Dutka, Justin Strausser for Chris Norman.

Chris brought the meeting to order at 7:30 P.M. The secretary read the Sunshine Statement. A salute to the flag followed.

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

Correspondence: Brief discussion of letter received about treatment works approval for septic systems for Fawn Lake Village.

A sub-committee (consisting of Chris Zehnder, Joe Dutka, and Kathleen Breitzman) met on June 18th for review of the rent increase application for Oakview Village dated May 28, 2021. Joe Dutka discussed that he verified the tax increase amount, the cost-of-living calculations, and the methodology to verify information supplied was correct. The sub-committee considered the application to be complete.

Neil Wilkinson commented about the application with a note of no rent increase since 2019 may have been because of the negative CPI. Chris Hanlon, Attorney for Oakview, said they were in front of the board in 2019 and not in 2020.

Meeting opened to the public: Tracey Holbrook, 12-B Oakview Drive, was pleased that Garden Homes (owners of Oakview) sent multiple communications to the residents about sources of aid during the pandemic. No other members of the public attended. Chris closed the meeting to the public.

Sue Santanasto asked if residents of Oakview were made aware of the rent increase application and if the meeting notice was provided to them. It was confirmed that meeting notices are on the Shamong.net website. Tracey said that the correspondence received from Garden Homes did not specifically inform them of the dates of the meeting only that the residents were coming up on a rent increase starting on Aug 1st.

Neil Wilkinson made a motion to accept the application and Chris Zehnder seconded. Votes to accept and approve: Neil, Sue, Kay, Chris Z; Tracey abstained. Application for rent increase is approved.

Meeting adjourned.

This is not 100% verbatim of the meeting held.

Respectfully submitted, Kathleen A. Breitzman