

RENT CONTROL MEETING
MINUTES
MONDAY, March 19, 2012

Minutes of the regular meeting of the Township of Haddon Rent Control Board, held on Monday march 19, 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	Present
Peg Moran	Excused
Marian Rizzi	Present
Dolores Hughes	Present
Michael Verdi	Present
William Stepien	Present
Commissioner Paul Dougherty	Excused

Also Present CheryLynn Walters, Esquire

Meeting called to order by chair Larry Gasperone at 7:00 p.m.

Mr. Gasperone asked that the minutes from the February 27, 2012 meeting be amended to show that Peg Moran to mark as excused and not absent Mr. Gasperone found out that Mrs. Moran had fallen and was in rehab.

A motion by Michael Verdi to approve the February 27, 2012 minutes with the amendment, seconded by Marian Rizzi. All members present voted in the affirmative. Motion carried.

Old Business: None

New Business:

A motion by Jennie Helms to approve the increases for Haddon Crossings Apartments for 3 Units at 2.27% effective 1-1-12. Seconded by Marian Rizzi. All members present voted in the affirmative. Motion carried.

A motion by Jennie Helms to approve the increases for Haddon Crossings Apartments for 3 Units at 2.27% effective 2-1-12. Seconded by Marian Rizzi. All members present voted in the affirmative. Motion carried.

A motion by Jennie Helms to approve the increase for Haddon Crossings Apartments for 5 Units at 2.27% effective 3-1-12. Seconded by Marian Rizzi. All members present voted in the affirmative. Motion carried.

A motion by Jennie Helms to approve the increase for Haddon Crossings Apartments for 13 Units at 2.27% effective 4-1-12. Seconded by Marian Rizzi. All members present voted in the affirmative. Motion carried.

A motion by Jennie Helms to approve the increase for Haddon Crossings Apartments for 2 Units at 2.27% effective 5-1-12. Seconded by Marian Rizzi. All members present voted in the affirmative. Motion carried.

A motion by Jennie Helms to approve the increase for Haddon Crossings Apartments for 4 Units at 2.27% effective 6-1-12. Seconded by Marian Rizzi. All members present voted in the affirmative. Motion carried.

A motion by Michael Verdi to approve the increase for Haddon Hills Apartments for 24 Units at 2.27% effective 5-1-12. Seconded by Marian Rizzi. All members present voted in the affirmative. Motion carried.

A motion Michael Verdi to approve the increase for Haddon Hills Apartments for 37 Units at 2.27% effective 6-1-12. Seconded by Marian Rizzi. All members present voted in the affirmative. Motion carried.

A motion by Jennie Helms to approve the increases for Haddon View Apartments for 42 Units at 2.27% effective 4-1-12. Seconded by Michael Verdi. 4 members voted in the affirmative 1 abstention (Marian Rizzi) motion carried.

A motion by Jennie Helms to approve the increases for Haddon View Apartments for 43 Units at 2.27% effective 5-1-12. Seconded by Michael Verdi. 4 members voted in the affirmative 1 abstention (Marian Rizzi) Motion carried.

A motion by Jennie Helms to approve the increases for Colonial Village Apartments for 8 Units at 2.27% effective 1-1-12. Seconded by Marian Rizzi. (These increases have been tabled since the November meeting)

All members present voted in the affirmative. Motion carried.

A motion by Jennie Helms to approve the increases for Cedar Court Apartments for 8 Units at 2.27% effective 1-1-12. Seconded by Marian Rizzi. (These increases had been tabled since November) All members present voted in the affirmative. Motion carried.

Other Business:

Haddon Hills Apartments – The tenant with the complaint did not attend the meeting.

Lynne Garden Apartments – Complaints from tenants

The Board opens the meeting to the public for comments on Lynne Gardens Apartment.

Collette Maloney was sworn in

Apt 8B

Ms. Maloney stated that the rent was raised in 2006 and 2007 \$50.00 each year. That her records and his records do not agree as far as rent goes, that Mr. Corso is trying to evict her.

CherylLynn Walters, Esquire who was representing the Board explained to Ms. Maloney that as far as rent increases the board does handle that, however back from 2006 and 2007 is too far back to do anything now. But they cannot increase now until they follow the proper procedures. Ms. Walters spoke about the New Jersey Anti Eviction Statutes that she can look up. When a landlord changes the leases to month to month that does not impact the Rent Control Board and that they can only raise rents once a year with the approval of the Rent Control Board.

Mr. Stepien asked if the tenants had been notified about the increases.

Charlotte DeFrancisco – Was sworn in

Apt 7A

She wants to know where her Security Deposit is, she asked if the landlord has to give each tenant a statement once a year on where and how much is in their security deposit. Ms. DeFrancisco stated that she is behind her rent and that she will be caught up by April 3rd.

Sal Corso – Sworn in

Owner of Lynn Gardens Apartments

Mr. Corso stated that when he got the complaint from the board's secretary Bonnie that he came into her office last week to speak to her. Mr. Corso stated that he did raise the rents in 2006 and 2007 with the board's approval. Mr. Corso brought documents that he wants to give to the board. (He did not leave the documents) Mr. Corso stated that he is a one man show he does the maintenance, the book, the billing, he does everything.

The secretary stated that he does not turn in his vacancy reports on monthly basic or a Quarterly report for maintenance. The ordinance states that these must be done.

Mr. Verdi stated that these reports help you as the owner.

Ms. Walters again explained the requirement of the Rent Control Board and that some of these issues are not in the scope of the Rent Control Board.

A motion by Jennie Helms to close the public portion for Lynn Gardens Apartment. Seconded by Marian Rizzi. All members present voted in the affirmative.

A motion by Jennie Helms to open the meeting to the public for any issues. Seconded by Marian Rizzi. All members present voted in the affirmative. Motion carried.

Nick Pengue – Sworn In
Haddon Crossings Apartments
Thanked the Board for all their work.

A motion by Jennie Helms to close the public portion. Seconded by Michael Verdi. All members present voted in the affirmative. Motion carried.

With no further business before the board, Jennie Helms entertained a motion to adjourn, Seconded by Michael Verdi. All members present voted in the affirmative. Motion carried.

CD of this meeting is available upon request.

Meeting adjourned at 8:15 P.M.

Respectfully submitted

Bonnie Richards
Secretary to the
Rent Control Board.