

**RESOLUTION OF MEMORIALIZATION OF THE  
MANCHESTER TOWNSHIP RENT LEVELING BOARD**

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**RESOLUTION No.: 2024-04  
DENIAL OF EXEMPTION FROM ORDINANCE FOR CPI  
BY PINE RIDGE AT CRESTWOOD.**

**WHEREAS**, Pine Ridge at Crestwood has asserted that it is exempt from Section 326-2A(2) of the Ordinance due to a Settlement agreement dated on or about October 19, 2023; and

**WHEREAS**, Pine Ridge at Crestwood further has asserted that Section 326-2A (3) of the Ordinance permits the increase it has communicated to its tenants as it believes they have 75% +1 tenants agreeing to the proposed increase; and

**WHEREAS**, proper notice of the application was provided by the applicant as required by Ordinance; and

**WHEREAS**, a public hearing was held on February 1, 2024, in the Municipal Building of the Township of Manchester; and

**WHEREAS**, Members of the public spoke in opposition to the increase; and

**WHEREAS**, The Manchester Township Rent Leveling Board having considered said application, arguments from counsel, testimony and exhibits submitted, if any, makes the following findings:

**NOW, THEREFORE, BE IT RESOLVED**, by the said Board that on this 21<sup>st</sup> day of March 2024, as follows:

1. The Applicant has not satisfied the requirement in the 75%+1 provision; and
2. The asserted Settlement Agreement is not in effect for the current year; and
3. Applicant is not entitled to the asserted exemption and said application is denied.

MOVED BY: Ms. Sugden

SECONDED BY: Mr. Kerstein

**ROLL CALL**

Those In Favor: Ms. Sugden, Mr. Kerstein

Those Opposed: None

Those Absent: Ms. Kavanagh

Those Not Voting: Ms. Oresto, Ms. Norris, Ms. Frisch

**CERTIFICATION**

The foregoing is a true copy of a memorializing resolution by said Board at its meeting of March 21, 2024, as copied from the minutes of said meeting.

Dated: March 21, 2024



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KAYLAN RICOTTA, Secretary  
Manchester Township Rent Control Board