

**BOROUGH OF SPOTSWOOD
77 Summerhill Road
Spotswood, New Jersey**

**Public Hearing on the Renewal of
Hometown America Mobile Home Park License for 2018
December 18, 2017
7:30 PM**

The Public Hearing on the Renewal of the Hometown American Mobile Home Park License for 2018, of the Borough Council of the Borough of Spotswood was called to order by Council President Ricci at the Spotswood Municipal Building, 77 Summerhill Road, Spotswood, NJ.

NOTICE

The notice requirements provided for in the “Open Public Meetings Act” (N.J.S.A. 10:4-6) have been satisfied. Notice of this meeting was properly given in the new schedule of meetings of the Spotswood Borough Council on December 30, 2016. The new schedule was transmitted to The Home News Tribune and Sentinel. It was filed with the Clerk of the Borough of Spotswood and posted in the Spotswood Municipal Building, 77 Summerhill Road, Spotswood, NJ.

ATTENDANCE

The Clerk called the roll:

Councilman Stollen	Present
Councilwoman Drozd	Present
Councilman Melillo	Present
Councilman Rivera	Present
Council President Ricci	Present

Also present were Mayor Seely, Business Administrator McDonald, Borough Engineer Koch, and Borough Attorney Diegnan.

Tonight, we have the public hearing for the renewal of Hometown America Mobile Home Park’s License for 2018. The appropriate officials of the Borough: Patrick Diegnan, Borough Attorney, County Board of Health, Spotswood Planning Board, Building Inspector, Fire Marshall and Police Department have received the application with the Borough’s Ordinance, and have set forth no objection to the Mobile Home Park’s renewal of license. A resolution will be included on the consent agenda in the regular meeting.

OPEN TO THE PUBLIC

Councilwoman Drozd made a motion to open the meeting to the public, which was seconded by Councilman Rivera. All present were in favor, and the public portion of the meeting was opened.

Marykate McDonald – 177 Kenneth Court – Wishes Council a Merry Christmas and a Happy, Healthy New Year! Would like to discuss the age requirements for living in the mobile home park, feels not all residents are adhering to the age requirements stated in the ordinance. Would like to discuss the rental grievance committee listed in the ordinance; inquires if the Borough could handle complaints the residents of the park have. Mayor Seely responds that it is a private matter between the residents of the park and their management company; it would not be a Borough Council matter. Borough Attorney Diegnan explains the Borough Council has no jurisdiction over the matter of a rental grievance committee. Discussion ensues regarding the organization’s bylaws. Residents of the mobile home park will need to check with their bylaws. Ms. McDonald questions if the mobile home park’s license is automatically renewed yearly. Council responds that the license is renewed following review and approval by the Borough professionals.

Jackie Palmer – 9 Shupin Street – Asks if Council could explain what the license is, what it covers, and why Council is involved in it. Borough Attorney Diegnan explains that it is in conformance with the ordinances of the Borough, and is renewed yearly. The issues the resident brought up are internal issues of the organization, and are totally different. Mrs. Palmer asks for further clarification; why does the mobile home park have to have this license? Borough Attorney Diegnan explains that it allows them to operate as the association. The management and their bylaws are created by the association. Discussion continues regarding the purpose of the license which allows the mobile home park to operate within the Borough of Spotswood.

Diane Oresto – Manager – Hometown America Mobile Home Park – Would like to clarify the age requirement questions, and statements about other internal issues. Discussion continues about the demographics of the park, and the purpose of the grievance committee.

Lillian Gienieczko – 294 Woods End Court, Clearwater Village – Makes a statement regarding conflicts of interest in the office at the mobile home park.

Jackie Palmer – 9 Shupin Street – Questions if a license is required for all apartment complexes in the Borough. Borough Attorney Diegnan states that is a different type of entity; this ordinance and license are specific to the mobile home park.

Councilman Stollen explains that the matters brought up by the residents at this meeting are not part of the renewal process for the license. This process and the purpose of this meeting are for the Borough Professionals to inspect the facility, to make sure it is safe, and that it is operating within Borough law.

Discussion ensues regarding the past water runoff issues from the mobile home park.

Donald Santacero – 177 Kenneth Court – Question regarding the privacy of records, and access to the television station at the mobile home park. Makes a comment about the individuals hired to plow snow in the mobile home park.

Diane Oresto, Manager, Hometown American Mobile Home Park, responds to the comments. The issues being discussed are internal issues.

Lori Carstan, Realtor – Makes a statement about her experience as a real estate agent with clients trying to buy or sell in Hometown America Mobile Home Park.

Diane Oresto, Manager, Hometown American Mobile Home Park, responds to the comments.

Barbara Mignone – 365 Village Drive East – Makes a statement regarding trying to sell her home in the mobile home park.

Council President Ricci reminds the audience that discussion cannot go back and forth. These matters should be taken to Hometown America Management.

Diane Oresto, Manager, Hometown American Mobile Home Park, responds to the comments.

Councilman Stollen reminds the audience that Council does not have power over the internal issues of the park, and cannot mediate them. As long as the mobile home park is following Borough Ordinances and all of the Borough Professionals deem the mobile home park is following the rules for license renewal, this license does not involve how they handle their internal issues.

Council President Ricci states that everything that happens in that community is governed by their bylaws. Council does not have jurisdiction over the internal issues unless they violate a Borough Ordinance.

Diane Oresto, Manager, Hometown American Mobile Home Park, responds to the comments about real estate listings.

Councilman Stollen made a motion to close the public hearing, seconded by Councilwoman Drozd. The Clerk called the roll which was unanimous and the public hearing was closed.

Dated: December 18, 2017

PATRICIA DeSTEFANO
Municipal Clerk

ATTEST:

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Council President