

THE HADDON TOWNSHIP RENT CONTROL BOARD  
MINUTES  
THURSDAY January 23, 2025

Minutes of the regular minutes of the Township of Haddon Rent Control Board, held on Thursday January 23, 2025 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
Kim Monzo	Present
David Murdock	Present
Candace Winters	Present
Kimberly Wagner	Present
Virginia Farry	Present
Landlord Rep – Vacant	
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Also, present- Justin Strausser, Esquire  
Bonnie Richards – Administrator  
Kimberly Schemelely – Assistant Administrator

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

**Swearing in of new members**

The solicitor Justin Strausser sworn in new members Candace Winters and David Murdock.

**Re-Organization**

Mrs. Richards as for nomination for Chairperson for the rent Control board.  
Kimberly Wagner nominated Larry Gasperone, Seconded by Kim Monzo.

Hearing no other nomination a motion by Kimbrly Wagner to close nomination seconded by Kim Monzo.  
All members present voted in the affirmative. Motion carried.

A motion by Kimberly Wagner to elect Larry Gasperone as Chairperson of the rent Control Board, seconded by Kim Monzo. All members present voted in the affirmative. Motion carried.  
Congratulation Mr. Gasperone.

Mr. Gasperone took over the meeting at this point.

Page 2

Mr. Gasperone asked for nomination for vice Chairperson.

Larry Gasperone nominated Kimberly Wagner, Seconded by Kim Monzo.

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

A motion by Larry Gasperone to elect Kimberly Wagner for Vice Chair, seconded by Kim Monzo. All members present voted in the affirmative. Motion carried.  
Congratulation, Kimberly Wagner.

Mr. Gasperone asked for nomination for Secretary.  
Kimberly Wagner nominated Kimberly Schemeley, Seconded by Kim Monzo.

A motion by Kimberly Wagner to close nomination, seconded by Kim Monzo. All members present voted in the affirmative. Motion carried.

A motion by Kimberly Wagner to elect Kimberly Schemeley as secretary of the Rent control Board, seconded by Kim Monzo. 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 Kimberly Wagner.

A motion by Larry Gasperone to close nomination, seconded by Kimberly Wagner, all members voted in the affirmative. Motion carried.

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

Mr. Gasperone thanked Kimberly Wagner for taking charge of the meeting last month.

A motion by Kimberly Wagner to approve the minutes from 11-21-2025, seconded by Kim Monzo. All members present voted in the affirmative. Motion carried.

Old Business – None

New Business: A motion by Kimberly Monzo to approve the increase for Colonial Village Apartments of 3 Units at 3.5% effective 2-1-25 Seconded by Kimberly Wagner. All members present voted in the affirmative. Motion carried.

A motion by Kimberly Monzo to approve the rent increases for Haddon View Apartments for 30 Units at 3.5% effective 2-1-25. Seconded Kimberly Wagner. 4- yes votes, 0- no votes. 1 abstention. (Yes votes – Gasperone, Monzo, Wagner, Winters) (abstention – Murdock) Motion Carried.

Page 3

A motion by Kimberly Monzo to approve the rent increases for Haddon View apartment for 44 Units at 3.5% effective 3-1-25, seconded by Kimberly Wagner, 4 members voted in the affirmative, 0- no votes. 1 abstention, Motion carried. (yes votes – Gasperone, Monzo, Wagner, Winters) 1- abstention – Murdock)

Complaint hearing – No official complaint for the board to hear, we did get a complain from a tenant at Haddon Hills Apartments – Apt 252 D – I sent our rent Control Official to the apartment and he took the Zoning Officer with him to do the inspection and he also had the manager from Haddon Hills meet then there, Mr. Sheppard did the inspection and took pictures and wrote up a report. This is a complaint, which is on file in the rent Control Office.

Mrs. Richards asked the board members about a public hearing for the Capital Improvement Hearing for Haddon View Apartment, Mrs. Richards has contacted the High School and requested the High School cafeteria, the school told Mrs. Richards that Thursday February 13, 2025 at 6:30 P.M. is available. All board members but one said they could attend. The solicitor also said that is a good date for him. Mrs. Richards will follow up with the school and let Haddon View Owners know the date as well.

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

Michele Ayes – Tenant Haddon View

Has 7 questions about the application and hopes that all board members will read the application and have questions as well.

Hearing nothing further from the public, a motion by Kimberly Wagner to close the public potion, seconded by Candace Winters. All members presented voted in the affirmative. Motion carried.

Mr. Murdock asked Ms. Ayers if she could give the questions to the board.

The solicitor Mr. Strausser stated that she could turn in her questions, but we cannot discuss them tonight.

Next meeting March 27, 2025 at 6:00 p.m. in the Annex building

With no further business tonight for the Rent Control Board a motion by Kimberly Wagner, seconded by David Murdock to adjourn the meeting. All members present voted in the affirmative. Motion carried Meeting Adjourned at 6:40 P.M.

Respectfully submitted

Bonnie Richards, Administrator

