

**MINUTES OF THE WORKSHOP MEETING OF THE WALL TOWNSHIP
MOBILE HOME RENT STABILIZATION & CONTROL BOARD HELD ON
FEBRUARY 20, 2020**

The Workshop Meeting of the Wall Township Mobile Home Rent Stabilization & Control Board held on Thursday, February 20, 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, Vice Chairman Ralph Addonozio, Board Member Michael Dorrer and Alternate Board Member James Kenny. Also present at the meeting was the Board's Attorney, Geoffrey S. Cramer.

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 offered by James Kenny and seconded by Carmine Venezia to approve the minutes of the January 16, 2020 Workshop Meeting, which motion was approved unanimously.

The Board then reviewed the status of litigation still pending that was initiated on behalf of the landlord and operator of the Sea Breeze Mobile Home Park.

The Board noted that this was also the date for the continued public hearing with respect to applications for rent decreases received from tenants Judi Barnes, Valerie Horlacher and the Estate of George Meehan with respect to spaces located in the Sea Breeze Mobile Home Park.

The Board did look at correspondence received by Kenneth Kebeck, a tenant in the Sea Breeze Mobile Home Park, relative to that tenant's mobile home space, which correspondence was provided by Richard Justynski, park operator.

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

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

**MINUTES OF THE REGULAR PUBLIC BUSINESS MEETING OF THE WALL
TOWNSHIP MOBILE HOME RENT STABILIZATION AND CONTROL BOARD
HELD ON THURSDAY, FEBRUARY 20, 2020**

The 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, February 20, 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, Board Secretary 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 offered by Vice Chairman Ralph Addonizio to approve the minutes of February 20, 2020 regular public business meeting of the Board. That motion was seconded by James Kenny and unanimously approved.

Mr. Cramer announced that this was the continued date (second continuance) for the public hearing with respect to applications from tenants Judi Barnes, Valerie Horlacher and the Estate of George Meehan, each with respect to the Sea Breeze Mobile Home Park and each requesting rent decreases. Neither, the manager of Sea Breeze Mobile Home Park, Richard Justynski nor the attorney for the Sea Breeze Mobile Home Park management, attorney Lori

Lori Greenberg, Esquire, were present for the hearing.

Mr. Cramer will be placing the matter of the tenants' decrease (Barnes, Horlacher, Estate of George Meehan) on the agenda of matters to be discussed and handled at the March 19, 2020 meeting of the Board.

Mr. Cramer was again instructed to contact the Director of Engineering to see if an inspection could be made of the roads in Sea Breeze Mobile Home Park, specifically that road given rise to the Barnes/Horlacher/Meehan applications for rent decreases.

Under public comments section of the meeting, Judi Barnes, a tenant in the Sea Breeze Mobile Home Park noted that there was to be no hearing with respect to her application for a rent decrease at the meeting. There was no appearance by the park operator nor by his attorney, Lori C. Greenberg, Esquire.

With respect to other comments received during the meeting of February 20 2020, Ms. Vicki Weed and Mr. Robert Fleming, occupants of space number 6 in the Sea Breeze Mobile Home Park, were both present for the meeting and informed the Board that since 2014 they have been tenants in that mobile home park. They bring to the Board's attention at the meeting that their lease for space number 6 provides that water and sewer is included in the rent that they pay. The rents they pay are \$890 monthly. They are also charged for water and sewer and it appears that the park operator may have installed a separate metering device on their mobile home space. They inquired as to the procedures the Board follows with respect to receiving applications for rent decreases. They ask that a copy of the rent decrease application be sent to them at their

mailing address of 1830 State Hwy 35, Space No. 6, Wall, NJ, 07719-3536. Ms. Weed and Mr. Fleming noted that they have been charged a \$60 late charge. Mr. Cramer was instructed to send to them a form of application for rent decrease.

There being no further business to come before the Board, a motion was offered to adjourn and that motion was seconded and unanimously approved (motion by Ralph Addonizio and seconded by James Kenny). The next regular meeting of the Board will be held on Thursday, March 19, 2020.

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