

RENT CONTROL MEETING  
MINUTES  
MONDAY, FEBRUARY 27, 2012

Minutes of the regular meeting of the Township of Haddon Township Rent Control Board, held on Monday, February 27, 2012, in the Municipal Building in said Township.

Confirmation of Sunshine Law

Compliance with Public Law 1975 was confirmed and was reported that the secretary had sent notices of meeting, along with copies of the agenda to the Courier-Post and The Retrospect newspapers and two copies on the bulletin boards in the municipal building.

Flag Salute

Roll Call

Larry Gasperone	Present
Jennie Helms	Excused
Peg Moran	Absent
Marian Rizzi	Present
Dolores Hughes	Present
Michael Verdi	Present
William Stepien	Absent
Commissioner Paul Dougherty	Excused

Also Present CheryLynn Walters, Esquire

Meeting was called to order by chair Larry Gasperone at 7:10 p.m.

This was a special meeting to follow up on the problems at Haddon Crossings apartments. Mr. Gasperone explained that the board will be opening the meeting up to the public for any testimony that anyone would like to give in conjunction with Haddon Crossings apartments. Then the owner Mr. Pengue would have a chance to explain what he has done and plans to do.

Ms. Walters the attorney for the board went over everything that has happened so far in connection with Haddon Crossings apartments. She explained that the Board of Commissioners appointed Mr. Ed Toussaint as the Rent Control Officer for inspections. Mr. Toussaint sent out letters to all tenant on December 5, 2011 letting the tenant know that he would be doing inspections on December 16, 2011 and anyone that would like their apartment inspected should contact his office and let Mr. Toussaint's secretary know to put that apartment on the list for inspection. On January 4, 2012 a report was given to the rent Control board from Mr. Toussaint with his finding from the inspection that was done on December 16, 2011. Then on January 24, 2012 and second letter was sent to all tenant again stating that

Mr. Toussaint will be coming back to the apartments to do a follow up inspections to check if the correction have been made, and if anyone else would like their apartments inspected. Mr. Toussaint only heard from 4 apartments, when Mr. Toussaint went to do the inspections he could only get into one of the 4 apartments. On February 17, 2012 Mr. Toussaint gave the rent Control board a report on his finding.

Now Mr. Gasperone as for a motion to open the meeting to the public.

A motion by Marian Rizzi to open the meeting to the public and seconded by Michael Verdi. All members present voted in the affirmative. Motion carried.

James Kennedy – Sworn In

Apt C-3

Mr. Kennedy reported that his mail box has been messed up, mold still not taken care of, Electric in the apartment does not work properly, No hot water for 2 days and no phone call letting the tenants know that they were working on the boilers, ceiling still leaking, When you call the emergency number no answer, leave a message and no one gets back to you.

Billy Carol – Sworn in

S-2

Flooding behind the apartments real bad when heavy rains. The drain was removed, Cannot park his car in the lot because of flooding. Had a leak under floor from bedroom to bathroom afraid it will rote and fall apart, can feel floor give when walked on. Again states that in 2009 the drain was there in the parking lot and it was then covered up.

Florence \_\_\_\_\_ - sworn in

H-3

Reported that the doors, windows, stairwells, need cleaning and cobwebs all over the common areas, back steps falling apart. Some people have hot water, some buildings did not. Property management should be on site. Joe the super promised to meet her at her apartment on sat. Never came. She stated that she wants Mr. Toussaint to come to her apartment on a Saturday she cannot take off from work and works every day during the week. Reports that the blinds in the kitchen were hung wrong and still not fixed. Something is wrong with the light fixtures, always problem with the electric, Flooding is a problem.

K \_\_\_\_\_ Sworn in

Apt F-4

Reported that she is homebound and sees thing happening, see reports that she has never seen flooding, that it could use repaving. That a new boiler system is coming, she has heard sweeping in the halls, but floors are dirty, need washing. A lot needs to be fixed. Across the hall in the other apartment there was mold and that is scary and that is why the tenant moved out. I do not know if it has been fixed

or not. The back door has a hole kicked in it. The heating problem in F4 has been fixed, she reported that she sent a text to Joe and he answered it right away, Front hall light out and hallways are dark.

Maria Kwasniewski – sworn in  
Apt O-4

States that the door to basement storage needs to be replaced.

Mr. Kennedy – still sworn in  
C-3

Mr. Kennedy stated that since the first meeting the doors have been keep closed most of the time, unless a tenant props it open, and by keeping it closed the entrances are much cleaner no leaves, or trash being blown in by the wind. But would like to see at least once or twice a year the floors moped. Mold is still the biggest problem.

Steve \_\_\_\_\_ - Sworn in  
Apt H-1

At the last meeting it was stated that eh material in the hallway were asbestos. Is there any report on that?

A motion by Michael Verdi to close the public portion and seconded by Marian Rizzi. All members present voted in the affirmative. Motion carried.

Nick Pengue owner for Haddon Crossings Apartments was sworn in

Mr. Pengue stated that he went around with Mr. Toussaint for the inspections and that Mr. Toussaint said he saw no mold. Mr. Kennedy has a problem in this bathroom and it was fixed. The parking lot does not flood the back sidewalk dips and house behind the apartments have their sump pump running on the apartment property and that causes a problem. Tonight is the first I heard of Florence's problems. I have 2 full time employees there at all times. If there is a problem they need to call me. (nick)

If was asked of Mr. Pengue if he has a complaint form for the tenants to fill out when problems occur, or do you have something else in place for problems.

CheryLynn Walters explained Chapter 189 rent Control ordinance 189-4D. She explained that Mr. Toussaint has 2 reports filed with the board and that he did two inspections and both times the tenants were notified.

Mr. Gasperone asked for a motion to accept or deny the increases for Haddon Crossings apartments that have been tabled, for October, November, and December of 2011.

A motion by Michael Verdi to approve the increases for Haddon Crossings Apartments for 1 Unit @ 1.5% effective 10-1-11 and 14 Units @ 1.5% effective 11-1-11 and 15 Units @ 1.5% effective 12-1-11. Seconded by Marian Rizzi. All three members present voted in the affirmative. Motion carried.

CheryLynn Walters offered some advice to all tenants to put everything in writing and hopefully the tenants and the owner can work together to resolve any problems.

With no further business before the board, Dolores Hughes entertained a motion to adjourn. Seconded by Marian Rizzi. All members present voted in the affirmative. Motion carried.

CD of this meeting is available upon request.

Meeting adjourned at 8:34 P.M.

Respectfully submitted

Bonnie Richards  
Secretary to the  
Rent Control Board