

**MINUTES OF THE WORKSHOP MEETING OF THE WALL TOWNSHIP  
MOBILE HOME RENT STABILIZATION & CONTROL BOARD HELD ON  
JANUARY 16, 2020**

The Workshop Meeting of the Wall Township Mobile Home Rent Stabilization & Control Board held on Thursday, January 16, 2020 was called to order at 7:00 p.m. by Chairman Carmine Venezia.

The following Board Members were present at the meeting: Chairman Carmine Venezia and Board Members Mary Burne and Michael Dorrer and Alternate Board Member James Kenny. Also present at the meeting was the Board's Attorney, Geoffrey S. Cramer. Board Member and Vice President Ralph Addonizio arrived at the meeting at 7:20 p.m.

The Board Attorney then read aloud the Sunshine Law Statement required to be read at all meetings under the provisions of the Open Public Meetings Act.

A motion was made by Mary Burne and seconded by James Kenny to approve the minutes of the December 19, 2019 Workshop Meeting, which motion was approved unanimously.

The Board did review the resolutions with respect to election of Officers for the Chairman, Vice Chairman and Board Secretary as well as the resolution identifying the official newspaper of the Board and the schedule of meeting dates and times for 2020 and January 2021.

The Board suggested that its Attorney reach out for the Director of with respect to the stabilization of Valerie Horlacher's mobile home in the Sea Breeze Mobile Home Park and with the Township Clerk with respect to the renewal of the Sea Breeze Mobile Home Park 2020 license, payment of same and also the snow removal contract for that park.

The Board did discuss and review with its attorney the matter of litigation commenced on behalf on the owner of the Sea Breeze Mobile Home Park against the Wall Township Rent Board.

Board Members expressed an interest in following up with the litigation commenced by the operator of the Sea Breeze Mobile Home Park to see if that will resolve in a fashion to take care of issues presented with respect to the rent decreases as well as herald conditions in that park.

There being no further business to come before the Board, meeting was duly on motion made by Ralph Addonizio and seconded by Michael Dorrer.

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MICHAEL DORRER, Secretary for  
the Wall Township Mobile Home Rent  
Stabilization & Control Board

**MINUTES OF THE REORGANIZATION AND REGULAR PUBLIC BUSINESS MEETING OF THE WALL TOWNSHIP MOBILE HOME RENT STABILIZATION AND CONTROL BOARD HELD ON THURSDAY, JANUARY 16, 2020**

The Reorganization and Regular Public Business Meeting of the Wall Township Mobile Home Rent Stabilization and Control Board was called to order at 7:30 p.m., on Thursday, January 16, 2020, by the Board Chairman, Carmine Venezia.

The Chairman then led the Board and public in the Pledge of Allegiance.

The following Board Members were present at the meeting: Chairman Carmine Venezia, Vice Chairman Ralph Addonizio and Board Members Mary Burne and Michael Dorrer, and Alternate Board Member James Kenny. Also present at the meeting was the Board's Attorney, Geoffrey S. Cramer.

Mr. Cramer then read aloud the Sunshine Law Statement required to be read at all meetings under the provisions of the Open Public Meetings Act.

A motion was then made and offered by Michael Dorrer to approve the minutes of December 19, 2019 regular public business meeting of the Board. That motion was seconded by Mary Burne and unanimously approved.

Mr. Cramer then announced that this was the continued date for the public hearing with respect to applications from tenants Judi Barnes, Valerie Horlacher and the Estate of George Meehan with respect to the Sea Breeze Mobile Home Park requesting rent decreases. Neither Richard Justynski, the manager of Sea Breeze Mobile Home Park, nor the attorney for the organization Lori Greenberg, Esquire, were present for the hearing. GSC advised that Lori

Greenberg indicated that she had not been asked by Richard Justynski to attend the meeting. Obviously without the principal or the limited liability company's attorney present the Board could not entertain the application this evening, that is to say January 16, 2020.

The Board then attended to its reorganization for 2020. After a brief welcome from the Board Chairman, the Board elected officers for the 2020 new year until the reorganization of the Board in January, 2021. The person who will serve as Chairman is Carmine Venezia. The Vice Chairman will be Ralph Addonizio and the Board Secretary will be Michael Dorrer. The resolution identifying those individuals as officers as moved for adoption by Michael Dorrer and seconded by James Kenny. The resolution scheduling the meeting dates and times for 2020 and January, 2021 was offered by Ralph Addonizio, seconded by Mary Burne and unanimously approved. The resolution identifying the official newspaper of the Board was unanimously approved by the Board on motion by Michael Dorrer and seconded by James Kenny.

Under public comments, tenant Judi Barnes of the Sea Breeze MHP noted that there had been no action taken by the Board with respect to the decreases approved by the Board now held up in litigation. Mr. Cramer offered a brief explanation as to the status of litigation in the Superior Court of New Jersey. Ms. Barnes is perplexed that other parks in the township are able to get their work done in a single meeting whereas Sea Breeze MHP seems to be bogged down in litigation.

There being no further business to come before the Board, a motion was offered to adjourn and that motion was seconded and unanimously approved. The next regular meeting of the Board will be held on Thursday, February 20, 2020.

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MICHAEL DORRER, Secretary for  
the Wall Township Mobile Home  
Rent Stabilization & Control Board