

## **NEPTUNE TOWNSHIP RENT LEVELING BOARD**

### **Minutes – May 3, 2018**

Mrs. Johnson called the meeting to order at 6:05 pm and requested the Secretary to call the roll. The following members were present: Ruth Johnson, Connie Holmes, James Manning, Catherine McAphee and Jeff Klein. Absent: Morrell Massicot. Naomi Riley.

Mrs. Johnson stated adequate notice of this meeting as required by P.L. Chapter 231 has been provided by notice in the Coaster, which was posted on the bulletin board of the Municipal Complex and filing a said notice with the Municipal Clerk.

Mrs. Johnson announced that the Consumer Price Index [March's price index was 272.196, area prices unchanged over the month and up 1.7% increase over the year].

### **APPROVAL OF MINUTES**

Mr. Manning offered a motion, moved and seconded by Mrs. Holmes to approve the minutes of the meeting for March 1, 2018; all that were eligible to vote were in favor.

### **RESOLUTIONS**

There were none

### **DISCUSSION ITEMS – HEARING – JUMPING BROOK APTS- CAPITAL IMPROVEMENTS**

Paul Schneider of the law firm of Giordano, Halleran & Ciesla was present on behalf of JB Neptune Holding's, LLC; also present were Jack Adler, principal and partner; Adam Gluck, operations manager and partner; Bil Biegeleisen accountant.

A Hearing was held with JB Neptune Holding's LLC. Mr. Anthony and the Board went over the application for improvements to which Mr. Anthony explained that this process would probably take four hearings. The Board established jurisdiction and also received a letter from Code that there were no open property maintenance issues. He read what was considered as capital improvements. A brief synopsis of the meeting is being provided.

Mr. Schneider listed the improvements as roof and gutter replacement, upgrade of boilers, brick pointing and cleaning, renovation of management office, pool area, exterior lighting, landscaping, mold prevention mediation, repaving of parking area, security cameras, building signage, exterior electric service.

Mr. Anthony swore in Mr. Adler who stated he wanted to offer the best quality of living for the residents. He stated he purchased the property a year ago and the previous owner had a dispute with his partners. The property has been mismanaged for ten years. He stated they were trying to apply strength in renovations and living conditions. The complex is considered a class b complex and they've invested in significant upgrades. They've installed security

cameras and have supplied access to the police. The exterior lighting was too old now LED, landscaping, grading of landscaping, parking lot was milled and paved. Speed bumps were put in on the east and west and they plan to replace the boiler system. He stated they have replaced some water heaters but not all and it's partially complete. The roof and gutters are complete

Mr. Gluck was sworn and testified as to the conditions of the roofs prior to repair.

Mr. Anthony questioned whether the third party told him how old the roofs were.

Mr. Gluck stated the roof was at the end of its life and had about two or three years left.

Bil Biegeleisen was sworn in.

Mr. Anthony questioned whether all invoices have been paid in full

Mr. Biegeleisen confirmed that they were.

Mr. Anthony questioned how many other properties did Mr. Adler own at the time of this application.

Mr. Adler stated it was ten or twelve.

Mr. Anthony questioned how the invoices were paid.

Mr. Gluck stated by check.

Mr. Klein asked of the other properties how many of them did he replace the roof on.

Mr. Adler stated five.

Mr. Anthony questioned whether the roofs were all replaced at the same time.

Mr. Adler stated no.

Mr. Manning still questioned the life span on the roof and stated it sounded more cosmetic than anything to him.

Mr. Gluck stated his commitment was long term and quality.

Mr. Anthony questioned the status of the upgrade to the boilers.

Mr. Gluck stated the hot water system has been completed.

Mr. Anthony questioned the brick cleaning.

Mr. Gluckow stated it looks like it hasn't been cleaned in twenty years so they hired someone to power wash it.

Mr. Klein stated it sounds like its cosmetic and a marketing decision.

Mr. Schneider stated it was a quality of life.

Mr. Manning stated there's normal maintenance and quality of life.

Mr. Gluck stated the brick pointing was complete , the stair cases are complete and he's 50% to 60% done. Breezeway is for Tier II, Management office is not complete.

Mr. Anthony suggested they hold off on pool fencing until the pool was complete. The exterior lighting is not complete, landscape is 100%.

### **PUBLIC PARTICIPATION-HEARING JUMPING BROOK COUNTRY CLUB**

Corinne King Apt #20 questioned why did it take so long to get things done. She stated she had to call Trenton to get the heat turned off and no one knows anything in the office. She stated the cameras do not show her neighbors car getting hit. She also stated they changed the way payment is made three times. She stated they did not get pool passes and every time you go there they check your balance and can deny them. She stated she was not notified that they found mold.

Mr. Klein questioned whether her statement was true and if the cameras captured the parking lot.

Mr. Adler stated a vast majority of the lot is covered and he could provide a map.

Mr. Klein suggested she get a copy of the complaint and bring it to the next meeting.

Teresa Holmes stated she took offense to them saying how dangerous the area was . she stated she felt this was just for cosmetics. She listed the amount of the new rents and stated she felt that a survey should have been done and the tenants should have been involved in the enhance and quality of life of the property.

Mr. Adler stated he was not invalidating her point however they've done this in the past and they cannot make everyone happy.

Ms. Holmes stated the inside of the apartment needs to be improved on more than the outside.

Mr. Adler stated this is a perfect example that they cannot make everyone happy.

Patricia Hroncich #91 stated she's lived in Jumping Brook since 2011 and the hot water heaters have been replaced four times and the problem is the pipes behind the walls. She stated her neighbors are paying \$1800 a month and has no heat. He neighbor who has dialysis couldn't go because they were repairing the steps. She stated the pool has a crack and they did not introduce themselves to the tenants and she's going to court for nonpayment and she's

paid. She also stated the office said her child kicked the dishwasher when she didn't and they've changed where the rent should go.

Mr. Klein asked Ms. Howard to find out how many times the hot water heaters has been changed and building permits taken out for the past ten years.

Dina Bolden thanked them for the upgrades and stated if it was a safety issue she wouldn't be there. She stated that bldg. 3 needs to have it's gutter fixed because she has to walk through puddles when it rain. She stated she doesn't have a problem paying the rent despite it going up every year and when she calls the office she gets answers.

Tracy Daniels stated she's lived in Jumping Brook since December 2012 and as a tenant she felt the roof should have been insulated because every winter she has to pay \$300 a month for electric. She stated you always know of the expenses before you buy.

Mr. Manning offered a motion to adjourn the meeting, moved and seconded by Mrs. Johnson. All were in favor.

Pamela D. Howard

Secretary