

RENT LEVELING BOARD REGULAR MEETING MINUTES
MANCHESTER TOWNSHIP
May 5, 2026
5:30 PM

1. CALL TO ORDER CHAIRMAN’S STATEMENT READ BY CHAIRMAN KERSTEIN:

Good evening and welcome to the Manchester Township Rent Leveling Board Meeting, being held here at the Municipal Building, 1 Colonial Drive on May 5, 2026 at 5:30 pm. This meeting is a quasi-judicial proceeding. Any questions or comments must be limited to issues that are relevant to what the board may legally consider in reaching a decision, and decorum appropriate to such a meeting must be maintained at all times. Any yelling, talking over each other, and/or vulgar language will not be tolerated. This meeting shall end at 7pm unless a majority of the board agrees to continue.

2. SALUTE THE FLAG: The Pledge of Allegiance was repeated.

3. SUNSHINE LAW STATEMENT READ BY SECRETARY DONOVAN:

Adequate Notice of this meeting was provided in accordance with The Open Public Meeting Act, Pursuant To Public Law 1975, Chapter 231. Said notice was advertised in The Asbury Park Press, Star Ledger, and posted on our township website.

4. ROLL CALL:

Mr. Andrew Kerstein	Chairperson	Present
Mr. Mark Kasiewniak	Vice Chairperson	Present
Mr. Brad Cranmer	Member	Present
Ms. Nina Charlton	Member	Present
Ms. Chris Ciampa	Member	Late
Ms. Diane Oresto	Alternate Member	Present
Ms. Kim Kavanagh	Alternate Member	Absent

Board Attorney- Debra Rumpf Present

Board Accountant- Carmen Memoli Present

5. MINUTES-

a. Review and Approval of March 3rd, 2026, meeting minutes

Mr. Kerstein stated the March 3rd meeting minutes were previously distributed and asked for a motion to be made.

Mr. Kasiewniak made a motion to approve the March 3rd meeting minutes, Ms. Charlton seconded the motion.

Roll Call: Mr. Kerstein – yes, Mr. Kasiewniak – yes, Mr. Cranmer – yes, Ms. Charlton- yes, Ms. Oresto- yes

All in favor, none opposed
Motion Carried

6. BILLS-

- a. Rumpf Law PC - Invoice # 19037
- b. Memoli & Company- Invoice # 2679

Mr. Kerstein reviewed the Memoli & Company bill, stating it is for the sum of \$590.00, then reviewed the Rumpf Law PC bill, stating it is for a sum of \$787.00, and asked for a motion to be made.

Ms. Oresto made a motion to approve, Mr. Kasiewniak seconded the motion.

Roll Call: Mr. Kerstein – yes, Mr. Kasiewniak – yes, Mr. Cranmer – yes, Ms. Charlton- yes, Ms. Oresto- yes

All in favor, none opposed
Motion Carried

7. NOTICES- Mr. Kerstein stated that the notices have been received and distributed by the board secretary.

9. OLD BUSINESS- OAK & MAL

Mr. Kerstein stated Oak & Mal is up for Old Business. Ms. Lori Greenberg (Oak & Mal attorney) walked up to the board with Zirchroni Malchi (Landlord).

Ms. Rumpf swore in Lori Greenberg and Zichroni Malchi.

Ms. Rumpf stated that the Oak & Mal leases do not add up to the 3.4% CPI increase that the tenants are entitled to, and questioned how Oak and Mal calculate their rent.

Ms. Greenberg asked Mr. Malchi if he had raised the rent since Oak and Mal bought the trailer park, and asked when the property was purchased.

Mr. Malchi stated he has not raised the rent and is charging the amount the prior owners were charging (Colonial Mobile Home Court Park). He stated that the properties were purchased June 30th 2025. Mr. Malchi stated that the old owners had four other family members living in the park who did not pay rent, and did not have leases.

Ms. Greenberg continued to explain that the old owners had a lot of family who lived at the park and that the prior owners allowed several relatives to live in the park rent free and without formal leases. When the property was sold, the prior owner provided information to the new owner claiming lease terms existed although no real lease existed, creating confusion.

Mr. Kerstein asked about the other tenants and how many homes are included.

Mr. Malchi stated there are 26 homes.

Mr. Kerstein stated that the board has received numerous letters and would like to identify which individuals were members of the previous owner's family. Some of the names mentioned were family members of the prior owners, while others were tenants. Several tenants had their issues resolved and they provided letters as proof. However, some tenants mentioned still had unresolved issues, but none appeared to address their concerns. Dennis Cleary name was mentioned as an example of one of the letters address to the board, claiming Oak & Mal has raised his rent from \$600 dollars to \$735.

Ms. Rumpf asked again how these calculations are made.

Mr. Malchi stated again he maintained the same amount of rent as the previous owners and he had a lot of issues receiving old lease from tenants from the mobile home park. He stated that a lot of them only paid in cash, and were unable to provide lease documents of their old lease agreements.

Mr. Kerstein stated he understood what Mr. Malchi was trying to say. He explained to the rest of the room that the new owners received a rent roll from the previous owners showing what tenants were supposedly paying. If the tenant later showed proof (like their old lease) of what the actual rent was, Mr. Malchi would have corrected the rent to match that lease. Mr. Kerstein asked, excluding family members, if there were any tenants that are in dispute with them presently.

Mr. Malchi confirmed that there were no outstanding disputes with them at this time, excluding family members. However if there are issues with a tenants' rent, if they can provide proof, he will adjust. Mr. Malchi also stated that July is everyone's one year lease renewal.

Ms. Greenberg asked what Oak and Mal can increase the rent to, and if Manchester has municipal service fees.

Mr. Kerstein stated that it is a straight 3.5%

Ms. Oresto stated Manchester charges a \$6 fee.

Ms. Oresto asked why Dennis Cleary had a \$55 dollar sewer charge and a \$55 dollar pet fee.

Mr. Malchi stated that the old owner said the \$55 sewer charge is what she charged her tenants but they paid in cash. The pet fee was for 2 pets which Mr. Malchi stated Dennis Cleary has and explained to him that if he had one pet it would be free.

Ms. Rumpf stated that the lease says one pet is \$70.

Mr. Malchi stated one pet is free, if there are two pets they charge.

Mr. Kerstein thanked Mr. Malchi and Ms. Greenberg for their time.

Ms. Greenburg thanked the board for their time and patience with the rescheduling of their meeting.

10. PUBLIC COMMENTS-

Mr. Kerstein asked for a motion to open up for public comment. Mr. Cranmer made a motion, Ms. Ciampa second the motion.

All in favor, none opposed

Secretary Donovan asked to pause the meeting to announce Ms. Ciampa entrance.

Mr. Kerstein stated when you come up to the board make sure you state your name and address for the record.

Maria Mork 47 First Street –

Ms. Mork stated that she did not want to start any trouble, but she stands by the complaints that were sent to the secretary of the board. Ms. Mork stated that her lease does not include a sewer fee and that the property utilizes a septic system. She stated that she recently had a company service the septic system and raise the septic lid, and she was informed there were no issues with the system. She also stated that, to her knowledge, there were no sewer recovery fees on the old lease.

Mr. Kerstein said Ms. Mork stated in her letters that her old rent amount was \$525 per month and asked if Ms. Mork had a lease.

Ms. Mork stated that she always had a lease and provided it to the secretary of the board and a copy to the new owners.

Mr. Kerstein asked if the lease was yearly or month to month.

Ms. Mork stated thar it was month to month.

Mr. Kerstein questioned Mr. Malchi stating that Ms. Mork's statements contradicted what he stated earlier.

Mr. Kerstein asked for a motion for a five-minute recess for Secretary Donovan to retrieve Ms. Mork's old and new leases. Mr. Kasiewniak made a motion for the recess, Ms. Charlton second the motion.

All in favor, none opposed

Mr. Kerstein asked for a motion to open the meeting back up. Ms. Charlton made a motion; Ms. Ciampa second the motion.

All in favor, none opposed

Mr. Kerstein stated he had two lease documents with Maria Mork. One with the lease date July 1st of 2024 to June 30th of 2025 with Colonial Mobile Home Park in the amount of \$525, and the second lease document with the date July 1st of 2025, in the amount of \$750 per month. Mr. Kerstein asked how the lease could go up that amount.

Ms. Greenberg stated her client was not given those leases. After reviewing the lease Ms. Greenberg stated it appeared to be fraudulent and stated to the board that she would need to subpoena Constance Magill (old owner) to testify and postpone this meeting until next month.

Ms. Rumpf asked Ms. Greenberg if her client could provide a ledger and closing documentation.

Ms. Ciampa stated she needs to provide the Incoming Expense Report documentation to the township in order to obtain their license for her mobile park, and suggested that is something they can submit on what Ms. Magill was claiming for her taxes in order to get her license.

Ms. Mork asked what makes her mother's lease documents invalid.

Ms. Rumpf stated that is for the applicants to determine.

Secretary Donovan asked whether tenants could still provide both old and new leases, and whether that would be acceptable for the board to review.

Mr. Kerstein stated yes as long as the documents from the residents are from their prior lease notices and new one.

Mr. Kasiewniak asked for clarification, because the difference between Ms. Mork's old lease and new lease is clearly more than 3.5%.

Mr. Kerstein explained that the new amount charged is in violation of the ordinance, however the applicants are claiming the old lease was fraudulently done. Now they will need to submit proof to this claim which will be held at our next meeting June 2nd.

Ms. Ciampa made a request that the applicants bring in the old rent amount that was given to the new owners by Ms. Magill.

Ms. Rumpf stated that if there is, in fact, fraudulent activity being conducted, Ms. Greenberg would need to take the matter to Superior Court, as it is not within the jurisdiction of the Board.

Mr. Kerstein asked for a motion to close Public Comment Mr. Kasiewniak motioned, Ms. Ciampa second the motion.

All in favor, none opposed
Motion Carried

10. ADJOURNMENT-

Mr. Kerstein asked for a motion to adjourn.

Mr. Kasiewniak made a motion to adjourn, Mr. Cranmer seconded the motion

All in favor, none opposed
Motion Carried

End 6:35

**Meeting minutes prepared by:
Brenda Donovan, Board Secretary**