

MAYOR

James P. Mehaffey

TOWNSHIP COMMITTEE

Megan Kerr
Ashley Morrell
Adam Reid
Jim Robinson

**WEST DEPTFORD TOWNSHIP****Municipal Building**

400 Crown Point Road
West Deptford, New Jersey 08086
Phone (856) 845-4004

Township Administrator

Tyler Rost

Chief Finance Officer

Michael Kwasizur

Registered Municipal Clerk

Lee Ann DeHart

March 5, 2024

Darrel Kramer, Sr.
OPRAMachine

(Via email only: opra+request-58657-fe68453a@requests.opramachine.com)

Dear Mr. Kramer:

The Township of West Deptford Clerk's office received your request for records pursuant to the Open Public Records Act (OPRA) and the New Jersey common law right to access dated February 21, 2024, via email on February 22, 2024. As such, the seven (7) business day deadline to respond to your request is March 6, 2024. This response to your request is being provided to you on the 6th business day after the custodian's receipt of said request.

The following records were requested:

-----Original Message-----

From: Darrel Kramer, Sr. <opra+request-58657-fe68453a@requests.opramachine.com>

Sent: Wednesday, February 21, 2024 9:20 PM

To: Lee Ann DeHart <LDHart@westdeptford.com>

Subject: OPRA request - 2023 - 2024 Documents submitted for rental increases to the West Deptford Multiple Dwellings Regulation Board.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear West Deptford Township,

This is a request for public records made under OPRA and the common law right of access. I am not required to fill out an official form. Please acknowledge receipt of this message.

Records requested: (1) Documents submitted for approval for rental increases to the West Deptford Multiple Dwellings Regulation Board for 2023 - 2024.

For the address : 1762 Crown Point Road, West Deptford, N.J., 08086.

(2) Copies of the landlord licenses 2014 - 2024.

For the address : 1762 Crown Point Road, West Deptford, N.J., 08086.

Yours faithfully,

Darrel Kramer, Sr.

Please deliver records electronically via email to the below UNIQUE address for all replies to this request:
opra+request-58657-fe68453a@requests.opramachine.com

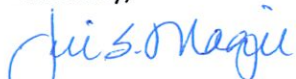
Attached are the records responsive to your request as follows:

- (1) 2023 Rent Increase Application, receipt and documentation.
- (2) Landlord licenses 2014-2024 for The Carlyle Group, Inc. for Willow Woods Mobile Home Community.

These records are being transmitted to you via email, as per your request and as such, there are no charges for your requested records.

If your request for access to a government record has been denied or unfilled within the seven (7) business days required by law, you have a right to challenge the decision by the Township of West Deptford Clerk's office to deny access. At your option, you may either institute a proceeding in the Superior Court of New Jersey or file a complaint with the Government Records Council (GRC) by completing the Denial of Access Complaint Form. You may contact the GRC by toll-free telephone at 866-850-0511, by mail at P.O. Box 819, Trenton, NJ, 08625, by e-mail at grc@dca.state.nj.us, or at their web site at www.nj.gov/grc. The GRC can also answer other questions about the law. All questions regarding complaints filed in Superior Court should be directed to the Court Clerk in your County.

Sincerely,



Jill S. Magill, RMC, CMR

Deputy Clerk

jmagill@westdeptford.com

856-845-4004 ext. 130

JUL 31 2023

HANLON NIEMANN & WRIGHT

Christopher J. Hanlon, Esq.
Certified By The New Jersey Supreme
Court as a Civil Trial Attorney
Direct Email: chanlon@hnlawfirm.com

Fredrick P. Niemann, Esq.

Bonnie M. Wright, Esq.

Richard C. Sciria, Esq.

Nicole C. Tomlin, Esq.
LL.M. (Taxation)

A PROFESSIONAL CORPORATION
ATTORNEYS AT LAW
JUNIPER BUSINESS PLAZA
3499 ROUTE 9 NORTH, SUITE 1-F
FREEHOLD, NEW JERSEY 07728
TELEPHONE: 732-863-9900
FACSIMILE: 732-780-3449
or 732-431-2499
WEBSITE: www.hnwlaw.com

Christopher Balioni, Esq.
Admitted in NJ and NY

Stephen W. Kornas, Esq.
Admitted in NJ

John C. Tassini, Esq.
Admitted in NJ

Eric D. Lee, Esq.
Admitted in NJ and NY

July 31, 2023

BY HAND DELIVERY

Lee Ann DeHart, Administrator
West Deptford Township
West Deptford Township Municipal Building
400 Crown Point Road and Grove Avenue
Thorofare, NJ 08086

Re: Willow Woods Manufactured Home Community
2023 Rent Increase Application

Dear Ms. DeHart:

I represent Rolling Homes MHC LLC. Enclosed please find my client's application for a rent increase which includes a C.P.I. increase, a capital improvement surcharge and a request for approval of increases for taxes, water and sewer charges. (I have enclosed ten copies for the Board).

In support of this application, we have included the signed Certification regarding the Rent Roll (Exhibit A-3) and Landlord Maintenance Certification (Exhibit A-4). I have enclosed a Miscellaneous Fee Schedule (Exhibit A-5). I have also included the Certification of Financial Statements (Exhibit A-6). The Certifications have been signed by Joseph Weber, Chief Operating Officer of The Carlyle Group, Inc., the managing affiliate of the owner.

Please supply us with an accounting regarding the amount necessary to replenish their escrow account. We will submit the appropriate amount in response

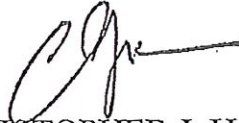
Lee Ann DeHart, Administrator
West Deptford Multiple Dwellings Regulation Board
July 31, 2023
Page 2

to that accounting.

I am also enclosing my office account check for the two hundred (\$200.00) dollar filing fee with this letter.

Please advise me of the hearing date to be scheduled for this matter at your earliest convenience. In addition, please advise if there is still a zoom connection option for the hearing participation, and if so, send me the link details so I can include this information in the tenant hearing notice.

Very truly yours,



CHRISTOPHER J. HANLON

CJH:aht

Enclosures (10 Copies of Application and Check By Hand Delivery)

cc: Marcie Reyes (via: email, w/encls.)

HANLON NIEMANN & WRIGHT, P.C.

3499 RT 9 NORTH, SUITE 1F
FREEHOLD, NJ 07728
WWW.HNLAWFIRM.COM

LAKELAND BANK

7766

55-537/212

7/31/2023

PAY TO THE ORDER OF Clerk, West Deptford Township

\$ **200.00

Two Hundred and 00/100*****

DOLLARS

Clerk, West Deptford Township

MEMO RE: Willow Woods - 2023 Rent Increase

AUTHORIZED SIGNATURE

HANLON NIEMANN & WRIGHT, P.C.

Clerk, West Deptford Township
Costs Advanced

7/31/2023

7766

Clerk, West Deptford Township - Filing Fee

200.00

HNW Bus Chkg - Lak RE: Willow Woo

200.00

**TOWNSHIP OF WEST DEPTFORD
PAYMENT RECEIPT**

CASH 7766
CHECK M.O.

NAME Hanlon Niemann & Wright

ACCOUNT No. Willow Woods

2023 Application Fee
Rent Increase

RECEIVED ON ACCOUNT OF
3-21-16-0500-500170

TWP. OF WEST DEPTFORD P A D JUL 31 2023	PAYMENT	\$
	INTEREST	\$
	TOTAL	\$ 200.00

269

TOWNSHIP OF WEST DEPTFORD



GLOUCESTER COUNTY

Date of Issue

11/1/14

NEW JERSEY

Date of Expiration

12/31/14

\$ 100.00

License is hereby granted to The Carlyle Group, Inc. / Willow Woods Mobile Home Parkfor the period of one year from date of issue, for the following purpose:Mobile Home Park License

The Licensee having paid the fixed fee and having complied with all the requirements of ordinances necessary for obtaining license, this license is granted upon the express condition of a forfeiture in case the licensee, his agents or servants, shall violate any law or ordinance regulative of the business or occupation licensed and that it may be revoked whenever the public good requires that such action be taken.

THIS LICENSE MUST BE POSTED
IN PUBLIC VIEW

NOT TRANSFERABLE

BY ORDER OF THE TOWNSHIP COMMITTEE

TOWNSHIP CLERK

271 TOWNSHIP OF WEST DEPTFORD

GLOUCESTER COUNTY



NEW JERSEY

Date of Issue

11/1/15

Date of Expiration

12/31/15

\$ 100.00

License is hereby granted to Willow Woods Mobile Home Park / The Carlyle Group, Inc.
for the period of one year from date of issue, for the following purpose:
Mobile Home Park License

The Licensee having paid the fixed fee and having complied with all the requirements of ordinances necessary for obtaining license, this license is granted upon the express condition of a forfeiture in case the licensee, his agents or servants, shall violate any law or ordinance regulative of the business or occupation licensed and that it may be revoked whenever the public good requires that such action be taken.

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BY ORDER OF THE TOWNSHIP COMMITTEE

Amber RMC

TOWNSHIP CLERK

TOWNSHIP OF WEST DEPTFORD

272

GLOUCESTER COUNTY

Date of Issue

12/15/15



NEW JERSEY

Date of Expiration

12/15/16

\$ 100.00

License is hereby granted to

The Boyle Group, Inc.

for the period of one year from date of issue, for the following purpose:

2016 Mobile Home Park License

The Licensee having paid the fixed fee and having complied with all the requirements of ordinances necessary for obtaining license, this license is granted upon the express condition of a forfeiture in case the licensee, his agents or servants, shall violate any law or ordinance regulative of the business or occupation licensed and that it may be revoked whenever the public good requires that such action be taken.

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BY ORDER OF THE TOWNSHIP COMMITTEE

Ray H. H. H. H.

TOWNSHIP CLERK

274

TOWNSHIP OF WEST DEPTFORD

\$ 100.00



GLOUCESTER COUNTY

NEW JERSEY

Date of Issue

Date of Expiration

11/11/17

12/31/17

Turner is hereby granted to

The Carlyle Group Inc - Willow Woods Mobile Home Park

for the period of one year from date of issue, for the following purpose:

2017 Mobile Home Park License

The Licensee having paid the fixed fee and having complied with all the requirements of ordinances necessary for obtaining license, this license is granted upon the express condition of a forfeiture in case the licensee, his agents or servants, shall violate any law or ordinance regulative of the business or occupation licensed and that it may be revoked whenever the public good requires that such action be taken.

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BY ORDER OF THE TOWNSHIP COMMITTEE

See On Dutied

TOWNSHIP CLERK

277

TOWNSHIP OF WEST DEPTFORD

GLOUCESTER COUNTY

Date of Issue

11/1/18

NEW JERSEY

Date of Expiration

12/31/18

\$ 100.00



Litner is hereby granted to Willow Woods Mobile Home Park
for the period of one year from date of issue, for the following purpose:

Mobile Home Park License

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BY ORDER OF THE TOWNSHIP COMMITTEE

Lee Ann Dethlefs

TOWNSHIP CLERK

280 TOWNSHIP OF WEST DEPTFORD

\$ 100.00



GLOUCESTER COUNTY

NEW JERSEY

Date of Issue

1/1/2019

Date of Expiration

12/31/2019

~~Murphy~~ is hereby granted to Willow Woods Mobile Home Park

for the period of one year from date of issue, for the following purpose:

Mobile Home Park License

The Licensee having paid the fixed fee and having complied with all the requirements of ordinances necessary for obtaining license, this license is granted upon the express condition of a forfeiture in case the licensee, his agents or servants, shall violate any law or ordinance regulative of the business or occupation licensed and that it may be revoked whenever the public good requires that such action be taken.

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BY ORDER OF THE TOWNSHIP COMMITTEE

Chris Maguire, Deputy
TOWNSHIP CLERK

282

TOWNSHIP OF WEST DEPTFORD

\$ 100.00



GLOUCESTER COUNTY

NEW JERSEY

Date of Issue

Date of Expiration

1/1/2020

12/31/2020

Turner is hereby granted to Willow Woods Mobile Home Park

for the period of 1 year from date of issue, for the following purpose:

Mobile Home Park License

The Licensee having paid the fixed fee and having complied with all the requirements of ordinances necessary for obtaining license, this license is granted upon the express condition of a forfeiture in case the licensee, his agents or servants, shall violate any law or ordinance regulative of the business or occupation licensed and that it may be revoked whenever the public good requires that such action be taken.

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IN PUBLIC VIEW

NOT TRANSFERABLE

BY ORDER OF THE TOWNSHIP COMMITTEE

Ju S. Magie, Deputy Clerk
TOWNSHIP CLERK

284

TOWNSHIP OF WEST DEPTFORD

\$ 100.00



GLOUCESTER COUNTY

Date of Issue

1-1-2021

NEW JERSEY

Date of Expiration

12-31-2021

License is hereby granted to Willow Woods Mobile Home Community

for the period of One Year from date of issue, for the following purpose:

Mobile Home Community License

The Licensee having paid the fixed fee and having complied with all the requirements of ordinances necessary for obtaining license, this license is granted upon the express condition of a forfeiture in case the licensee, his agents or servants, shall violate any law or ordinance regulative of the business or occupation licensed and that it may be revoked whenever the public good requires that such action be taken.

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NOT TRANSFERABLE

BY ORDER OF THE TOWNSHIP COMMITTEE

Jessie Wagner, Deputy Clerk
TOWNSHIP CLERK

286

TOWNSHIP OF WEST DEPTFORD



GLOUCESTER COUNTY

Date of Issue

1/1/2022

NEW JERSEY

Date of Expiration

12/31/2022

\$ 100.00

License is hereby granted to Willow Woods Mobile Home Community

for the period of One Year from date of issue, for the following purpose:

Mobile Home Community License

The Licensee having paid the fixed fee and having complied with all the requirements of ordinances necessary for obtaining license, this license is granted upon the express condition of a forfeiture in case the licensee, his agents or servants, shall violate any law or ordinance regulative of the business or occupation licensed and that it may be revoked whenever the public good requires that such action be taken.

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BY ORDER OF THE TOWNSHIP COMMITTEE

Julie M. Maggini
Deputy Township Clerk

289

TOWNSHIP OF WEST DEPTFORD



GLOUCESTER COUNTY

Date of Issue

January 1, 2023

NEW JERSEY

Date of Expiration

December 31, 2023

\$ 100.00

License is hereby granted to The Carhyle Group, Inc. from date of issue, for the following purpose:

one - year

Willow Woods Mobile Home Community License

The Licensee having paid the fixed fee and having complied with all the requirements of ordinances necessary for obtaining license, this license is granted upon the express condition of a forfeiture in case the licensee, his agents or servants, shall violate any law or ordinance regulative of the business or occupation licensed and that it may be revoked whenever the public good requires that such action be taken.

THIS LICENSE MUST BE POSTED
IN PUBLIC VIEW

NOT TRANSFERABLE

BY ORDER OF THE TOWNSHIP COMMITTEE

Jui S. Magpie, RUC

Deputy TOWNSHIP CLERK

292

TOWNSHIP OF WEST DEPTFORD



GLOUCESTER COUNTY

Date of Issue

January 1, 2024

NEW JERSEY

Date of Expiration

December 31, 2024

\$ 100.00

License is hereby granted to Willow Woods Mobile Home Community
for the period of one year from date of issue, for the following purpose:
2024 Mobile Home Community License

The Licensee having paid the fixed fee and having complied with all the requirements of ordinances necessary for obtaining license, this license is granted upon the express condition of a forfeiture in case the licensee, his agents or servants, shall violate any law or ordinance regulative of the business or occupation licensed and that it may be revoked whenever the public good requires that such action be taken.

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NOT TRANSFERABLE

BY ORDER OF THE TOWNSHIP COMMITTEE

Ann Vittoria

TOWNSHIP CLERK



Wiley Paving



31 Deans Pond Lane, Monmouth Junction, NJ 08852
Office: 732-297-6977 Cell: 732-512-8373
Cell: 908-656-6052 Fax: 732-951-3844

April 14, 2022

Invoice For: The Carlyle Group
9073 Nemo Street
West Hollywood, CA 90069

Re: Willow Woods MHC
1762 Crown Point Rd.
West Deptford, NJ 08086

Job Description: Asphalt repairs throughout park.

*See dimensions and photos for all work completed.

16 x 20 = 320	105 x 24 = 2,520
8 x 7 = 56	20 x 22 = 440
12 x 11 = 132	16 x 4 = 64
22 x 6 = 132	9 x 5 = 45
10 x 6 = 60	28 x 7 = 196
28 x 13 = 364	50 x 5 = 250
42 x 14 = 588	37 x 10 = 370
7 x 7 = 49	9 x 3 = 27
10 x 11 = 110	103 x 10 = 1,030
77 x 10 = 770	412 x 32 = 13,184
379 x 24 = 9,096	65 x 20 = 1,300
70 x 29 = 2,030	20 x 28 = 560

Total: \$79,178.55
Deposit Collected: - \$16,000
Total Due Now: \$63,178.55

**Make all checks payable to Wiley Paving. Proposed prices subject to change.*

We appreciate your business!



Wiley Paving



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Cell: 908-656-6052 Fax: 732-951-3844



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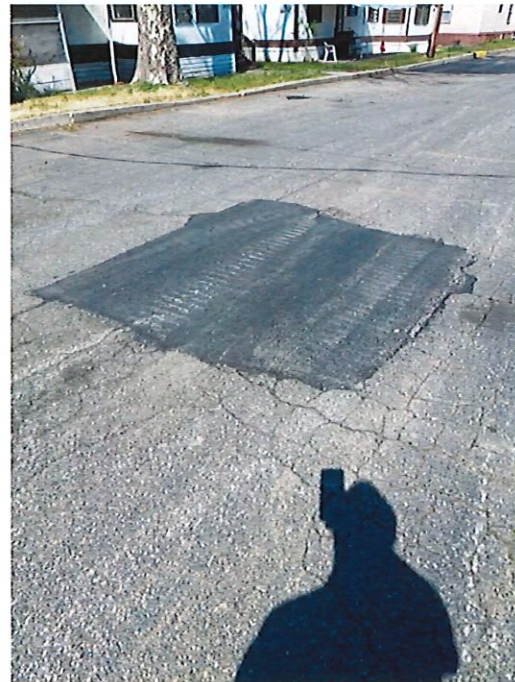
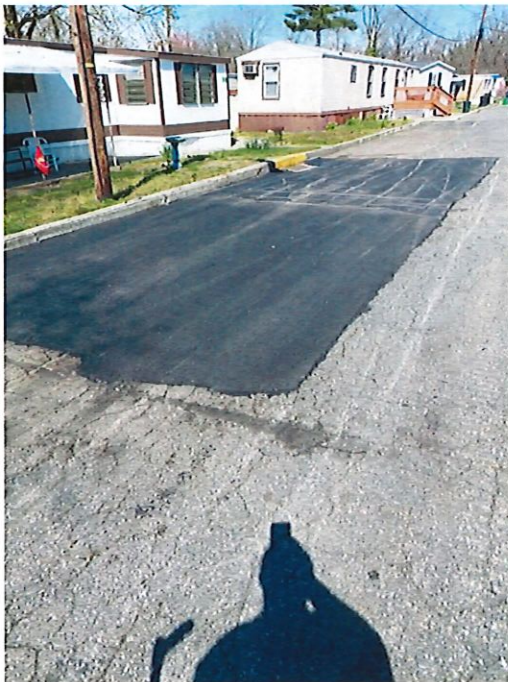
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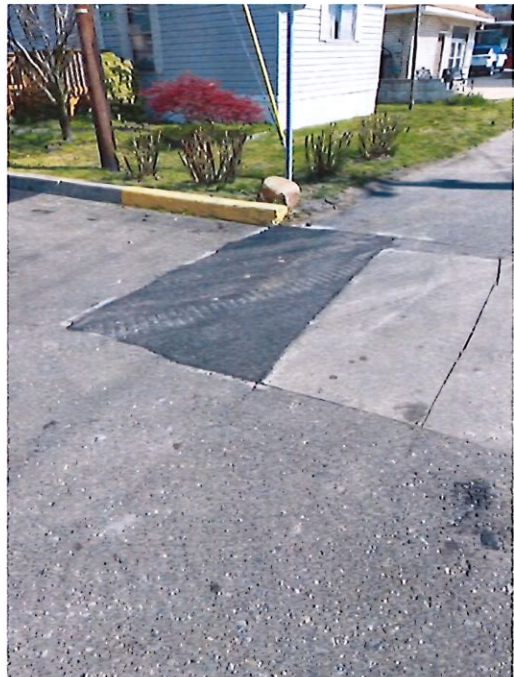
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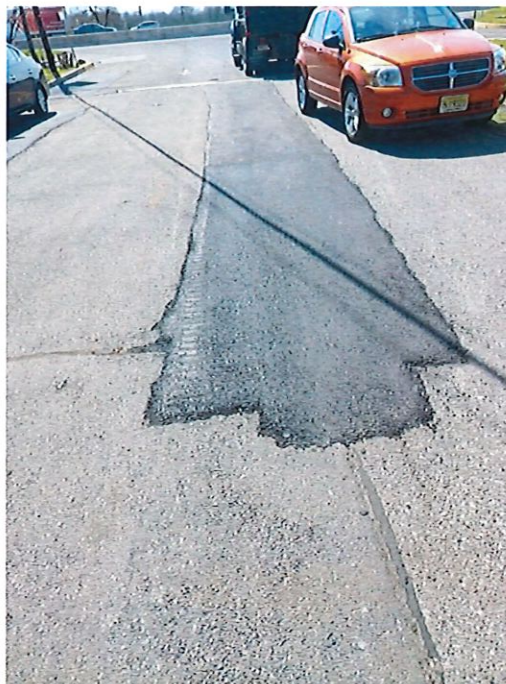
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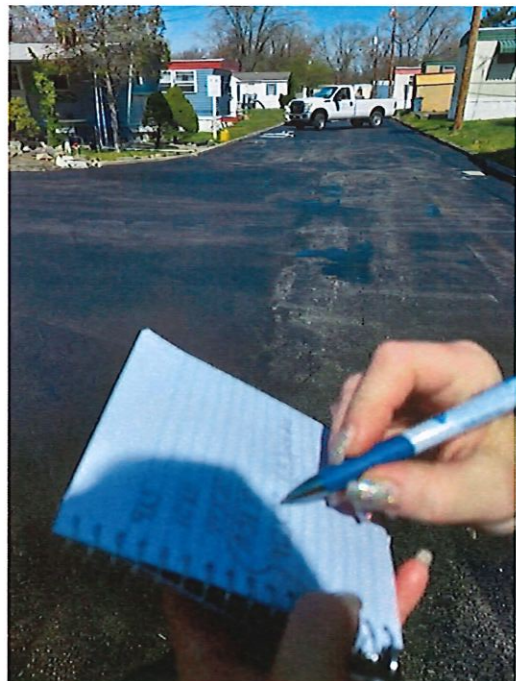
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