

MINUTES OF THE REGULAR PUBLIC BUSINESS MEETING OF THE WALL TOWNSHIP MOBILE HOME RENT STABILIZATION AND CONTROL BOARD HELD ON THURSDAY, February 2, 2023

The Regular Public Business Meeting of the Wall Township Mobile Home Rent Stabilization and Control Board held on Thursday, February 2, 2023, was called to order by Chairman Ralph Addonizio at 7:30 p.m.

The following Board Members were present at the meeting: Chairman Ralph Addonizio, Board Secretary James Kenny, Vice-Chairperson Amanda Agnello and members, Michael Greenwood, Richard Semanasky, Thomas Shields, and Peter Gilbert. Also present at the meeting was the Board's Attorney, Geoffrey S. Cramer, Esq.

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. The salute to the flag then followed.

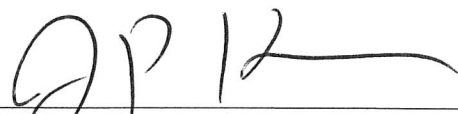
A Motion was made by Michael Greenwood seconded by Richard Semanasky with respect to approval of the minutes of the January 5, 2023 Reorganization and Public Business Meeting of the Board. The minutes were unanimously approved.

A Public Hearing was held regarding the application for rent decrease submitted by Seabreeze Mobile Park tenant, space number 9, Judi Barnes. Judi Barnes was sworn in. There was no appearance by the owner of the Seabreeze Mobile Park or an attorney on his behalf. This despite the fact that the Board's Attorney did provide a copy of the application for rent decrease to Richard Justynski owner of the Seabreeze Mobile Home Park. Judi Barnes testified that the

practice of the owner is to hold checks and not deposit them in a regular manner which throws her checking account off. Board Chairman, Ralph Addonizio, offered her a better suggestion which would be to get a bank cashier's check for the amount due. Judi Barnes disagreed with that suggested approach. The Board Chairman then informed Judi Barnes that in his opinion the Board doesn't have the authority to instruct the landlord as to what form the rent, he receives from tenants should be paid whether by check, cash, etc. After a brief exchange between Mobile Park tenant Judi Barnes and members of the Board, a Motion was offered to deny the application for a rent decrease presented by Judi Barnes based upon her out-of-pocket expense. The Board has no authority to grant relief to a tenant if the tenant chooses to pay the rent by a money order for which monies have to be outlaid. The better recourse is to provide a bank check to the landlord.

The Board then voted affirmatively on a Motion to deny the application.

A motion duly made, seconded and unanimously adopted, the Reorganizational and First Public Business Meeting of the Wall Township Mobile Home Rent Stabilization & Control Board Meeting for February 2, 2023 was duly adjourned at 7:30 p.m. The next meeting date of the Board shall be Thursday, March 2, 2023.



JAMES KENNY, Secretary
Wall Township Mobile Home Rent
Stabilization & Control Board