

**WEST DEPTFORD MULTIPLE DWELLING REGULATION BOARD
MINUTES**

Date: Tuesday, August 1, 2023

Time: 6:00PM

Business before the Board:

Hearing on Rent Increase Application for White Swan Mobile Home Park

Board Members in attendance:

Carol Baker

Nancy Barna

Susan Pihs

Hillary Mendelsohn- via zoom

Rena Visalli

Also in attendance:

Board Secretary: Latiya Holmes

Board Solicitor: James Pierson

Solicitor for White Swan: Chris Hanlon

Absent:

Shawn Ewing

*The meeting was held via Zoom and in person.

OPMA: MDR Secretary, Latiya Holmes announced that the meeting was being held in accordance with the Open Public Meetings Act ("OPMA").

Reorganization:

The board held its annual reorganization meeting for 2023. The board voted on officers as follows:

Chair: Sue Pihs was nominated by Nancy Barna, seconded by Terry Shock, all in favor.

Vice Chair: Nancy Barna was nominated by Rena Visalli, seconded by Hilary Mendelsohn, all in favor.

Secretary: Latiya Holmes was nominated by Susan Pihs, seconded by Nancy Barna, all in favor

Solicitor: James Pierson was nominated by Carol Baker, seconded by Terry Shock, all in favor.

Old Business:

The board reviewed the minutes from October 26, 2022 meeting and voted all in favor to approve the minutes. Ms. Barna abstained on the vote.

New Business:

The meeting was then opened to discuss the White Swan rent increase application that was submitted by Garden Homes. Mr. Pierson briefly reviewed the agenda and opened the floor for Mr. Hanlon. Mr. Hanlon reviewed the application and explained that they were seeking a .35 cent decrease in water, 1.50 decrease for sewer rates based on exhibit A-2, a .25 cent tax increase and 4.7 % increase in CPI.

The new rates based on these figures would be \$30.65 (water); \$72.44 taxes; \$9.14 sewer.

There was testimony from the regional manager of White Swan regarding the report that was submitted by Township Inspector, Brian Galloway. The manager stated that D3 was being repaired starting in July 2023, unit D6 did not show any noticeable issues and potholes within the complex will be repaired. Photos of items will be sent to board secretary.

Additional items unit N-2; maintenance testified that tenant was in poor health and they would reach out to tenant about issues. Maintenance stated that storm drains have been cleared and trees will be addressed as they have paid the tree bill with work to start beginning of July. Additional sidewalks that require repair have been identified and will be corrected. Maintenance will follow up with Township inspector to re-inspect the property and get clarification on other items.

Mr. Pierson discussed a possible approval of the rent increase with a stipulation of having items corrected by a date specified

by the board. Ms. Barna was not comfortable with a conditional approval at that time.

Ms. Barna made a motion to open the meeting for agenda items only, Ms. Visalli seconded the motion. The meeting was then opened to the public for agenda items. No one came forward. There a motion made by Ms. Visalli to close the public portion, seconded by Ms. Barna.

The meeting was then opened by Mr. Pierson for further discussion by the board on the White Swan rent increase. There was no further discussion.

A motion was then made by Ms. Barna to approve the rent increase application with 4.7% CPI, water and sewer pass through with a contingency that all the items that were presented by Mr. Galloway are corrected within 90 days of the hearing date of August 1, 2023.

The vote was as follows: Barna- Yes Visalli- Yes
Baker- No Pihs- Recuse
Schock-Recuse Mendelsohn- Yes

Majority vote, motion passed.

A motion was made by Ms. Visalli to open the meeting the public for any item, seconded by Ms. Barna.

Resident 45 Mantua Grove Road- discussed issue with past due rent and discrepancies in amount of rent due and owing. Mr. Pierson advised resident that the board does not have jurisdiction over landlord tenant issues.

Resident R19- Made a complaint about the condition of the park overall, there are several sink holes throughout the property and various issues.

Resident 710- Spoke about an issue with a tree that has roots growing on top of the ground and is causing the driveway to be uneven. Resident was advised to discuss this with management.

Resident R18- presented a list of concerns from the residents that were given to management.

A motion was made to close the public portion by Ms. Barna, seconded by Ms. Pihs, all in favor.

A motion was made to adjourn the meeting by Ms. Mendelsohn, seconded by Pihs, all in favor.

The meeting was adjourned at 7:02 pm.

Next meeting: TBD

Latiya Holmes, Secretary

Minutes approved: 1/14/23