

Holly Tree Acres MHC, LLC
109 Middle Drive
Elmer, New Jersey 08318

April 24, 2020

***Via Certified Mail, R.R.R. and
Regular Mail***

All Affected Tenants
Holly Trees Acres Manufactured
Housing Community
Pittsgrove Township, New Jersey 08318

Dear Tenant:

You are receiving this notice because you are a tenant at Holly Tree Acres Manufactured Housing Community (the "Community"). The purpose of this notice is to advise you of a rent increase that will be implemented at the Community. We realize that many residents may be undergoing a very difficult financial period due to the COVID-19 virus but we are forced to send you this Notice at this time in order to preserve our rights under the laws of the Township of Pittsgrove. The earliest date that the increase can take effect, following approval by the Rent Control Board, is July 1, 2020. However, due to the ongoing health emergency and resulting economic impact, Holly Tree Acres MHC, LLC (the "Landlord"), may elect to delay the implementation of the rent increase.

In order to preserve our right to implement this rent increase, we must terminate your tenancy and offer you a new lease at the increased rent. The following language is required by law and is not intended to discourage your continued tenancy under the new rent.

**NOTICE TO QUIT AND
NOTICE OF INCREASED RENT**

Your lease/tenancy is terminated as of June 30, 2020. You must QUIT AND VACATE your leased property as of that date. Demand is hereby made that you deliver possession of leased property to Landlord on that date.

You may continue your tenancy and remain in possession of the leased property after the above-referenced date of termination at the following new rent, which is subject to the approval of the Rent Control Board, and will be implemented at Landlord's discretion following approval:

Tenant Group	New Rent
Group A	\$476.38
Group B	\$549.25
Group C	\$522.60
Group D	\$610.46

If you remain in possession of the leased property after the termination date, you will be deemed to have accepted the increase in rent and your lease will renew.

Thank you for your cooperation.

Sincerely Yours,
Holly Tree Acres MHC, LLC



Rikki Drykerman, Authorized Representative
for Holly Tree Acres MHC, LLC

CERTIFICATE OF SERVICE

I hereby certify that a true and correct copy of the attached Notice to Quit from Holly Tree Acres MHC, LLC have been mailed via both certified and regular mail on the 24th day of April, 2020, to all of the names and addresses on the attached list.



Rikki Drykerman, Esq.
General Counsel
Holly Tree Acres MHC, LLC

Holly Tree Acres MHC, LLC
109 Middle Drive
Elmer, New Jersey 08318

April 24, 2020

Via Regular Mail

All Affected Tenants
Holly Trees Acres Manufactured Housing Community
Pittsgrove Township, New Jersey 08318

Re: Holly Tree Acres Manufactured Housing Community
Notice of Application for Rent Modification

Dear Sir or Madam:

You are receiving this letter because you are a tenant at Holly Tree Acres Manufactured Housing Community (“Holly Tree Acres”). After careful consideration, your landlord, Holly Tree Acres MHC, LLC (“Landlord”), has filed an Application for Rent Modification (“Application”) with the Pittsgrove Township (“Township”) Rent Control Board (“Board”) for an annual rent increase, real estate tax increase, supplied utilities increase and major capital improvement surcharge to preserve our legal rights in accordance with the Code of Pittsgrove Township.

However, due to the ongoing health emergency caused by the novel coronavirus and the resulting impact on the economy, we do not intend to immediately raise rents upon the approval of this Application on July 1, 2020 as we would have the right to do. Instead, the purpose of this Application is to preserve our right to increase rents if and when economic conditions improve. The determination of the timing of such an increase shall be at our sole discretion and will be preceded by notice to the tenants.

This letter, and the documents attached to this letter, are required under the ordinances for the Township. The numbered paragraphs below describe the documents attached to this letter in the order in which they are referenced in the ordinance corresponding to each application filed by the Landlord.

Annual Rent Increase (§ 75-10(A))

1. A certification from the Landlord stating that the names and addresses of the tenants affected by this Application have been provided with the Application and are on file with the Township is attached hereto as Attachment 1.
2. A certification from the Landlord stating that a full list of the lot numbers of the affected tenants has been provided with the Application and are on file with the Township is attached hereto as Attachment 1.

3. Tenant leases commenced on April 1, 2017 and thereafter based on the terms of the individual tenant leases. Tenant leases expired on March 31, 2018 and thereafter based on the terms of the individual tenant leases.

4. The proposed date for the annual rent increase is July 1, 2020 and thereafter as leases expire. If your lease expired prior to July 1, 2020, the increase will be effective as of July 1, 2020. If your lease expires July 1, 2020 or thereafter, the increase will take effect upon renewal after service of a Notice to Quit and Notice of Rent Increase.

5. The base rent is \$363.46 for Group A lots (formerly known as Original Sites), \$465.49 for Group B lots (formerly New Sites), \$456.81 for Group C lots and \$580.00 for Group D lots.

6. A clear and precise explanation of the items and amounts excluded from the existing gross rent to determine the base rent for the Group A lots (formerly Original Sites) and the years for such adjustments is attached hereto as Attachment 2. A clear and precise explanation of the items and amounts excluded from the existing gross rent to determine the base rent for the lots in the Group B lots (formerly New Sites) and the years for such adjustments is attached hereto as Attachment 3. A clear and precise explanation of the items and amounts excluded from the existing gross rent to determine the base rent for the lots in the Group C lots (formerly New Sites) and the years for such adjustments is attached hereto as Attachment 4. Group D was created as a result of vacancy decontrol approved by the Board in 2019, and no subsequent increases have been granted. As a result, the gross and base rents for Group D are the same.

7. The Landlord seeks an annual rent increase of 2.6% consistent with the increase in the Consumer Price Index from February 2019 to February 2020, as set forth on Attachment 5.

8. For Group A lots (formerly Original Sites), the Landlord is seeking a base rent increase of \$9.45, which would result in a new base rent of \$372.91 and a new gross rent of \$476.38. The calculation of the dollar effect of the annual rent increase on base and gross rent for the Group A lots (formerly Original Sites) is attached hereto as Attachment 6. For Group B lots (formerly New Sites), the Landlord is seeking a base rent increase of \$12.10, which would result in a new base rent of \$477.59 and a new gross rent of \$549.25. The calculation of the dollar effect of the annual rent increase on base and gross rent for the Group B lots (formerly New Sites) is attached hereto as Attachment 7. For Group C lots (formerly New Sites), the Landlord is seeking a base rent increase of \$11.88, which would result in a new base rent of \$468.69 and a new gross rent of \$522.60. The calculation of the dollar effect of the annual rent increase on base and gross rent for the Group C lots (formerly New Sites) is attached hereto as Attachment 8. For Group D lots, the Landlord is seeking a base rent increase of \$15.08, which would result in a new base rent of \$595.08 and a new gross rent of \$610.46. The calculation of the dollar effect of the annual rent increase on base and gross rent for the Group D lots is attached hereto as Attachment 9.

9. Notice stating the date, time and place of public hearings on this Application will be posted at the maintenance building/office and the well house when scheduled. A

certification from the Landlord stating that a notice has been posted advising that the application has been filed and that it likely will be heard at the Board's June 2020 meeting is attached hereto as Attachment 1.

10. A certification from the Landlord stating that Holly Tree Acres is in substantial material compliance with state, county and municipal regulations and no substantial maintenance, upkeep, licensing or unabated health problems exist is attached hereto as Attachment 1. A certification from Jennafer Hernandez, Township Tax Collector, stating that the Landlord is current on its payment of property taxes is attached hereto as Attachment 10. A certification from Constance Garton, Township Clerk, stating that the Landlord is current on its payment of pad fees is attached hereto as Attachment 11.

11. A certification that the Landlord is in compliance with N.J.S.A. 46:8-28f is attached hereto as Attachment 1.

Real Estate Tax Increase (§ 75-11(A)(1))

a. The 2018 and 2019 Final Tax Bills are attached hereto as Attachment 12. A certification from Jennafer Hernandez, Township Tax Collector, stating that the Landlord is current on its payment of property taxes is attached hereto as Attachment 10.

b. A certification from the Landlord stating that the conditions referenced in § 75-11(A)(1)(b)[1][a]-[d] of the Code of the Township of Pittsgrove remain unchanged from the last approved certification submitted for Holly Tree Acres is attached hereto as Attachment 1.

c.-e. The Landlord is seeking a monthly increase per unit for real estate taxes of \$1.24. Calculations showing the amount of the increase in total, per tenant and per tenant per month are attached hereto as Attachment 13.

Supplied Utilities Increase (§ 75-11(B))

1. a. Septic Service Costs – Attached hereto as Attachment 14, please find ledgers reflecting the costs expended by Landlord from February 1, 2018 to January 31, 2019 and from February 1, 2019 to January 31, 2020 to provide septic service to the tenants.

b. Water Service Costs – Attached hereto as Attachment 15, please find ledgers reflecting the costs expended by Landlord from February 1, 2018 to January 31, 2019 and from February 1, 2019 to January 31, 2020 to provide water service to the tenants.

c. Garbage Collection Service Costs – Attached hereto as Attachment 16, please find ledgers reflecting the costs expended by Landlord from February 1, 2018 to January 31, 2019 and from February 1, 2019 to January 31, 2020 to provide garbage collection service to the tenants.

2. These costs were incurred by Landlord as shown on the ledgers attached hereto as Attachments 14 through 16.

3. The Landlord does not anticipate that the increase in costs will be temporary.

4.-6. The Landlord is seeking a monthly increase per unit for supplied utilities of \$11.39. Calculations showing the amount of the increase in total, per tenant and per tenant per month for septic service costs, water service costs and garbage collection service costs are attached hereto as Attachments 17, 18 and 19, respectively. Summary calculations showing the amount of the supplied utilities increase in total, per tenant and per tenant per month is attached hereto as Attachment 20.

Major Capital Improvement Surcharge (§ 75-14(B))

1. The Landlord is seeking a major capital improvement surcharge for the following improvements:

a. Septic Replacements at 5 and 7 Applewood Lane - The Landlord incurred the cost of installation of replacing the septic systems at 5 and 7 Applewood Lane.

b. Septic Replacements at 9 and 11 Applewood Lane - The Landlord incurred the cost of installation of replacing the septic systems at 9 and 11 Applewood Lane.

c. Water Supply System Improvements – The Landlord undertook several improvements to the water supply system to enhance the quality and efficiency of the system. These improvements included the installation of a containment tank and relief valve, installation of an expansion tank, installation of two (2) new well pumps and the decommissioning of two (2) wells.

d. Electrical Improvements – The Landlord incurred the cost of installation of two (2) new gang meter sockets and disconnects and related permit fees.

e. Water Line Improvements – The Landlord incurred the cost to excavate under three (3) homes and install a new water line.

2. The total cost for each of the above-referenced improvements is set forth below. Ledgers and invoices supporting these costs are on file with the Township and will be made available for review by the Township upon request.

a. Septic Replacements at 5 and 7 Applewood Lane – \$20,380.00

b. Septic Replacements at 9 and 11 Applewood Lane – \$21,010.00

c. Water Supply System Improvements – \$18,979.92

d. Electrical Improvements – \$4,688.80

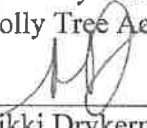
e. Water Line Improvements – \$8,956.91

3. The useful life for all major capital improvements specified herein is fifteen (15) years, based on the classification of these assets as land improvements under the Modified Accelerated Cost Recovery System (“MACRS”) for accounting purposes.

4. Holly Tree Acres has one hundred twelve (112) pad spaces.

5. Holly Tree Acres does not have different sizes or classes of spaces.
 6.
 - a. Septic Replacements at 5 and 7 Applewood Lane – Calculations showing the apportioned surcharge that the Landlord is seeking from each space are attached hereto as Attachment 21.
 - b. Septic Replacements at 9 and 11 Applewood Lane - Calculations showing the apportioned surcharge that the Landlord is seeking from each space are attached hereto as Attachment 22.
 - c. Water Supply System Improvements - Calculations showing the apportioned surcharge that the Landlord is seeking from each space are attached hereto as Attachment 23.
 - d. Electrical Improvements - Calculations showing the apportioned surcharge that the Landlord is seeking from each space are attached hereto as Attachment 24.
 - e. Water Line Improvements - Calculations showing the apportioned surcharge that the Landlord is seeking from each space are attached hereto as Attachment 25.
- Summary calculations showing the amount of the total major capital improvements surcharge that the Landlord is seeking from each space is attached hereto as Attachment 26.
7. Notices of any public hearing will be posted at on the maintenance building/office and the well house.

Sincerely Yours,
Holly Tree Acres MHC, LLC



Rikki Drykerman, Authorized
Representative
for Holly Tree Acres MHC, LLC

ATTACHMENT

1

CERTIFICATION

I, Rikki Drykerman, hereby certify:

1. I am the Authorized Representative of Holly Tree Acres MHC, LLC (“Holly Tree”), the owner of Holly Tree Acres Manufactured Housing Community (the “Community”). I am fully familiar with the facts of this matter and the facts cited herein.

2. The names and addresses of the tenants affected by Holly Tree’s Application for Rent Modification (“Application”) submitted to the Rent Control Board (“Board”) for the Township of Pittsgrove (“Township”) have been attached to the application and are, to the best of my knowledge, on file with the Township Clerk.

3. A full list of the lot numbers of the tenants affected by Holly Tree’s application to the Board have been attached to the application and are, to the best of my knowledge, on file with the Township Clerk.

4. Holly Tree is in substantial material compliance with state, county and municipal regulations and no substantial maintenance, upkeep, licensing or unabated health problems exist.

5. Holly Tree is in compliance with N.J.S.A. 46:8-28(f).

6. The conditions referenced in § 75-11(A)(1)(b)[1][a]-[d] of the Code of the Township of Pittsgrove remain unchanged from the last approved certification submitted for the Community.

7. A notice in the form attached hereto as Exhibit 1 has been posted at the Community office/maintenance building and the Community well house, stating that an application has been filed and that the application will likely be heard by the Board at its June 2020 meeting.

8. The major capital improvements specified in the Application constitute an upgrade of tenant-related facilities and not maintenance.

I hereby certify that the foregoing statements made by me are true. I am aware that if any of the foregoing statements made by me are willfully false, I am subject to punishment.

Dated: April 24, 2020



Rikki Drykerman, Authorized
Representative for Holly Tree Acres
MHC, LLC

NOTICE OF APPLICATION FOR RENT MODIFICATION

NOTICE TO THE TENANTS OF HOLLY TREE ACRES MANUFACTURED HOUSING COMMUNITY

AN APPLICATION FOR RENT MODIFICATION HAS BEEN FILED BY YOUR LANDLORD WITH THE PITTSBORO TOWNSHIP RENT CONTROL BOARD. WHILE THE LANDLORD DOES NOT HAVE IMMEDIATE PLANS TO INCREASE RENT DUE TO THE COVID-19 OUTBREAK, THE LANDLORD MUST FILE THIS APPLICATION IN ORDER TO PRESERVE ITS RIGHT TO INCREASE RENT AT A LATER TIME

THE RENT CONTROL BOARD IS EXPECTED TO HOLD A PUBLIC HEARING TO CONSIDER THE APPLICATION AT ITS MEETING ON JUNE 25, 2020 AT 7:00 PM AT 989 CENTERTON ROAD, PITTSBORO, NEW JERSEY

ATTACHMENT

2

Calculation of Base Rent

Adjustments

Group A (formerly Original Sites) - Attachment 2

<u>Year</u>	<u>Description</u>	<u>Amount</u>
1989	Trash Increase	\$ 7.90
1991	Tax Increase	\$ 2.80
1991	Pad Fee Increase	\$ 0.46
1993	Tax Increase	\$ 1.01
1993	Pad Fee Increase	\$ 1.22
1994	Supplied Utilities Increase	\$ 3.10
1994	Tax Increase	\$ 2.65
1995	Tax Increase	\$ 0.93
1996	Supplied Utilities Increase	\$ 0.76
1996	Tax Increase	\$ 0.38
1997	Tax Increase	\$ 0.91
1998	Tax Decrease	\$ (0.08)
1998	Supplied Utilities Increase	\$ 3.66
1999	Tax Increase	\$ 0.23
2000	Tax Increase	\$ 0.48
2000	Permit Fee Increase	\$ 0.25
2001	Tax Increase	\$ 4.45
2001	Supplied Utilities Increase	\$ 0.70
2002	Tax Increase	\$ 2.46
2003	Supplied Utilities Increase	\$ 0.88
2003	Tax Increase	\$ 4.52
2004	Supplied Utilities Increase	\$ 0.71
2004	Tax Increase	\$ 2.41
2005	Tax Increase	\$ 5.68
2005	Supplied Utilities Increase	\$ 0.53
2006	Tax Increase	\$ 2.62
2006	Supplied Utilities Increase	\$ 2.62
2007	Tax Increase	\$ 1.06
2007	Supplied Utilities Increase	\$ 0.93
2008	Tax Increase	\$ 0.97
2011	Supplied Utilities Increase	\$ 4.33
2011	Tax Decrease	\$ (0.63)
2012	Supplied Utilities Increase	\$ 8.09
2012	Tax Increase	\$ 1.35
2019	Tax Increase	\$ 2.10
2019	Supplied Utilities Increase	\$ 3.86
2019	Capital Improvement Surcharge	\$ 11.79
TOTAL		\$ 88.09

Note: A 1998 Capital Improvement Surcharge of \$3.07 expired

ATTACHMENT

3

**Calculation of Base Rent
Adjustments**

Group B (formerly New Sites) - Attachment 3

<u>Year</u>	<u>Description</u>	<u>Amount</u>
2002	Tax Increase	\$ 2.46
2003	Supplied Utilities Increase	\$ 0.88
2003	Tax Increase	\$ 4.52
2004	Supplied Utilities Increase	\$ 0.71
2004	Tax Increase	\$ 2.41
2005	Tax Increase	\$ 5.68
2005	Supplied Utilities Increase	\$ 0.53
2006	Tax Increase	\$ 2.62
2006	Supplied Utilities Increase	\$ 2.62
2007	Tax Increase	\$ 1.06
2007	Supplied Utilities Increase	\$ 0.93
2008	Tax Increase	\$ 0.97
2011	Supplied Utilities Increase	\$ 4.33
2011	Tax Decrease	\$ (0.63)
2012	Supplied Utilities Increase	\$ 8.09
2012	Tax Increase	\$ 1.35
2019	Tax Increase	\$ 2.10
2019	Supplied Utilities Increase	\$ 3.86
2019	Capital Improvement Surcharge	\$ 11.79
TOTAL		\$ 56.28

ATTACHMENT

4

**Calculation of Base Rent
Adjustments**

Group C (formerly New Sites) - Attachment 4

<u>Year</u>	<u>Description</u>	<u>Amount</u>
2002	Tax Increase	\$ 2.46
2003	Supplied Utilities Increase	\$ 0.88
2003	Tax Increase	\$ 4.52
2004	Supplied Utilities Increase	\$ 0.71
2004	Tax Increase	\$ 2.41
2005	Tax Increase	\$ 5.68
2005	Supplied Utilities Increase	\$ 0.53
2006	Tax Increase	\$ 2.62
2006	Supplied Utilities Increase	\$ 2.62
2007	Tax Increase	\$ 1.06
2007	Supplied Utilities Increase	\$ 0.93
2008	Tax Increase	\$ 0.97
2011	Supplied Utilities Increase	\$ 4.33
2011	Tax Decrease	\$ (0.63)
2012	Supplied Utilities Increase	\$ 8.09
2012	Tax Increase	\$ 1.35
TOTAL		\$ 38.53

ATTACHMENT

5



For Release: Wednesday, March 11, 2020

20-443-PHI

MID-ATLANTIC INFORMATION OFFICE: Philadelphia, Pa.

Technical information: (215) 597-3282 BLSInfoPhiladelphia@bls.gov www.bls.gov/regions/mid-atlantic

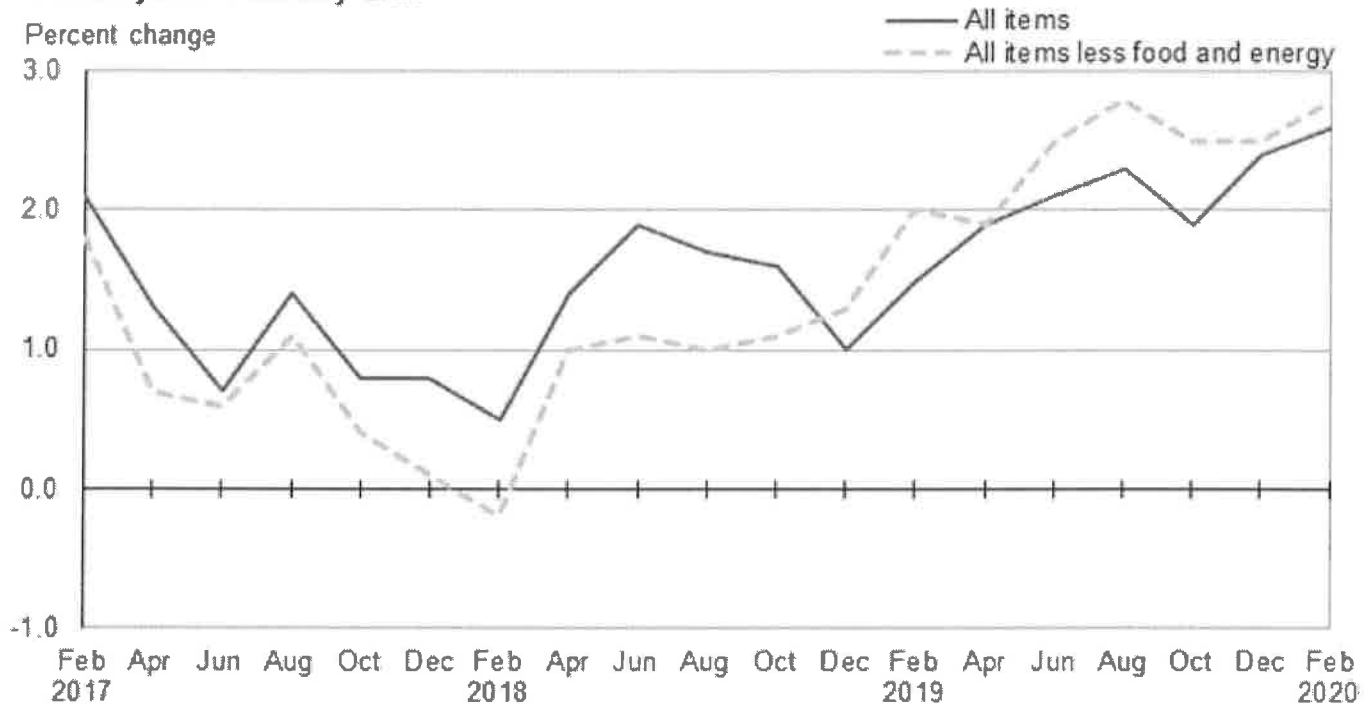
Media contact: (215) 861-5600 BLSMediaPhiladelphia@bls.gov

Consumer Price Index, Philadelphia-Camden-Wilmington – February 2020
Area prices up 1.0 percent since December; up 2.6 percent over the year

The Consumer Price Index for All Urban Consumers (CPI-U) for Philadelphia-Camden-Wilmington rose 1.0 percent from December to February, the U.S. Bureau of Labor Statistics reported today. Regional Commissioner Sheila Watkins noted that the recent two-month increase was due almost entirely to a 1.2-percent advance in the all items less food and energy index. The food index also increase since December, up 1.0 percent, while the energy index declined 2.0 percent. (Data in this report are not seasonally adjusted. Accordingly, month-to-month changes may reflect the impact of seasonal influences.)

Over the last 12 months, the CPI-U increased 2.6 percent. (See chart 1 and table A.) The over-the-year rise was led by an increase in the all items less food and energy index (2.8 percent). The food index advanced since February 2019, up 2.8 percent, while the energy index decreased, down 0.6 percent. (See table 1.)

Chart 1. Over-the-year percent change in CPI-U, Philadelphia-Camden-Wilmington, PA-NJ-DE-MD, February 2017–February 2020



Source: U.S. Bureau of Labor Statistics.

Food

The food index increased 1.0 percent over the last two months. Prices for food at home increased since December, up 1.5 percent, and those for food away from home rose 0.4 percent.

Over the year, the food index increased 2.8 percent. Prices for food away from home rose 3.5 percent, and those for food at home were up 2.4 percent.

Energy

The energy index, which includes prices for household and transportation fuels, decreased 2.0 percent since December. The two-month decline was led by a 3.1-percent decrease in gasoline prices. Prices were also lower for utility (piped) gas service, down 2.1 percent, while those for electricity increased, up 0.3 percent.

Over the year, the energy index decreased 0.6 percent, due to lower utility (piped) gas service prices, down 5.2 percent. Prices were also lower for electricity, down 0.9 percent. Gasoline prices advanced since February 2019, up 3.3 percent.

All items less food and energy

The index for all items less food and energy increased 1.2 percent from December to February. Prices were higher for shelter (1.5 percent) and apparel (12.1 percent) while prices were lower for new and used motor vehicles (-0.4 percent) and education and communication (-0.3 percent).

Since February 2019, the index for all items less food and energy increased 2.8 percent. Prices were higher for a number of items including shelter (3.1 percent), recreation (5.2 percent), and medical care (2.9 percent), among others.

Table A. Philadelphia CPI-U 2-month and 12-month percent changes, all items index, not seasonally adjusted

Month	2016		2017		2018		2019		2020	
	2-month	12-month	2-month	12-month	2-month	12-month	2-month	12-month	2-month	12-month
February	0.3	0.3	0.7	2.1	0.4	0.5	0.8	1.5	1.0	2.6
April	0.9	0.6	0.0	1.3	0.9	1.4	1.3	1.9		
June	0.3	0.1	-0.3	0.7	0.2	1.9	0.5	2.1		
August	-0.2	0.4	0.5	1.4	0.3	1.7	0.5	2.3		
October	0.6	1.3	0.0	0.8	0.0	1.6	-0.4	1.9		
December	-0.1	1.7	-0.1	0.8	-0.7	1.0	-0.3	2.4		

The Consumer Price Index for April 2020 is scheduled to be released Tuesday, May 12, 2020 at 8:30 am (ET).

Technical Note

The Consumer Price Index for Philadelphia-Camden-Wilmington is published bi-monthly. The Consumer Price Index (CPI) is a measure of the average change in prices over time in a fixed market basket of goods and services. The Bureau of Labor Statistics publishes CPIs for two population groups: (1) a CPI for All Urban Consumers (CPI-U) which covers approximately 93 percent of the total population and (2) a CPI for Urban Wage Earners and Clerical Workers (CPI-W) which covers approximately 29 percent of the total population.

ATTACHMENT

6

ATTACHMENT 6
PITTSBORO TOWNSHIP RENT CONTROL BOARD

CALCULATION FOR ANNUAL RENT INCREASE/DECREASE -
GROUP A (FORMERLY ORIGINAL SITES) (SECTION 10 & 15)

1.	Base Rent as approved by Rent Control Board in April 2013	\$	356.68
2.	January 2019 increase in Base Rent	\$	6.78
3.	January 2019 Approved Base Rent (Line 1 + 2) (Or from Base Rent calculation)	\$	363.46
4.	Requested percent of Base Rent increase/ decrease		2.6%
5.	Amount of Base Rent increase/decrease per unit (Line 3 x Line 4)	\$	9.45
6.	Requested New Base Rent (Line 3 + Line 5)	\$	372.91
7.	Requested Real Estate Tax Increase (Attachment 13)	\$	1.24
8.	Requested Supplied Utility Increase (Attachment 20)	\$	11.39
9.	Requested Major Capital Improvement Surcharge (Attachment 26)	\$	2.75
10.	Total 2020 Adjustments (Line 7 + Line 8 + Line 9)	\$	15.38
11.	Total Prior Adjustments (Attachment 2)	\$	88.09
12.	Requested New Gross Rent (Line 6 + Line 10 + Line 11)	\$	476.38
13.	January 2019 Approved Gross Rent	\$	454.62
14.	Increase in Gross Rent	\$	21.76

ATTACHMENT

7

ATTACHMENT 7
PITTSBORO TOWNSHIP RENT CONTROL BOARD

CALCULATION FOR ANNUAL RENT INCREASE/DECREASE -
GROUP B (FORMERLY NEW SITES) (SECTION 10 & 15)

1.	Base Rent as approved by Rent Control Board in April 2013	\$	456.81
2.	January 2019 increase in Base Rent	\$	8.68
3.	January 2019 Approved Base Rent (Line 1 + 2) (Or from Base Rent calculation)	\$	465.49
4.	Requested percent of Base Rent increase/ decrease		2.6%
5.	Amount of Base Rent increase/decrease per unit (Line 3 x Line 4)	\$	12.10
6.	Requested New Base Rent (Line 3 + Line 5)	\$	477.59
7.	Requested Real Estate Tax Increase (Attachment 13)	\$	1.24
8.	Requested Supplied Utility Increase (Attachment 20)	\$	11.39
9.	Requested Major Capital Improvement Surcharge (Attachment 26)	\$	2.75
10.	Total 2020 Adjustments (Line 7 + Line 8 + Line 9)	\$	15.38
11.	Total Prior Adjustments (Attachment 3)	\$	56.28
12.	Requested New Gross Rent (Line 6 + Line 10 + Line 11)	\$	549.25
13.	January 2019 Approved Gross Rent	\$	521.77
14.	Increase in Gross Rent	\$	27.48

ATTACHMENT

8

ATTACHMENT 8
PITTSBORO TOWNSHIP RENT CONTROL BOARD

CALCULATION FOR ANNUAL RENT INCREASE/DECREASE -
GROUP C (FORMERLY NEW SITES) (SECTION 10 & 15)

1.	Base Rent as approved by Rent Control Board in April 2013	\$	456.81
2.	January 2019 increase in Base Rent	\$	8.68
3.	January 2019 Approved Base Rent (Line 1 + 2) (Or from Base Rent calculation)	\$	465.49
4.	Amount of approved increase in Base Rent charged to Group C tenants	\$	-
5.	Present Base Rent for Group C tenants	\$	456.81
4.	Requested percent of Base Rent increase/ decrease		2.6%
5.	Amount of Base Rent increase/decrease per unit (Line 3 x Line 4)	\$	11.88
6.	Requested New Base Rent (Line 3 + Line 5)	\$	468.69
7.	Requested Real Estate Tax Increase (Attachment 13)	\$	1.24
8.	Requested Supplied Utility Increase (Attachment 20)	\$	11.39
9.	Requested Major Capital Improvement Surcharge (Attachment 26)	\$	2.75
10.	Total 2020 Adjustments (Line 7 + Line 8 + Line 9)	\$	15.38
11.	Total Prior Adjustments (Attachment 4)	\$	38.53
12.	Requested New Gross Rent	\$	522.60

(Line 6 + Line 10 + Line 11)

13. Present Gross Rent for Group C tenants	\$	495.34
14. Increase in Gross Rent	\$	27.26

ATTACHMENT

9

ATTACHMENT 9
PITTSBORO TOWNSHIP RENT CONTROL BOARD

CALCULATION FOR ANNUAL RENT INCREASE/DECREASE -
GROUP D (SECTION 10 & 15)

1.	Base Rent as approved by Rent Control Board in April 2013		N/A
2.	January 2019 increase in Base Rent		N/A
3.	January 2019 Approved Base Rent (from base rent calculation)	\$	580.00
4.	Requested percent of Base Rent increase/ decrease		2.6%
5.	Amount of Base Rent increase/decrease per unit (Line 3 x Line 4)	\$	15.08
6.	Requested New Base Rent (Line 3 + Line 5)	\$	595.08
7.	Requested Real Estate Tax Increase (Attachment 13)	\$	1.24
8.	Requested Supplied Utility Increase (Attachment 20)	\$	11.39
9.	Requested Major Capital Improvement Surcharge (Attachment 26)	\$	2.75
10.	Total 2020 Adjustments (Line 7 + Line 8 + Line 9)	\$	15.38
11.	Total Prior Adjustments	\$	-
12.	Requested New Gross Rent (Line 6 + Line 10 + Line 11)	\$	610.46
13.	January 2019 Approved Gross Rent	\$	580.00
14.	Increase in Gross Rent	\$	30.46

ATTACHMENT

10



Township of Pittsgrove

989 Centerton Road
Pittsgrove, New Jersey 08318

Telephone:
(856) 358-2300

Facsimile:
(856) 358-3055

Office of the Tax Collector

REF: BLOCK 2701 LOT 108

LOCATION 129 Middle Av.

OWNER OF RECORD Reddy Tree Acres MHC LLa

To Whom It May Concern:

I hereby certify that as of 3 - 20 - 2020 that our records indicate that the property taxes on the above referenced property have been paid current. According to our current records, property taxes will next become due 5 - 1 - 2020.

Truly yours,

Jennafer Hernandez

Jennafer Hernandez
Tax Collector

*I verify that this information accurately reflects
municipal tax records.*

Tax Collector
Pittsgrove Township
Salem County



Old Values, New Ideas: Working Together For All



Township of Pittsgrove

989 Centerton Road
Pittsgrove, New Jersey 08318

Telephone:
(856) 358-2300

Facsimile:
(856) 358-3055

Office of the Tax Collector

REF: BLOCK 2701 LOT 109

LOCATION 109 Middle Dr.

OWNER OF RECORD Holly Tree Acres MHC LLC

To Whom It May Concern:

I hereby certify that as of 3 - 20 - 2020 that our records indicate that the property taxes on the above referenced property have been paid current. According to our current records, property taxes will next become due 5 - 1 - 2020

Truly yours,

Jennafer Hernandez / Tax Clerk for

Jennafer Hernandez
Tax Collector

*I verify that this information accurately reflects
municipal tax records.*

**Tax Collector
Pittsgrove Township
Salem County**



Old Values, New Ideas: Working Together For All