

**MOBILE HOME RENT STABILIZATION & CONTROL BOARD
MINUTES OF MEETING
MARCH 14, 2018**

Meeting called to order at 7:00 PM.

ROLL CALL: Present: Ms. Jordan; Mr. Orozco; Ms. Brown; Mr. Ruais
Mr. Cantor; Mr. Quatrano Mrs. Morlino; Ms. Bradow;

EXCUSED: Ms. Comes

MINUTES: Motion by Mr. Quatrano to accept minutes from November 8, 2018 meeting. Seconded by Ms. Jordan. All infavor.

CORRESPONDENCE: Vacancy de-control notices from Oak Hill and Angle In.

SWEAR IN: The following members were sworn in: Mr. Cantor; Mr. Quatrano; Ms. Jordan; Ms. Brown; Ms. Bradow and Mr. Ruais.

OLD BUSINESS: None

NEW BUSINESS: HRB-18-01 Winding Brook Mobile Home Park Increase Application. Mr. Christopher Hanlon, attorney for landlord was present. He submitted the affidavit of mailing to secretary and attorney (A-1). He presented an amended application for a reduction in the cost of garbage removal. Ms. Bradow recused herself. Mr. Richard Maida, principal and manager of Winding Brook was sworn in. Paperwork was presented by Mr. Maida for various extraordinary expenses during the year. (A-2). Mr. Hanlon presented a copy of the current CPI (A-3) to all members and secretary.

Mr. Cantor asked if any tenants had questions. Ms. Bradow asked how many units were not occupied. Mr. Maida responded 4. However, Mr. Maida stated that although not occupied, the owners were still paying rent. She also complained about trees and debris by her unit. Mr. Maida stated that they will go out tomorrow to check out her complaint.

Mr. Peter Ambrust, 9 Phillips Street, was sworn in. He stated that the quality of life has gone down in the 10 years he has lived in the park. He complained of the road conditions on Route 547 with the water company work. It is very noisy and bumpy. Mr. Maida stated that 547 is not a park road and they have called the county about the conditions, to no avail.

Mr. Cantor requested that the Board secretary contact the Township attorney to see if he could get any answers to when the project will be completed, including re-paving.

Public portion closed.

Board discussed application. Ms. Morlino made a motion for a 3.5% increase, which was withdrawn when Ms. Jordan made a motion to deny the 5% increase, which had to be done prior to any increase motion. Second by Ms. Morlino. All in favor.

Ms. Jordan made a motion of 4% increase plus the \$1.02 garbage increase, effective May 1, 2018. Second by Mr. Quatrano. Yes vote by Mr. Cantor; Ms. Jordan; Mr. Quatrano; Ms. Morlino. No vote by Mr. Orozco and Ms. Brown. Motion passes 4-2.

PUBLIC: **None**

ADJOURN: Motion by Ms. Morlino to adjourn at 8:12 pm. Seconded by Mr. Quatrano. All in favor.

Respectfully submitted,
Dianne Mikkelson
Dianne Mikkelson, Board Secretary

**NEXT MEETING:
APRIL 11, 2018
7:00 PM
OAK HILL MOBILE HOME PARK HEARING**

TOWNSHIP OF HOWELL
RECEIVED
2018 MAR 15 P 3:23
CLERK'S OFFICE