

MINUTES OF THE WORKSHOP MEETING OF THE WALL TOWNSHIP MOBILE HOME RENT STABILIZATION AND CONTROL BOARD HELD ON THURSDAY, APRIL 6, 2023

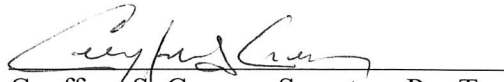
The Workshop Meeting of the Wall Township Mobile Home Rent Stabilization and Control Board held on Thursday, April 6, 2023 was called to order by Chairman, Ralph Addonizio at 7 o'clock p.m.

The following Board Members were present at the Meeting: Chairman, Ralph Addonizio, and members, Michael Greenwood, Richard Semansky, and Thomas Shields. Also present at the meeting was the Board's attorney, Geoffrey S. Cramer, Esq,

The Sunshine Law Statement was read aloud by the Boards' Attorney. In light of the excused absence of Board Secretary, James Kenny, Mr. Cramer will serve as acting secretary for purposes of the meeting.

The Board briefly discussed the applications to be heard during the course of the Public Business Meeting with respect to Garden State Mobile Home Park and Bearmore Mobile Home Park operated by Joseph C. Frezza, LLC both applicants being represented by Lori Greenberg, Esq., appearing.

Upon motion duly made, second and adopted, the Workshop Meeting was duly adjourned at 7:15 p.m. The next Workshop Meeting of the Board will be Thursday, May 4, 2023.


Geoffrey S. Cramer, Secretary Pro Tem
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, APRIL 6, 2023**

The Regular Public Business Meeting of the Wall Township Mobile Home Rent Stabilization and Control Board held on Thursday, April 6, 2023, was called to order by Chairman Ralph Addonizio at 7:15 p.m.

The following Board Members were present at the meeting: Chairman Ralph Addonizio, and Members, Michael Greenwood, Richard Semansky, Thomas Shields. Also present at the meeting was the Board's Attorney, Geoffrey S. Cramer, Esq., who was identified to serve as acting secretary for purposes of the meeting;

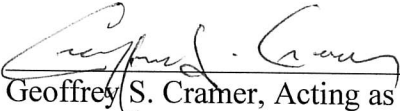
The Board Attorney then read aloud the Sunshine Law Statement required to be read at all meetings under the provisions of the Open Public Meetings Act. The salute to the flag then followed.

The Application of the Garden State Mobile Home Park, Attorney Lori Greenberg, Esq., appearing on behalf of Applicant, August Sales Company, was then heard. The Park Manager, Christine Olsen was sworn and provided testimony. After the conclusion of testimony, and the Board's review of Affidavits and proofs of mailing to all affected tenants the Board on motion duly made and seconded approved the Application as presented by affirmative vote of all members.

The Chairman announced the next application to be heard was that of Bearmore Mobile Home Park which is owned and operated by Joseph C. Frezza, LLC and the attorney appearing on behalf of the park operator was Lori Greenberg, Esq.

The testimony provided by the Park Manager and review of the Application and its contents and attachments by the Board, the Board concluded testimony. There were no objectors to the subject Application for a rent increase. At the conclusion of the hearing, the Board a motion duly made and seconded it approved the Application as presented by affirmative vote of all members of the Board with the exception of Richard Semansky who recused himself by reason of familiarity and a relationship with a resident of that park.

There be no further business to come before the Board, the meeting was duly adjourned at 7:50 p.m. The next meeting date of the Board shall be May 4, 2023.


Geoffrey S. Cramer, Acting as Secretary
Wall Township Mobile Home Rent
Stabilization & Control Board