

THE HADDON TOWNSHIP RENT CONTROL BOARD
AGENDA
THURSDAY, JANUARY 23, 2025

A regular meeting of the Rent Control Board of the Township of Haddon will be held on Thursday, January 23, 2025 at 6:00 P.M. in the Municipal Annex Building located at 10 Reeve Avenue, Haddon Township, New Jersey.

Flag Salute

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

Swearing in of New or re-appointed members

Candace Winters – resident member – 12/31/27

David Murdock – Tenant Rep. – 12/31/27

Re-Organization for the year 2025

Approval of Minutes from November 21, 2024

Old Business: None

New Business:

Colonial Village Apartments increases 3 Units at 3.5% effective 2-1-25

Haddon View Apartments increases 30 Units at 3.5% effective 2-1-25

Haddon View Apartments increases 44 Units at 3.5% effective 3-1-25

Complaint hearings – None

Date for Capital Improvement Hearing (where do you want to hold the meeting)

Public Comment:

Next Meeting – March 20, 2025

Respectfully submitted

Bonnie Richards, Secretary

THE HADDON TOWNSHIP RENT CONTROL BOARD
MINUTES
THURSDAY November 21, 2024

Minutes of a Regular Meeting of the Township of Haddon Rent Control Board, held on Thursday November 22, 2024 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	Excused
Kim Monzo	Present
Peg Moran	Absent
Homeowner	Vacant
Kimberly Wagner	Present
Virginia Farry	Present
Landlord Rep – Vacant	
Landlord Rep – Vacant	

Also, present- Justin Strausser, Esquire
Bonnie Richards – Administrator
Kimberly Schemeley – Assistant

Meeting was called to order by Vice Chair Kimberly Wagner at 6:00 P.M.

A motion by Virginia Farry to approve the minutes from September 25, 2024 and October 17, 2024, seconded by Kim Monzo. All members present voted in the affirmative. Motion carried.

Old Business – None

New Business: A motion by Kim Monzo to approved the increases for Haddon View Apartment for 41 Units at 4.00% effective 12-1-24, seconded by Virginia Farry. 2 members voted in the affirmative, 0- nay votes, 1 abstention (Virginia Farry) Motion carried.

A motion by Kim Monzo to approve the increases for Haddon View Apartment for 28 Units at 3.5% effective 1-1-25, seconded by Virginia Farry. 2 members voted in the affirmative, 0- nay votes 1- abstention (Virginia Farry) Motion carried.

A motion by Kim Monzo to approve the increases for Haddon Hills Apartment for 1 Unit at 3.94% effective 8-1-24, seconded by Virginia Farry. 3 members voted in the affirmative, 0- nay votes. Motion carried. (Apt 147A)

A motion by Kim Monzo to approve the increases for Haddon Hills Apartment for 18 Units all are different not to exceed 4.00% effective 10-1-24, seconded by Virginia Farry. 3 members voted in the affirmative. 0- nay votes, Motion carried.

Apts. 112D-3.93%, 129B-3.94%, 235A-3.95%, 158C-3.95%, 220B-3.97%, 260A-3.97%, 116B-3.97%, 207A-3.98%, 266B-3.98%, 213B-3.98%, 109A-3.98%, 121B-3.99%, 110C-3.99%, 206B-4.00%, 208A-4.00%, 222B-4.00%, 231C-4.00%, 239D-4.00%

A motion by Kim Monzo to approve the increases for Haddon Hills Apartment for 25 Units all units are different increases not to exceed 4.00% effective 11-1-24, seconded by Virginia Farry. 3 members voted in the affirmative, 0- nay votes. Motion carried.

Apts. 151D-3.92%, 253A-3.94%, 241A-3.94%, 240A-3.94%, 149D-3.94%, 108C-3.94%, 255C-3.95%, 237C-3.95%, 236C-3.95%, 219A-3.95%, 123C-3.95%, 117B-3.95%, 109C-3.95%, 157B-3.96%, 245A-3.97%, 224A-3.97%, 205B-3.97%, 208C-3.97%, 247B-3.97%, 161C-3.98%, 123A-3.98%, 109D-3.98%, 261D-3.99%, 215B-4.99%, 145B-4.00%

A motion by Kim Monzo to approve the increases for Haddon Hills Apartment for 31 Units all units different not to exceed 4.00% effective 12-1-24, seconded by Virginia Farry. 3 members voted in the affirmative, 0- Nay votes. Motion carried.

Apts. 221A-3.93%, 117C-3.93%, 239B-3.94%, 227B-3.94%, 219B-3.94%, 212A-3.95%, 137A-3.95% 134D-3.95%, 154B-3.96%, 145D-3.96%, 130D-3.96%, 132A-3.96%, 254A-3.97%, 218B-3.97%, 143B-3.97%, 136A-3.97%, 103B-3.97%, 249A-3.98%, 247D-3.98%, 149B-3.98%, 102B-3.98%, 220A-3.99%, 218A-3.99%, 129D-3.99%, 120D-3.99%, 104B-3.99%, 259A-4.00%, 244D-4.00%, 146B-4.00%, 125B-4.00%, 114A-4.00%.

A motion by Kim Monzo to approve the increases for Haddon Hills Apartment for 14 Units, at each unit is a different increase not to exceed 3.5%, effective 2-1-25, seconded by Virginia Farry. 3 members voted in the affirmative, 0- nay votes Motion carried.

Apts. 219D-2.95%, 101A-2.96%, 251C-2.97%, 161A-2.97%, 214D-2.98%, 229A-2.98% 211A-2.98%, 150C-2.99%, 263D-2.99%, 241B-2.99%, 139A-3.99%, 138D-3.00%, 110A-3.99%, 114D-3.00%

Open to the Public

David Murdock – told the board That the Haddon View Apartments had a meeting with the tenants about the Capitol Improvement application that they have presented to the rent Control board, and he ask the procedure on this application.

Secretary Richards explained that yes an application has been submitted, The solicitor has a copy now that he is reviewing and when he deemed complete then A public meeting will be held for all to attend and listen to the application and ask questions during the public portion. It is a very long application and

Page 3

takes a few months to complete. It is for I believe a 20 years surcharge, it goes according to how many rooms are in your unit as to how much each unit pays. All of this will be explained at the public meeting. The application can only be for capital improvements not ordinary maintenance. They have to give the board report of the ordinary maintenance and the capital improvements with receipts, tax returns for several years etc.

A motion by Kim Monzo to close the public portion, seconded by Virginia Farry. All members present voted in the affirmative. Motion carried.

With no further business tonight for the Rent Control Board a motion by Virginia Farry, seconded by Kim Monzo to adjourn the meeting. All members present voted in the affirmative. Motion carried

Meeting Adjourned at 6:17 P.M.

Respectfully submitted

Bonnie Richards
Administrator