

THE HADDON TOWNSHIP RENT CONTROL BOARD
MINUTES
THURSDAY January 26, 2023

Minutes of the regular minutes of the Township of Haddon Rent Control Board, held on Thursday January 23, 2023 in the Municipal Annex Building, 10 Reeve Avenue in said Township.

Confirmation of Sunshine Law

Chapter 231, Public Law 1975 requires adequate notice of this meeting be provided by specifying time, place and agenda. This has been done by mailing a copy of the Agenda to the Courier – Post and the Retrospect Newspapers and by posting on two bulletin boards in the Municipal building.

Roll Call

Larry Gasperone	Present
Peg Moran	Present
Alma Zwick	Excused
Linda Camp	Present
Kimberly Wagner	Present
Virginia Farry	Present
Landlord Rep – Vacant	
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Also present- Justin Strausser, Esquire
Bonnie Richards – Administrator

Meeting was called to order by Secretary Bonnie Richards at 7:00 P.M.
Re-Organization

Mrs. Richards as for nomination for Chairperson for the rent Control board.
Peg Moran nominated Larry Gasperone, Seconded by Linda Camp

Hearing no other nomination a motion by Peg Moran to close nomination seconded by Linda Camp. All members present voted in the affirmative. Motion carried.

A motion by Peg Moran to elect Larry Gasperone as Chairperson of the rent Control Board, seconded by Linda camp. All members present voted in the affirmative. Motion carried.

Mr. Gasperone took over the meeting at this point.
Mr. Gasperone asked for nomination for vice Chairperson.

Larry Gasperone nominated Alma Zwick, Seconded by Peg Moran.
A motion by peg Moran to close nomination, seconded by Larry Gasperone.
All members present voted in the affirmative. Motion carried.

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A motion by Peg Moran to elect Alma Zwick for vice Chair, seconded by Larry Gasperone. All members present voted in the affirmative. Motion carried.

Mr. Gasperone asked for nomination for Secretary.

Larry Gasperone nominated Bonnie Richards.

A motion by Peg Moran to close nomination, seconded by Larry Gasperone. All members present voted in the affirmative. Motion carried.

A motion by Larry Gasperone to elect Bonnie Richards as secretary of the Rent control Board, seconded by Peg Moran. All members present voted in the affirmative. Motion carried.

Mr. Gasperone asked for nomination for Solicitor.

Larry Gasperone nominated Platt Law Firm – Justin Strausser, seconded by Peg Moran

A motion by Larry Gasperone to close nomination =, seconded by peg Moran, all members voted in the affirmative. Motion carried.

A motion by Larry Gasperone to elect Platt Law Firm – Justin Strausser, seconded by Peg Moran. All members present voted in the affirmative. Motion carried.

A motion by Peg Moran to approve the minutes from 11-17-2022, seconded by Kimberly Wagner. All members present voted in the affirmative. Motion carried.

Old Business – Lynne Gardens – Bonnie Reported that allis good with Lynne Gardens they are in compliance.

New Business – A motion by Peg Moran to approve the rent increases for Haddon Crossing Apartments for 7 Units to 4% effective 3-1-23. Seconded Linda Camp. (B3, J4, K2, N1, O2, R1, R2) 5 members voted in the affirmative, 0- no votes. Motion Carried.

A motion by Peg Moran to approve the rent increases for Haddon Crossings apartment for 12 Units at 4. % effective 4-1-23, seconded by Kimberly Wagner. (A3, C3, E3, G3, H2, H4, I1, L2, O4, R3, S1, T2) 5 members voted in the affirmative, 0- no votes. Motion carried.

A motion by Kimberly Wagner to approve the rent increases for Haddon View Apartments increases for 25 Units at 4% effective 2-1-23. Seconded by Peg Moran. 4 members voted in the affirmative. 0- No votes, 1 abstention (Virginia Ferry). Motion carried.

A motion by Kimberly Wagner to approve the rent increases for Haddon View Apartments for 37 Units at 4% effective 3-1-23, seconded by Peg Moran. 4 members present voted in the affirmative. 0 No votes. 1 abstention (Virginia Ferry) Motion carried.

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A motion by peg Moran to approve the rent increases for Colonial village Apartments for 1 unit at 4% effective 1-1-23, Seconded by Linda camp.

All members voted in the affirmative. Motion carried.

Complaint hearing – None

A motion by Kimberly Wagner to open the meeting to the public, seconded by Peg Moran, all members present voted in the affirmative. Motion carried.

Joan From The retrospect – asked about the CPR Increase for the 2023 year.

Hearing nothing further from the public, a motion by Kimberly Wagner to close the public portion, seconded by Peg Moran. All members present voted in the affirmative. Motion carried.

Next meeting January 26, 2023 at 6:00 p.m. in the Annex building

With no further business tonight for the Rent Control Board a motion by Peg Moran, seconded by Kimberly Wagner to adjourn the meeting. All members present voted in the affirmative. Motion carried
Meeting Adjourned at 6:11 P.M.

Respectfully submitted

Bonnie Richards