

hmannel@collingswood.com

From: James Maley <jmaley@maleygivens.com>
Sent: Wednesday, March 6, 2019 2:59 PM
To: Dina DiRenzo
Cc: jleonard@collingswood.com; Robert Lewandowski; cduffey@collingswood.com; khastings@collingswood.com
Subject: RE: Airbnb
Attachments: Chapter 237 Rental Property CLEAN COPY.DOCX

Thanks for writing previously about AirBnBs and the issues of Borough regulation.

Attached for your review is a copy of the draft of the Borough's rental registration ordinance with amendments to provide for short term rentals. It has not been introduced yet as the Commissioners are providing additional time for public comment. The Ordinance was prepared with input from our Code inspectors and first responders and after doing our own due diligence.

Please let us know if you have any questions or comments.

M. James Maley, Jr.
Mayor
Borough of Collingswood
678 Haddon Avenue
Collingswood, New Jersey 08108
www.collingswood.com

"One of the 10 Most Transformed Communities in America"
Forbes

"Best Small Town Food Scene in America"
USA Today

From: Dina DiRenzo <dina.direnzo@gmail.com>
Sent: Wednesday, June 13, 2018 10:18 AM
To: James Maley <jmaley@maleygivens.com>
Cc: jmaley@collingswood.com; jleonard@collingswood.com; rlewandowski@collingswood.com; Borough Collingswood <cduffey@collingswood.com>; khastings@collingswood.com
Subject: Re: Airbnb

Hi again,

It is just occurring to me that when you said "we'll talk after," that you meant immediately after last night's meeting. I assumed we'd schedule another day/time during the work day. My apologies if the former was the case. That said, I can meet today, tomorrow, and Friday at 4:30pm or later, or tomorrow or Friday at/around noon.

Thank you,
Dina

~~~~~  
Dina DiRenzo, LCSW  
LinkedIn: <http://www.linkedin.com/in/dinadirenzo>

~~~~~  
It's like, at the end, there's this surprise quiz: Am I proud of me? I gave my life to become the person I am right now. Was it worth what I paid? --Richard Bach

On Mon, Jun 11, 2018 at 7:05 PM Dina DiRenzo <dina.direnzo@gmail.com> wrote:

Sounds good -- thank you.

~~~~~  
Dina DiRenzo, LCSW  
LinkedIn: <http://www.linkedin.com/in/dinadirenzo>

~~~~~  
It's like, at the end, there's this surprise quiz: Am I proud of me? I gave my life to become the person I am right now. Was it worth what I paid? --Richard Bach

On Mon, Jun 11, 2018 at 9:36 AM James Maley <jmaley@maleygivens.com> wrote:

We'll meet with the folks who requested tomorrow because I had to reschedule a meeting last week because of work.
We can talk after. Thanks.

M. James Maley, Jr.

Mayor

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From: Dina DiRenzo <dina.direnzo@gmail.com>
Sent: Monday, June 11, 2018 9:35 AM
To: James Maley <jmaley@maleygivens.com>
Cc: jmaley@collingswood.com; jleonard@collingswood.com; rlewandowski@collingswood.com; Borough Collingswood <cduffey@collingswood.com>; khastings@collingswood.com
Subject: Re: Airbnb

Hello again,

I'm sorry -- I cannot get off work early enough to make it for 4:30 on such short notice. I can probably be there by 5 if you will still be meeting then. Or, perhaps, we can schedule another day/time this week?

Thank you,

Dina

~~~~~

Dina DiRenzo, LCSW

LinkedIn: <http://www.linkedin.com/in/dinadirenzo>

~~~~~

It's like, at the end, there's this surprise quiz: Am I proud of me? I gave my life to become the person I am right now. Was it worth what I paid? --Richard Bach

On Mon, Jun 11, 2018 at 8:30 AM James Maley <jmaley@maleygivens.com> wrote:

Sorry about not getting back to you on your last email. Meeting tomorrow at 4:30pm at Borough Hall with some folks who asked to meet. You are welcome to join us. Thanks.

M. James Maley, Jr.

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From: Dina DiRenzo <dina.direnzo@gmail.com>

Sent: Saturday, June 09, 2018 4:15 PM

To: jmaley@collingswood.com; jleonard@collingswood.com; rlewandowski@collingswood.com

Cc: Borough Collingswood <cduffey@collingswood.com>

Subject: Re: Airbnb

Hi,

I read with interest the article in this week's Retrospect, "Airbnb in Colls? Maybe Not." As an Airbnb host (who emailed you all a few months ago), I was surprised to read that cease and desist letters were sent to property owners who list their homes on Airbnb. I did not receive one. The article does not specify whether the letters went to just those who are renting one or more rooms in their home (which was my understanding of the "Airbnb issue" in town, or if it was intended for

everyone who is on Airbnb, i.e., those who are renting their whole house.

Regardless, I would still like to be part of a conversation about how to regulate Airbnbs in town so as to help both the community and the individuals who are hosting. Assuming the Retrospect captured your initial thoughts about Airbnb in its article accurately, I believe I have information -- including surveys* that show in four months of this year, guests at my home spent over \$2200 in town, much of that in Collingswood Cash -- that might contribute to a productive conversation.

*2 are attached

Best,

Dina

~~~~~

Dina DiRenzo, LCSW

LinkedIn: <http://www.linkedin.com/in/dinadirenzo>

~~~~~

It's like, at the end, there's this surprise quiz: Am I proud of me? I gave my life to become the person I am right now. Was it worth what I paid? --Richard Bach

On Sun, Jan 21, 2018 at 5:47 PM Dina DiRenzo <dina.direnzo@gmail.com> wrote:

Hi,

I'm aware of the upcoming Zoning Board Meeting on February 7 where the issue of whether a homeowner who is renting rooms through Airbnb is operating as a boarding house will be addressed. Regardless of the outcome of that meeting, I'd like to suggest that it's time to have a conversation about the benefits and concerns of homesharing.

As an Airbnb traveler, I've seen several ways that townships have collected tax payments, and as a host, I've talked to fellow hosts in other states about their registration, permitting, and safety requirements. As someone interested in social justice through housing, I've read countless articles about how Airbnb homes impact (or not) on a community's affordable housing stock. And, for almost the last 2 years, I've also undertaken an informal economic impact study -- asking my guests to fill out a form that reports how long they visited and how much money they spent in town.

I would appreciate the opportunity to share this information with you. Collingswood is an absolutely ideal Airbnb community and there is no reason why homeowners and the borough can't both benefit tremendously from their presence. I would welcome the chance to contribute any way I can.

Best,

Dina

~~~~~  
Dina DiRenzo, LCSW

LinkedIn: <http://www.linkedin.com/in/dinadirengo>

~~~~~  
It's like, at the end, there's this surprise quiz: Am I proud of me? I gave my life to become the person I am right now. Was it worth what I paid? --Richard Bach

From: James Maley <jmaley@maleygivens.com>
Sent: Wednesday, March 6, 2019 3:00 PM
To: Kim inMadrid; Robert Lewandowski; jleonard@collingswood.com
Subject: RE: AirBnB and our beloved community
Attachments: Chapter 237 Rental Property CLEAN COPY.DOCX

Thanks for writing previously about AirBnBs and the issues of Borough regulation.

Attached for your review is a copy of the draft of the Borough's rental registration ordinance with amendments to provide for short term rentals. It has not been introduced yet as the Commissioners are providing additional time for public comment. The Ordinance was prepared with input from our Code inspectors and first responders and after doing our own due diligence.

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From: Kim inMadrid <kiminmadrid@hotmail.com>
Sent: Wednesday, June 13, 2018 5:14 PM
To: rlewandowski@collingswood.com; jleonard@collingswood.com; jmaley@collingswood.com
Subject: AirBnB and our beloved community

Dear Mayor Jim Maley & Commissioners Rob Lewandowski & Joan Leonard,

I've never written my local government officials before, but in an effort to be a part of what makes this town great, I have aspired to become more involved about issues I care about.

Let me first say that I love this town and appreciate all the thoughtful hard work that goes into the many aspects that I may not even be privy to. I can't imagine the responsibilities that you undertake regularly and that the roles often invite criticism over praise most of the time. I'd like to approach each issue with assuming the best from our elected public officials. Given this, I was hoping that you could open the dialogue with me

personally (or perhaps with the larger community that is interested) regarding your recent decision about AirBnBs in Collingswood.

I know that fellow community members have met with you and pleaded their case, but to no avail. I know that not all members of the community are supportive of AirBnb in Collingswood. However, my guess is that there are many more people who are supportive of it than against it. The problem may be that more people have complained than have raised their support.

I would love to know with better understanding the following:

1. How many people have participated in AirBnb and for how many years?
2. How many complaints have there been?
3. Is there any way to resolve those complaints?

Going back to loving this town. Much of what makes it great has to do with the following:

1. It is actually becoming a destination place! Hooray for the many successful businesses and the reputation that draws in crowds. The many successful events and the overall beauty of this town. The proximity to Philadelphia by public transport is a huge draw as well.
2. Much has been done to cultivate this. AirBnb is yet another way that contributes to the amenities that can be offered. It provides a unique and necessary service.
3. This town is made of neighbors helping one another. Acting neighborly is paramount to why I love it here. For neighbors who have provided a home to visitors they are continuing to cultivate the appeal of the town and meet the needs of travelers. For some, it is the only way they can maintain their homes.

I know the easiest answer is to forbid a variance. Once the door opens to allowing homes to be used as temporary places to lodge there will inevitably be opposition. My fear is that the opposition comes from a place of ignorance. Of people assuming that the temporary lodgers are inconsiderate during their stay, will not respect the peace, be disorderly, loud, etc. I do not think that is the case and would like to challenge that idea as simply asking about past issues that have surfaced over the years.

My understanding is that most of the AirBnbs go to serious students (not wild party types) who are here for brief stays.

Please let us not turn our back on visitors, on community members who could benefit from the income, on businesses who can benefit from increased traffic.

This issue is not one that will simply be addressed with a simple answer and then be put to rest without a through explanation. Perhaps you will be enlightening us (those in favor of the variance) as to why this is an unwelcome idea. However, it is also quite possible that we can have the opportunity to enlighten you. Please afford us the open ear to do so.

My concern is that if the answer is drawn and people do not walk away without a better understanding as to why the decision was made, there will be many disheartened individuals who are growing weary of this fight to make our community our own. Progressive, inviting, profitable.

Any ideas you have to help me better understand the issues involved I welcome. From my current perspective I truly feel that this decision was made without taking into appropriate considerations the many benefits it poses. It may also have been made with an exaggerated or unrealistic fear of the concerns and difficulties it presents.

I appreciate all the work and attention you have invested in this town. I look forward to your reply.

Best Regards,

- Kim Heilig

hmannel@collingswood.com

From: James Maley <jmaley@maleygivens.com>
Sent: Wednesday, March 6, 2019 3:00 PM
To: Kevin Monko
Subject: RE: Air BnB
Attachments: Chapter 237 Rental Property CLEAN COPY.DOCX

Thanks for writing previously about AirBnBs and the issues of Borough regulation.

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

From: James Maley
Sent: Thursday, June 14, 2018 7:35 AM
To: Kevin Monko <monko@me.com>
Subject: RE: Air BnB

I've stayed away from FB for the flurry. All I can tell you is there is some pride that this is the burning issue of the day. Not too long ago, issues were a wee bit different. Have a great one.

M. James Maley, Jr.
Maley Givens
Suite 210
1150 Haddon Avenue
Collingswood, New Jersey 08108
P 856-854-1515
F 856-858-2944
www.maleygivens.com

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

From: Kevin Monko <monko@me.com>
Sent: Thursday, June 14, 2018 7:33 AM
To: James Maley <jmaley@maleygivens.com>
Subject: Re: Air BnB

Thanks, yeah, seemed unlikely that there would have been a lot.
Can we put an Airbnb in the Community Garden greenhouse, right by our new mural, or same rules apply there?

On Jun 14, 2018, at 6:58 AM, James Maley <jmaley@maleygivens.com> wrote:

The issue arose because of neighbor complaints. Haven't received hundreds but just one would make us look.

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

From: Kevin Monko <monko@me.com>
Sent: Wednesday, June 13, 2018 7:58 PM
To: James Maley <jmaley@maleygivens.com>; jmaley@collingswood.com
Subject: Air BnB

Hi Jim,
I've read on the always 100% accurate social media that you've received lots of complaints about Airbnb's.
Is that accurate?

hmannel@collingswood.com

From: James Maley <jmaley@maleygivens.com>
Sent: Wednesday, March 6, 2019 3:01 PM
To: Nicholas Giorgio; jleonard@collingswood.com; jmaley@collingswood.com; Robert Lewandowski
Subject: RE: AirBnB's in the community
Attachments: Chapter 237 Rental Property CLEAN COPY.DOCX

Thanks for writing previously about AirBnBs and the issues of Borough regulation.

Attached for your review is a copy of the draft of the Borough's rental registration ordinance with amendments to provide for short term rentals. It has not been introduced yet as the Commissioners are providing additional time for public comment . The Ordinance was prepared with input from our Code inspectors and first responders and after doing our own due diligence.

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From: Nicholas Giorgio <giorgio.nicholas@gmail.com>
Sent: Sunday, July 01, 2018 6:11 PM
To: jleonard@collingswood.com; jmaley@collingswood.com; rlewandowski@collingswood.com
Subject: AirBnB's in the community

Mayor Maley and Commissioners Leonard and Lewandowski,

Below is an article regarding a community who has recently regulated and allowed Airbnb's to operate. I feel it makes some good points and should be explored further. As someone who has used the service while traveling in the US and in Europe, I am for allowing it in Collingswood with smart, sensible regulation. Thank you for your consideration.

- Nick Giorgio (E Collings Ave)

<http://www.themorningsun.com/general-news/20180630/mt-pleasant-begins-regulating-airbnbs>

hmannel@collingswood.com

From: James Maley <jmaley@maleygivens.com>
Sent: Wednesday, March 6, 2019 3:01 PM
To: M E Ries; jmaley@collingswood.com; Leonard, Joan; Robert Lewandowski; khastings@collingswood.com
Subject: RE: Airbnb article from the BBC.
Attachments: Chapter 237 Rental Property CLEAN COPY.DOCX

Thanks for writing previously about AirBnBs and the issues of Borough regulation.

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From: M E Ries <meries@gmail.com>
Sent: Thursday, August 30, 2018 1:31 PM
To: Maley, Jim <jmaley@collingswood.com>; Leonard, Joan <jcleonardotr@gmail.com>; Lewandowski, Rob <rlwandowski@collingswood.com>; Hastings, Keith <khastings@collingswood.com>
Subject: Airbnb article from the BBC.

Thought you might find this BBC article pertinent.

"What Airbnb really does to a neighborhood"

<https://www.bbc.co.uk/news/business-45083954>

Mary Ellen Ries

hmannel@collingswood.com

From: James Maley <jmaley@maleygivens.com>
Sent: Wednesday, March 6, 2019 3:01 PM
To: Madeleine Bella; khastings@collingswood.com; Chief Keith Davis;
jleonard@collingswood.com; Robert Lewandowski
Subject: RE: AirBnBs in Collingswood
Attachments: Chapter 237 Rental Property CLEAN COPY.DOCX

Thanks for writing previously about AirBnBs and the issues of Borough regulation.

Attached for your review is a copy of the draft of the Borough's rental registration ordinance with amendments to provide for short term rentals. It has not been introduced yet as the Commissioners are providing additional time for public comment. The Ordinance was prepared with input from our Code inspectors and first responders and after doing our own due diligence.

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From: Madeleine Bella <madeleinebella@gmail.com>
Sent: Wednesday, July 04, 2018 5:43 PM
To: khastings@collingswood.com; Keith Davis <kdavis@collingswood.com>; jmaley@collingswood.com;
jleonard@collingswood.com; rlewandowski@collingswood.com
Subject: AirBnBs in Collingswood

Dear Mayor Maley, Commissioner Leonard, Commissioner Lewandowski, Borough Administrator Keith Hastings, and Fire Chief Keith Davis,

I have been a Collingswood resident for twenty years and am writing in support of an ordinance to allow and regulate AirBnBs. I attended the Commissioners' meeting July 2, 2018, and appreciated Commissioner Leonard's concern about individuals or companies buying multiple properties and renting them out as absentee landlords through AirBnB or otherwise. This can easily be avoided with an ordinance that permits only owner-occupied properties to serve as hosts. Likewise, the fire safety concern can easily be avoided with a clause that says the number of guests plus the number of residents may not exceed the maximum number of residents that the house can legally accommodate. Though I am not in a position to host regularly myself, I love having guests come to the neighborhood. I would welcome the opportunity to meet travelers from all around the country and the world, my neighbors' friends and family members, and families looking to move and interested in someday buying property in Collingswood. I trust that our town, like the 65,000 cities before us (as of June 2018), can

put together a sensible plan to allow AirBnBs to continue on a small-scale basis that serves only to enrich and support our community.

Thank you for your consideration. Happy Independence Day.

Yours respectfully,
Madeleine Lifsey
804 Collings Avenue, Collingswood, New Jersey 08107

--
Madeleine Bella Lifsey
[LinkedIn.com/in/mlifsey](https://www.linkedin.com/in/mlifsey)

hmannel@collingswood.com

From: James Maley <jmaley@maleygivens.com>
Sent: Wednesday, March 6, 2019 3:00 PM
To: Anne Griffin; jmaley@collingswood.com
Subject: RE: I Oppose AirBnB
Attachments: Chapter 237 Rental Property CLEAN COPY.DOCX

Thanks for writing previously about AirBnBs and the issues of Borough regulation.

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From: Anne Griffin <anne.griffin@gmail.com>
Sent: Friday, July 13, 2018 4:25 PM
To: jmaley@collingswood.com
Subject: I Oppose AirBnB

Dear
Mayor Maley

I recently moved to Collingswood back in March.
I am currently renting but have fallen in love with this community and am giving serious consideration to purchasing a home here.

However, when I moved into the community I subscribed to a number of community social media groups and am seeing an alarming trend in thinking with some of the townsfolk. That is, they want to allow Airbnb and its ilk into the community.

I am writing to you to voice my opinion, as an active community voter, that I do NOT wish to see any type of short term rental allowed in this community. Allowing this would shred property values and utterly undermine the quality of life and character of the community as a whole.

My understanding is that you are also opposed to this and are looking at the long term health of the community as a whole. I applaud you and will offer you my voting voice in the future for forward thinking such as this.

Below is an article which pretty much sums up how these businesses operate and how allowing them into our communities, harms not only the community, but also the individuals using the service because there is no real regulation for these businesses making them a serious risk to any community.

Also below is a long reddit conversation about this article with anecdotal stories of other people's experiences as both homeowners and customers of Airbnb.

I have never used Airbnb or similar types of services based on my own research and the negative impacts they are having in communities and some of the horror stories that have been well documented regarding these types of businesses. There are simply too many risks.

I hope you find both sources below useful and informative.

Sincerely,
De-Anne Griffin
A New Collingswood Resident

https://www.reddit.com/r/technology/comments/8yk1rp/digital_exile_how_i_got_banned_for_life_from/?ref=share&ref_source=link

<https://medium.com/@jacksoncunningham/digital-exile-how-i-got-banned-for-life-from-airbnb-615434c6eeba>

hmannel@collingswood.com

From: James Maley <jmaley@maleygivens.com>
Sent: Wednesday, March 6, 2019 3:02 PM
To: Ed Fox; jleonard@collingswood.com; Robert Lewandowski
Cc: khastings@collingswood.com; timothy.staszewski@rve.com
Subject: RE: Short-Term Rentals - Additional Information
Attachments: Chapter 237 Rental Property CLEAN COPY.DOCX

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From: Ed Fox <edfox3@comcast.net>
Sent: Wednesday, January 16, 2019 12:37 PM
To: jmaley@collingswood.com; jleonard@collingswood.com; rlewandowski@collingswood.com
Cc: khastings@collingswood.com; timothy.staszewski@rve.com
Subject: Short-Term Rentals - Additional Information

Hi, All.

I saw this technical memo from the American Planning Association and thought it might be helpful as you consider this controversial land use issue.

Also, I know that Time does not like to boast about himself, but you all should probably know that he is now the president of the NJ Society of Municipal Engineers, in addition to being an excellent engineer for our Borough. <https://njsme.org/njsme-officers/> Congratulations, Tim!

Thanks for your all the work you do to make our little town the best place in southern New Jersey!

Ed Fox
Collingswood, New Jersey

Good Thoughts! Good Words! Good Deeds!
- *My Mother* (c. 1978) and *Bronze Age Persian Prophet Zoroaster* (c. 1500 BCE)

hmannel@collingswood.com

From: James Maley <jmaley@maleygivens.com>
Sent: Wednesday, March 6, 2019 3:01 PM
To: Lynda Teer
Subject: RE: Letter to Retrospect Editor: Airbnb issue (FYI, UNPUBLISHED)
Attachments: Chapter 237 Rental Property CLEAN COPY.DOCX

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From: Lynda Teer <lyndateer@yahoo.com>
Sent: Monday, September 24, 2018 10:52 AM
To: jmaley@collingswood.com
Subject: Letter to Retrospect Editor: Airbnb issue (FYI, UNPUBLISHED)

FROM:
Lynda Newman Teer
8 W. Summerfield Ave
Collingswood
Lyndateer@yahoo.com


Sep 24, 2018

Dear Mayor Maley,

I stand with you and the Commissioners on holding off on the Airbnb issue. This company has forced the issue in cities and towns across the nation, and in my opinion, our town should delay and deny this unwelcome access into the homes of its residents.

Privately, I am sending you this UNPUBLISHED Letter to the Editor, which I submitted to the Editor last week. I'm not sure if it will be published. But I am sending it to you, and you may share it with the Commissioners. If you make reference to it in any other forum, please do not identify me.

I would never state this publicly -- unless I'm pushed too far in this debate -- but I find it a bit ironic that Ms. Cloud lays claim in part to the Collingswood Renaissance, yet her Jazz in the Wood series began a year after that seminal NYTimes article, "What Saved Collingswood? Teamwork." (Temporarily misplaced my notes... I do have the dates!) Also she claims volunteerism, and I suppose she has done some work as a volunteer for the purpose of jazz, but she also was the paid CEO of her nonprofit, Jazzbridge. Is anyone else seeing this? Cloud has dangled the carrot of concerts downtown -- which will resume again shortly. This, after she made a post on Facebook to the effect of "I'm done!" about 5 months ago -- I'm not sure if that meant she's moving, or she's dropped "her" concert series. Ugh. I read that Airbnb loves the "lonely widow" for their PR machine. And they've surely found it in Cloud!

LETTER FOLLOWS HERE:

Letter to the Editor
The Retrospect
Collingswood, NJ

Sep 18, 2018

Dear Editor:

RE: Sparks fly .. Sept 14, 2018

According to current Airbnb Terms and Conditions, "Hosts alone are responsible for identifying, understanding, and complying with all laws, rules and regulations that apply to their Listings and Host Services. For example, some cities have [EDITOR: BEGIN ITAL: laws that restrict their ability to host paying guests for short periods [END ITAL] (emphasis mine) or provide certain Host Services."

Reason I emphasize the above is Collingswood, my home of 27 years, has such a law, which has been the thorn in the side of the three very vocal proponents of Airbnb. Either the Airbnb terms have just changed, or maybe they did not perform due diligence. And each of these three hosts will tell you: I need the money, so you, Collingswood, need to change the law.

Well, I could use money, too. I've been through the mill myself in the Recession. I hope that someday I will never have to rent out an extra bedroom, short or long term, and share my one bathroom with a stranger. But never say never.

Airbnb has existed for ten years now. Maybe eventually they will improve their handling of complaints. Presently, their own website, under Neighbors (of Airbnb properties) says, "If you have a complaint about safety or criminal activity, If this is an emergency, contact local police or other emergency services." Additionally, under the same section, "If you think your neighbor is an Airbnb host and you have a complaint, we want to know." Click, and it says: "Our team will review your complaint. If we match it with an active Airbnb listing, we'll send your message to the host [EDITOR: BEGIN ITAL] when possible [END ITAL] (emphasis mine)." Not very comforting, that there's apparently no rush to report a neighbor's complaint to the host via Airbnb.

And yes, I've heard that the three Airbnb hosts are all about being on the property when guests are in-residence. But what about that slippery slope? A promise from a resident to remain in their home with guests could be broken, or, if the Borough does allow Airbnb rentals, the laws could be weakened over time, or short-term rentals grandfathered in.

One ceased-and-desisted Airbnb host's Facebook comment, after the meeting, was, "gentrification is complete!" Well, as I understand it, to gentrify a neighborhood is to take a rundown area and improve it to attract the middle class. While Collingswood wasn't always the trendy town it is now, it has been middle class. The entire Airbnb argument has been couched as one of Hippie vs. The Establishment. Well, call me Establishment.

The pro side is unhappy, because three residents – who are nice people, the PR always reminds us – demand we change the law. And their supporters just can't keep quiet long enough to hear others' views. Public meetings should give an opportunity for all to comment. Instead, when I and a few other unconvinced people spoke, there was negative running commentary. This, as stated on one of the Collingswood Facebook groups, was their "right to protest." Well, I have a right to be heard at a meeting, so I protest your protest.

Any time someone comes at you saying they need the money (rental income); we need to change the law, no flag could be redder. Again, I'm sorry that life has dealt you blows, as it has and will continue to do, but your need for income should not supersede my right to live in a relatively quiet community where I know my neighbors. I don't wish to meet the Airbnb guests who have no interest and are only flying by night, or even staying a month or longer. Besides, Collingswood is transportation-friendly – promoted by the Borough as a commutable day trip. Get here quickly via PATCO, etc. There's a hotel in Cherry Hill; tons of them in Philly. And as to the argument that Airbnb is good for local business, I doubt that folks visiting from Ohio or Oslo will make or break a downtown establishment.

As I pointed out at the Commissioners' meeting, I found a New York Times column, "Ask Real Estate," April 21, 2018, where a Brooklynite said, "Can I Stop My Neighbor from Running an Airbnb?" The answer was complicated, but mostly yes, in that private homes in New York have occupancy laws that come into play. But commentary poured in from around the world, and the response was overwhelmingly along the lines of: You should stop this, because Airbnb destroys communities.

At the September 10 meeting, the Mayor and Commissioners listened to more than an hour of comments, both about backyard chickens and Airbnbs. When Mayor Maley asked a vocal pro-Airbner three times to be quiet and she refused, she was asked to leave. I feel the officials were listening, and they asked reasonable questions. Each gave a summary statement at the end.

Just because some folks counted their chickens before they were hatched, it should not force changes in the occupancy laws of the Borough. Also, rudeness -- well-displayed at the Commissioners' meeting -- does not automatically win arguments. Logic just may. Let's be logical in this decision for an already well-populated, well-visited, short-on-parking, proud, successful small town -- my adoptive hometown, Collingswood. Thank you.

Lynda Newman Teer

From: James Maley <jmaley@maleygivens.com>
Sent: Wednesday, March 6, 2019 3:02 PM
To: Rachel Rubin; jleonard@collingswood.com; Robert Lewandowski
Cc: Brian Sidharta
Subject: RE: Air BNB
Attachments: Chapter 237 Rental Property CLEAN COPY.DOCX

Thanks for writing previously about AirBnBs and the issues of Borough regulation.

Attached for your review is a copy of the draft of the Borough's rental registration ordinance with amendments to provide for short term rentals. It has not been introduced yet as the Commissioners are providing additional time for public comment . The Ordinance was prepared with input from our Code inspectors and first responders and after doing our own due diligence.

Please let us know if you have any questions or comments.

M. James Maley, Jr.
Mayor
Borough of Collingswood
678 Haddon Avenue
Collingswood, New Jersey 08108
www.collingswood.com

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Forbes

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USA Today

From: Rachel Rubin <rachelnrubin@yahoo.com>
Sent: Thursday, June 14, 2018 7:41 PM
To: jmaley@collingswood.com; jleonard@collingswood.com; rlewandowski@collingswood.com
Cc: Brian Sidharta <brisid@gmail.com>
Subject: Air BNB

Good Evening Mayor and Commissioners -

I am writing to voice my support for the operation of owner-occupied AirBNB rentals within Collingswood. I have lived in Collingswood since my husband, Brian Sidharta and I purchased our home at 508 Woodlawn Ave in 2013. We are young professionals - my husband is an engineer and I am a physician, and although we do not supplement our income with AirBNB guests, we are in support of allowing others within our community to do so. We support requiring all AirBNB rentals to be simultaneously owner-occupied, potentially putting limits on the duration of rentals, and limiting the numbers of cars that guests would be allowed to park on the streets.

Collingswood has many large, older homes that are very suitable for short-term B&B type lodging rentals. Yet, we have no B&Bs! We often have overnight guests, and although we can accommodate some at our home, other friends and family visiting the area would value the opportunity to have lodging within walking distance of our home and downtown. Our guests value not having to drive while on vacation, and there are no hotels within walking distance of downtown Collingswood.

AirBNB guests will shop downtown, dine in our restaurants, and visit the farmers market. They may not need cars at all, given the abundance of amenities and restaurants here in Collingswood and the access to a high-speed rail line into Philadelphia.

Please reconsider your stances on AirBNB. I truly believe that this aspect of the "sharing economy" can benefit our community, our businesses, our homeowners, and potentially my own friends and family. As a homeowner, assuming some reasonable limits were placed and enforced, I am not opposed to my neighbors advertising their homes on AirBNB.

Thank you for your time and consideration of this matter.

For the record, I agree with the opposition to backyard chickens.

Best,

Rachel Rubin
508 Woodlawn Ave
Collingswood, NJ 08108

From: James Maley <jmaley@maleygivens.com>
Sent: Wednesday, March 6, 2019 3:01 PM
To: Madeleine Bella; khastings@collingswood.com; Chief Keith Davis;
jleonard@collingswood.com; Robert Lewandowski
Subject: RE: AirBnBs in Collingswood
Attachments: Chapter 237 Rental Property CLEAN COPY.DOCX

Thanks for writing previously about AirBnBs and the issues of Borough regulation.

Attached for your review is a copy of the draft of the Borough's rental registration ordinance with amendments to provide for short term rentals. It has not been introduced yet as the Commissioners are providing additional time for public comment. The Ordinance was prepared with input from our Code inspectors and first responders and after doing our own due diligence.

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From: Madeleine Bella <madeleinebella@gmail.com>
Sent: Wednesday, July 04, 2018 5:43 PM
To: khastings@collingswood.com; Keith Davis <kdavis@collingswood.com>; jmaley@collingswood.com;
jleonard@collingswood.com; rlewandowski@collingswood.com
Subject: AirBnBs in Collingswood

Dear Mayor Maley, Commissioner Leonard, Commissioner Lewandowski, Borough Administrator Keith Hastings, and Fire Chief Keith Davis,

I have been a Collingswood resident for twenty years and am writing in support of an ordinance to allow and regulate AirBnBs. I attended the Commissioners' meeting July 2, 2018, and appreciated Commissioner Leonard's concern about individuals or companies buying multiple properties and renting them out as absentee landlords through AirBnB or otherwise. This can easily be avoided with an ordinance that permits only owner-occupied properties to serve as hosts. Likewise, the fire safety concern can easily be avoided with a clause that says the number of guests plus the number of residents may not exceed the maximum number of residents that the house can legally accommodate. Though I am not in a position to host regularly myself, I love having guests come to the neighborhood. I would welcome the opportunity to meet travelers from all around the country and the world, my neighbors' friends and family members, and families looking to move and interested in someday buying property in Collingswood. I trust that our town, like the 65,000 cities before us (as of June 2018), can

put together a sensible plan to allow AirBnBs to continue on a small-scale basis that serves only to enrich and support our community.

Thank you for your consideration. Happy Independence Day.

Yours respectfully,
Madeleine Lifsey
804 Collings Avenue, Collingswood, New Jersey 08107

--

Madeleine Bella Lifsey
[LinkedIn.com/in/mlifsey](https://www.linkedin.com/in/mlifsey)

hmannel@collingswood.com

From: James Maley <jmaley@maleygivens.com>
Sent: Wednesday, March 6, 2019 3:00 PM
To: Anne Griffin; jmaley@collingswood.com
Subject: RE: I Oppose AirBnB
Attachments: Chapter 237 Rental Property CLEAN COPY.DOCX

Thanks for writing previously about AirBnBs and the issues of Borough regulation.

Attached for your review is a copy of the draft of the Borough's rental registration ordinance with amendments to provide for short term rentals. It has not been introduced yet as the Commissioners are providing additional time for public comment. The Ordinance was prepared with input from our Code inspectors and first responders and after doing our own due diligence.

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From: Anne Griffin <anne.griffin@gmail.com>
Sent: Friday, July 13, 2018 4:25 PM
To: jmaley@collingswood.com
Subject: I Oppose AirBnB

Dear
Mayor Maley

I recently moved to Collingswood back in March.

I am currently renting but have fallen in love with this community and am giving serious consideration to purchasing a home here.

However, when I moved into the community I subscribed to a number of community social media groups and am seeing an alarming trend in thinking with some of the townsfolk. That is, they want to allow Airbnb and its ilk into the community.

I am writing to you to voice my opinion, as an active community voter, that I do NOT wish to see any type of short term rental allowed in this community. Allowing this would shred property values and utterly undermine the quality of life and character of the community as a whole.

My understanding is that you are also opposed to this and are looking at the long term health of the community as a whole. I applaud you and will offer you my voting voice in the future for forward thinking such as this.

Below is an article which pretty much sums up how these businesses operate and how allowing them into our communities, harms not only the community, but also the individuals using the service because there is no real regulation for these businesses making them a serious risk to any community.

Also below is a long reddit conversation about this article with anecdotal stories of other people's experiences as both homeowners and customers of Airbnb.

I have never used Airbnb or similar types of services based on my own research and the negative impacts they are having in communities and some of the horror stories that have been well documented regarding these types of businesses. There are simply too many risks.

I hope you find both sources below useful and informative.

Sincerely,
De-Anne Griffin
A New Collingswood Resident

https://www.reddit.com/r/technology/comments/8yk1rp/digital_exile_how_i_got_banned_for_life_from/?ref=share&ref_source=link

<https://medium.com/@jacksoncunningham/digital-exile-how-i-got-banned-for-life-from-airbnb-615434c6eeba>

From: Ed Fox <edfox3@comcast.net>
Sent: Wednesday, March 6, 2019 4:45 PM
To: James Maley; jleonard@collingswood.com; Robert Lewandowski
Cc: khastings@collingswood.com; timothy.staszewski@rve.com
Subject: RE: Short-Term Rentals - Additional Information

Thank you, Mayor.
I will review this evening and provide comments as soon as I can.
Ed Fox

On March 6, 2019 at 3:01 PM James Maley <jmaley@maleygivens.com> wrote:

Thanks for writing previously about AirBnBs and the issues of Borough regulation.

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From: Ed Fox <edfox3@comcast.net>
Sent: Wednesday, January 16, 2019 12:37 PM
To: jmaley@collingswood.com; jleonard@collingswood.com; rlewandowski@collingswood.com
Cc: khastings@collingswood.com; timothy.staszewski@rve.com
Subject: Short-Term Rentals - Additional Information

Hi, All.

I saw this technical memo from the American Planning Association and thought it might be helpful as you consider this controversial land use issue.

Also, I know that Time does not like to boast about himself, but you all should probably know that he is now the president of the NJ Society of Municipal Engineers, in addition to being an excellent engineer for our Borough. <https://njsme.org/njsme-officers/> Congratulations, Tim!

Thanks for your all the work you do to make our little town the best place in southern New Jersey!

Ed Fox
Collingswood, New Jersey

Good Thoughts! Good Words! Good Deeds!

- *My Mother* (c. 1978) and *Bronze Age Persian Prophet Zoroaster* (c. 1500 BCE)

From: Dina DiRenzo <dina.direnzo@gmail.com>
Sent: Thursday, March 7, 2019 7:01 AM
To: James Maley
Cc: jleonard@collingswood.com; Robert Lewandowski; cduffey@collingswood.com; khastings@collingswood.com
Subject: Re: Airbnb

Good morning,

Thank you for sending me the draft regulations. The sections dealing with the safety and security of the home and the people in it are reasonable and fair.

I'm concerned that asking homeowners to register who is staying in their home (Article III, Sec 237-5, C; Sec 237-6, J; Sec 237-16, A; and Sec 237-20, B, 3) would be a breach of privacy. US District Justice Paul Engelmayer has recently issued an injunction against NYC's Mayor Di Blasio's STR laws, saying that the city's request that it be provided with the names, addresses, etc. of the users of the STR platforms was a violation of the guarantee against illegal searches and seizures in the Fourth Amendment: "The city has not cited any decision suggesting that the governmental appropriation of private business records on such a scale, unsupported by individualized suspicion or any tailored justification, qualifies as a reasonable search and seizure." Although the ruling applies to information that the platforms, as opposed to individual homeowners, would have been forced to disclose, the same underlying philosophy would appear to be at play. At the very least, it may be best to leave this language out until that case reaches a final decision.
(<https://www.nytimes.com/2019/01/03/nyregion/nyc-airbnb-rentals.html>)

Related to that, I suspect the request in Sec 237-6, J, that owners make a copy of and keep their tenants' passport or driver's license, would be viewed as a breach of privacy and also might be classified as "unreasonable search and seizure." Although I willingly submitted a copy of my driver's license to Airbnb when I registered (you can choose to submit a government ID and go through a verification process), and with the possible exception of a car rental company, I can think of no other business where I would allow a business owner to maintain a copy of my driver's license or passport. To ask overnight visitors to the Borough to do that seems unreasonable and I can't determine the benefit to the Borough or the reason behind it.

Overall, while I understand the Borough's discomfort with short term rental platforms, attempting to oversee who is in what house for how long doesn't do anything to address that. The information you are requesting is information that owners and/or the platforms already have. I don't see a compelling reason for the Borough to maintain their own copies of this information. I cannot imagine that any business would hand over the personal information of their customers without a subpoena and this seems a burdensome path for both the Borough and the homeowner to have to take.

To address issues of the quality of life in neighborhoods, I would strongly recommend issuing a limited number of permits and allow those with permits to rent their homes/bedrooms in their homes as they see fit, without restriction to the number of days and without being asked to provide the personal information of their tenants. I would then trust that existing laws, ongoing safety inspections, and the propensity for neighbors to complain when unhappy, will disclose any short term rentals that are problematic.

Again, thank you for emailing me this draft and I look forward to any further conversations.

Best,
Dina

~~~~~  
Dina DiRenzo, LCSW

LinkedIn: <http://www.linkedin.com/in/dinadirengo>

~~~~~  
It's like, at the end, there's this surprise quiz: Am I proud of me? I gave my life to become the person I am right now. Was it worth what I paid? --Richard Bach

On Wed, Mar 6, 2019 at 2:59 PM James Maley <jmaley@maleygivens.com> wrote:

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Please let us know if you have any questions or comments.

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From: Dina DiRenzo <dina.direngo@gmail.com>

Sent: Wednesday, June 13, 2018 10:18 AM

To: James Maley <jmaley@maleygivens.com>

Cc: jmaley@collingswood.com; jleonard@collingswood.com; rlewandowski@collingswood.com; Borough Collingswood
<cduffey@collingswood.com>; khastings@collingswood.com
Subject: Re: Airbnb

Hi again,

It is just occurring to me that when you said "we'll talk after," that you meant immediately after last night's meeting. I assumed we'd schedule another day/time during the work day. My apologies if the former was the case. That said, I can meet today, tomorrow, and Friday at 4:30pm or later, or tomorrow or Friday at/around noon.

Thank you,

Dina

~~~~~

Dina DiRenzo, LCSW

LinkedIn: <http://www.linkedin.com/in/dinadirenzo>

~~~~~

It's like, at the end, there's this surprise quiz: Am I proud of me? I gave my life to become the person I am right now. Was it worth what I paid? --Richard Bach

On Mon, Jun 11, 2018 at 7:05 PM Dina DiRenzo <dina.direnzo@gmail.com> wrote:

Sounds good -- thank you.

~~~~~

Dina DiRenzo, LCSW

LinkedIn: <http://www.linkedin.com/in/dinadirenzo>

~~~~~  
It's like, at the end, there's this surprise quiz: Am I proud of me? I gave my life to become the person I am right now. Was it worth what I paid? --Richard Bach

On Mon, Jun 11, 2018 at 9:36 AM James Maley <jmaley@maleygivens.com> wrote:

We'll meet with the folks who requested tomorrow because I had to reschedule a meeting last week because of work. We can talk after. Thanks.

M. James Maley, Jr.

Mayor

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From: Dina DiRenzo <dina.direnzo@gmail.com>

Sent: Monday, June 11, 2018 9:35 AM

To: James Maley <jmaley@maleygivens.com>

Cc: jmaley@collingswood.com; jleonard@collingswood.com; rlewandowski@collingswood.com; Borough Collingswood <cduffey@collingswood.com>; khastings@collingswood.com

Subject: Re: Airbnb

Hello again,

I'm sorry -- I cannot get off work early enough to make it for 4:30 on such short notice. I can probably be there by 5 if you will still be meeting then. Or, perhaps, we can schedule another day/time this week?

Thank you,

Dina /

~~~~~

Dina DiRenzo, LCSW

LinkedIn: <http://www.linkedin.com/in/dinadirenzo>

~~~~~

It's like, at the end, there's this surprise quiz: Am I proud of me? I gave my life to become the person I am right now. Was it worth what I paid? --Richard Bach

On Mon, Jun 11, 2018 at 8:30 AM James Maley <jmaley@maleygivens.com> wrote:

Sorry about not getting back to you on your last email. Meeting tomorrow at 4:30pm at Borough Hall with some folks who asked to meet. You are welcome to join us. Thanks.

M. James Maley, Jr.

Mayor

Borough of Collingswood

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From: Dina DiRenzo <dina.direnzo@gmail.com>

Sent: Saturday, June 09, 2018 4:15 PM

To: jmaley@collingswood.com; jleonard@collingswood.com; rlewandowski@collingswood.com

Cc: Borough Collingswood <cduffey@collingswood.com>

Subject: Re: Airbnb

Hi,

I read with interest the article in this week's Retrospect, "Airbnb in Colls? Maybe Not." As an Airbnb host (who emailed you all a few months ago), I was surprised to read that cease and desist letters were sent to property owners who list their homes on Airbnb. I did not receive one. The article does not specify whether the letters went to just those who are renting one or more rooms in their home (which was my understanding of the "Airbnb issue" in town, or if it was intended for everyone who is on Airbnb, i.e., those who are renting their whole house.

Regardless, I would still like to be part of a conversation about how to regulate Airbnbs in town so as to help both the community and the individuals who are hosting. Assuming the Retrospect captured your initial thoughts about Airbnb in its article accurately, I believe I have information -- including surveys* that show in four months of this year,

guests at my home spent over \$2200 in town, much of that in Collingswood Cash -- that might contribute to a productive conversation.

*2 are attached

Best,

Dina

~~~~~

Dina DiRenzo, LCSW

LinkedIn: <http://www.linkedin.com/in/dinadirenzo>

~~~~~

It's like, at the end, there's this surprise quiz: Am I proud of me? I gave my life to become the person I am right now. Was it worth what I paid? --Richard Bach

On Sun, Jan 21, 2018 at 5:47 PM Dina DiRenzo <dina.direnzo@gmail.com> wrote:

Hi,

I'm aware of the upcoming Zoning Board Meeting on February 7 where the issue of whether a homeowner who is renting rooms through Airbnb is operating as a boarding house will be addressed. Regardless of the outcome of that meeting, I'd like to suggest that it's time to have a conversation about the benefits and concerns of homesharing.

As an Airbnb traveler, I've seen several ways that townships have collected tax payments, and as a host, I've talked to fellow hosts in other states about their registration, permitting, and safety requirements. As someone interested in social justice through housing, I've read countless articles about how Airbnb homes impact (or not) on a community's affordable housing stock. And, for almost the last 2 years, I've also undertaken an informal economic impact study -- asking my guests to fill out a form that reports how long they visited and how much money they spent in town.

I would appreciate the opportunity to share this information with you. Collingswood is an absolutely ideal Airbnb community and there is no reason why homeowners and the borough can't both benefit tremendously from their presence. I would welcome the chance to contribute any way I can.

Best,

Dina

~~~~~

Dina DiRenzo, LCSW

LinkedIn: <http://www.linkedin.com/in/dinadirenzo>

~~~~~

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hmannel@collingswood.com

From: Elisabeth Raab Yucis <elisabeth.yucis@gmail.com>
Sent: Thursday, March 7, 2019 9:36 AM
To: jmaley@collingswood.com; Robert Lewandowski; jleonard@collingswood.com
Subject: Feedback on Short Term Rental Policy

Good morning commissioners,

Thank you for being open to feedback regarding the short term rental draft policy.

My parents live out of town and have enjoyed renting Airbnb apartments when they visited, as our house is too small to host them. I have rented a number of AirBnbs for vacations. It is really nice to stay in a residential area and support an individual homeowner, which is why I prefer an Airbnb to a hotel when I travel. Colls has a great "feel" unlike any other town, and I think we should be welcoming to residents operating AirBnbs because it's a great way to show off everything our town has to offer.

I am sure you will receive a lot of feedback on this policy and I wanted to add my two cents and seek clarification.

Regarding Section 237-20, Short Term Rental Units, part B3, I have a couple comments. Below is the relevant portion of the policy for your convenience:

(3) Short-Term Rental Units may be rented for no more than twenty-four (24) days in any calendar year. No Short-Term Rental Unit may be Rented for more than fourteen (14) consecutive days and no less than three (3) days.

-I think 24 days in one calendar year is too short of an amount for an owner to rent. I completely understand that you may have some hesitancy, but Airbnb renting is a way for people to make some money on the side and supplement their mortgage and taxes. 24 nights in a full calendar year will not end up being worth the money for Airbnb landlords. -Similarly, I think that the minimum 3 days and maximum 14 days needs some reexamination as well. And some clarification- are you talking about a minimum of three *nights* or *days*? -Some of our residents enjoyed renting rooms via Airbnb to folks who were going to be in town for a number of weeks for work or school. I have friends who have used Airbnb when doing renovations on their homes as well. So I think the 14 day max is way too short, especially with the added yearlong max of 24 days.

AirBnb hosts have quality standards (regarding property maintenance and cleanliness) that are far above those of average property owner, and with the amount of surveillance and monitoring that the guests are under, a noisy or destructive guest will quickly get banished from renting AirBnbs altogether because they will have a low rating in the system. The system really does work to ensure that guests are vetted in advance.

Please consider being more generous with these maximums. If it doesn't work out, you can always go back and revoke licenses or change the policy. But I think you will be pleased with what AirBnbs will bring to our town.

Thank you for your consideration.

Elisabeth Yucis
17 E. Homestead Avenue

hmannel@collingswood.com

From: James Maley <jmaley@maleygivens.com>
Sent: Thursday, March 7, 2019 9:51 AM
To: cehret@collingswoodlib.org; jcleonard@collingswood.com; Robert Lewandowski
Attachments: Chapter 237 Rental Property CLEAN COPY.DOCX

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M. James Maley, Jr.
Maley Givens
Suite 210
1150 Haddon Avenue
Collingswood, New Jersey 08108
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F 856-858-2944
www.maleygivens.com

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hmannel@collingswood.com

From: Fiona Dawson <fdawson156@yahoo.com>
Sent: Thursday, March 7, 2019 11:41 AM
To: Robert Lewandowski; Robert Lewandowski; jleonard@collingswood.com;
jmaley@collingswood.com
Subject: Re: Question re short term rental draft

All, I am retracting my conciliatory remark (thanks, that's understandable) in response to Commissioner Lewandowski's reason as to why short term rentals require hard wired smoke and carbon monoxide detectors and make this statement.

Why do short term rentals (str) have more stringent regulations than year long rentals (ylr)?

YLR don't need hard wired smoke and carbon monoxide detectors.
YLR don't have to be in a detached home.

Lastly, the maximum of a two week stay, (14 days), but a cap of 24 days in a year means that one could only rent one two week stay in a year, and totally dis-allows for the option of having a visiting nurse, resident or anyone who needs to stay for one month.

Thank you, Fiona Dawson

Do not go gentle into that good night, Old age should burn and rave at close of day; Rage, rage against the dying of the light.

Sent from Yahoo Mail for iPhone

On Tuesday, March 5, 2019, 5:50 PM, Fiona Dawson <fdawson156@yahoo.com> wrote:

Thanks, that's understandable.
Fiona

Sent from Yahoo Mail for iPhone

On Tuesday, March 5, 2019, 5:01 PM, Robert Lewandowski <roblew@njlecet.org> wrote:

I believe this is specific only to STRs where the lessor will not be present. A year round tenant will have full mastery of egress, while a transient guest may need a more reliable warning.

Rob

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Fiona Dawson <fdawson156@yahoo.com>

Date: 3/5/19 3:42 PM (GMT-05:00)

To: rlewandowski@collingswood.com, jleonard@collingswood.com,
jmaley@collingswood.com

Subject: Question re short term rental draft

Under the portion that only relates to str, and not yearly rentals, it reads that if the owner is not there, then smoke detectors and carbon monoxide detectors must be hard-wired.

I spoke with someone at the office that inspects rentals in Colls about hard wiring smoke detectors about a month ago, and he said alarms with a 10 year battery are allowed for rentals to be up to code.

Will this change the regulations for people who are renting their homes for a year in Colls?

Thanks, Fiona Dawson

From: Wesley Fenza <wfenza@gmail.com>
Sent: Thursday, March 7, 2019 11:59 AM
To: jmaley@collingswood.com; jleonard@collingswood.com; Robert Lewandowski
Subject: Airbnb Ordinance

Dear commissioners,

I've had an opportunity to review the proposed Airbnb ordinance drafted by the commissioners that was made public recently. I am writing to express my opposition to many of the limits contained in the ordinance. I do not rent my property, but I support the rights of my neighbors do so, and I believe it benefits our community to have a permissive policy when it comes to short-term rentals.

The Proposed Ordinance Undermines Airbnb's Business Model

The principle areas of concern in the ordinance are:

-
- Onerous restriction on short-term rentals:
- -
 - The 24-day per year limit on short-term rentals;
 -
 -
 - The 3-day minimum and 14-day maximum rental period;
 -
 -
 - The requirement for lessors to obtain a new permit at every change of occupancy;
 -
 -
 - The extensive reporting requirements on residents;
 -
 -
 - Limiting short-term rentals to single-family detached units;
 -
 -
 - The requirement for parking and denial of parking permits for rental purposes;
 -
-
- § 237-19(B) allows borough officials to enter any rental unit at any time if they "are advised of conditions" that violate the heating and cooling requirements or which may present a danger to the health and safety of tenant. At minimum, this clause should require probable cause of
- a danger to health and safety. Otherwise it is asking for abuse and may be illegal.
-

-
-
- A clause put in the definition of "dwelling unit": "each dwelling unit shall contain no more than one kitchen or cooking facility." By its terms, this seems to be prohibiting me from putting a cooking area outside on my patio for grilling purposes or installing a kitchenette in my basement.
- I don't see any justification for this.
-

Taken together, these requirements undermine the business model used by Airbnb and similar services. It is used in a variety of ways, but one of the most common are very short-term rentals of 1-2 nights. People commonly travel to see shows at the Scottish Rite or any of the various venues in the surrounding area. This ordinance would mean those people cannot stay in Collingswood. There are also several residents of town who have historically rented rooms to students or other renters who need longer-term rentals, but still less than an entire year. This ordinance would disallow those rentals and goes so far as to prohibit any kind of month-to-month lease on a property.

For Airbnb or other services to be a viable business model, there cannot be such burdensome restrictions. 24 days per year is not going to allow anyone to make substantial supplementary income. Furthermore, the record keeping, reporting, and permitting requirements seem designed to make turnover in occupants and difficult, expensive, and inconvenient as possible. In aggregate, this ordinance sends the strong message that we do not want tourists, students, or short-term tenants in town, and we do not want to empower our residents to supplement their income by making full use of their property.

Short-Term Rentals Are Good for Collingswood

Mayor Maley has been quoted as saying "'I keep asking—and I'm still not getting good answers on it—how does this benefit the neighborhood? I get how different people can go shop [locally]. I get how it's good for the host because they make a buck. I get how it's good for the people who stay there because they can save on a hotel.... Pick a block in town and ask how it's good for the block.'"

First of all, the fact that short-term rentals benefit individual residents is a compelling reason in itself. There should not be any need to show that the rest of the community benefits. Freedom should be the default, limited only when people's individual rights intolerably harm others. If someone wants to rent out a room in their house, unless it harms me somehow, I shouldn't have the right to stop them. There is no compelling evidence that allowing unrestricted short-term rentals harms the community in any way, so individuals should be left to make their own decisions without unnecessary government interference.

Likewise, it's obvious that supporting local businesses helps our community. We love the thriving business district, the world-class restaurants, the farmers market, and all of the other businesses that help make our town what it is. Short-term renters eat at local restaurants, attend local events, shop at local stores, and generally add to our community in the same way that long-term residents do. Heavy-handed limitations on short-term rentals only serve to depress our local economy, and the Mayor's cavalier dismissal of the benefits to local business owners is unacceptable.

In addition, evidence shows that Airbnb rentals increase surrounding property values. When Mayor Maley asks "how is it good for the block," there is one answer. Their home values go up!

The other answer is a bit more abstract, but one of the main concerns about short-term rentals is that they change the character of the neighborhood. The problem is that the neighborhood is already changing. New Jersey lost more residents in 2018 than any other state. We still have the highest property taxes in the county. I'm 36 years old, and I was able to move here over a decade ago because my wife was able to find a good job and my family was able to provide assistance, but many of my peer group were not so lucky. For young people struggling to keep up with massive student debt and stagnant wages, Collingswood is not exactly affordable. At

every opportunity, I recommend Collingswood to my friends who are looking to move, but many people who would be a credit to our town simply cannot afford to live here. Allowing people to generate real income by renting out part of their properties year-round can help make the town more affordable for younger people or retirees who have experienced a drop in income. Further, speaking as a divorce attorney, I can attest that most people going through a divorce can no longer afford the marital home. If parties were able to offer short-term rentals on such properties, it would go a long way toward keeping parents and children in their homes and in town.

All in all, the proposed ordinance seeks to solve an imaginary problem. People have been renting their homes on Airbnb for years with no discernible negative effects. The commissioners should leave these people alone unless and until they can demonstrate that there is a problem that needs to be addressed.

Thank you for your consideration,

Wesley Fenza

From: Laura McWethy <lmcwethy@gmail.com>
Sent: Thursday, March 7, 2019 2:57 PM
To: Robert Lewandowski; jmaley@collingswood.com; jleonard@collingswood.com
Subject: Short-Term Rental Ordinance Comments

First, I want to say thank you for creating the draft ordinance and opening it up to comments from residents. I personally will most likely not offer up my home for this, but I do think it is a beneficial thing to allow in Collingswood.

I think this is a good step in the right direction, but there are a couple of things that I find problematic with the ordinance as written:

- The limits on the amount of days per year (24) and times per year (5), combined with the limits on stay length (3-14 days) seem particularly constricting. If a property owner ends up only renting to guests for 3 day stays, that combines to be 15 days per year, for example, and it's harder as a home owner to navigate the complicated combination of restrictions. I would recommend simplifying this somehow (i.e. remove the 5 times per year, and allow any combination of stay length (within the 3-14 days limit) that adds up to 24 days per year).
- Related to this, I think the limits are pretty low considering the requirements for allowing this. A home-owner will likely not get much of a return given the amount of work they are putting into the process. As a resident, I would be comfortable with raising the total number of days per year to something more like 60 days. I also think it makes sense to allow a stay of 2 nights (i.e. a weekend), which I believe would fit with the 3 day limit, but I'm not sure, as day is not defined.
- Related to day not being defined, I think it makes more sense to change the wording to nights instead of days, as that is how people typically reserve such short-term rentals. Either way, a bit more of a definition around the word day would be helpful (24 hours, calendar day, etc).
- From a guest's perspective, I would not be comfortable with a home owner having to provide all of my information to the borough for a short stay. This seems unnecessary and intrusive. From a home-owner's perspective, this seems like a lot of extra work (for both the home owner and borough) without a clear purpose. What is the purpose of this clause? I saw on Facebook that someone had mentioned a compromise of the home owner collecting this information (as they definitely will do so regardless) and providing it on an as-needed basis, in case of an issue/emergency. I think that is a good solution.
- The requirement for knowing the number and type of pets in the house should be defined more thoroughly. Is that the home-owner's pets or the guests pets or both? What is the purpose of this clause?

Thank you for your consideration,
Laura McWethy

hmannel@collingswood.com

From: Delany, Katie <Delany@rowan.edu>
Sent: Thursday, March 7, 2019 4:45 PM
To: jleonard@collingswood.com; Robert Lewandowski; jmaley@collingswood.com
Subject: Home sharing regulations
Attachments: AirBNB_Collingswood Guests (1).pdf

Good afternoon, Commissioners. I had hoped to send an email on the topic of home sharing legislation prior to Brian Hickey's article but it took me quite awhile to talk with enough CNC members to gather a comprehensive response as he requested of me and then his article went live very shortly thereafter. Rather than be redundant and list my views again, I will simply link the article below. I hope, like Brian, you will find this feedback to be measured. I have also attached for your consideration a PDF compiled by another CNC member, comprised of Airbnb reviews from people staying at a property in town, which I offer without any spin from me.

Kate

<https://www.phillyvoice.com/airbnb-collingswood-short-term-rentals-restrictions-public-comment/?fbclid=IwAR3p-f47diXc4Y3xPL9pWoVNZIAIq7uwuLpzW7OfHQ4jQKDqeJNjGRD01iU>

From: Ginny Brown <ginnybrown215@gmail.com>
Sent: Thursday, March 7, 2019 8:02 PM
To: jmaley@collingswood.com; jleonard@collingswood.com; Robert Lewandowski
Subject: AirBnb

Hello,

I love the idea of airbnb in Collingswood as long as the following conditions are met:

- 1) my next door neighbor can't participate
- 2) their next door neighbor can't participate
- 3) my backyard neighbors (all 5 or so of them) can't participate
- 4) the neighbors across the street can't participate

In all seriousness, it's good for some people but many would find that they not want it going on in their vicinity. I used to live in a seasonal town in Edgartown, MA and only enjoyed about half of "temporary" residents in our community. And enjoyed is probably too affectionate. If I never noticed them at all, they were satisfactory but we unfortunately noticed people all of the time.

In even more harsh seriousness, I live right next to an elementary school and would not like to see people who are registered sex offenders slipping in there through a short term rental loophole that did not require some kind of background check. People who are not legally allowed to be that close to a school should not have this opportunity to move in for a few days or a few months undetected.

I am not a crazy old person who does not understand the pros and cons of the sharing economy. I am constantly immersed in technology and I definitely take offense to the idea that I'm "afraid of the future" or whatever those nutjobs are saying. I'm a 42 year old woman who tends more toward rational thought than emotional thought. It's unfortunate that people are relying on this resource to pay their mortgages, but it's not enough of a reason to demand that they cover their shortfall through sketchy rental practices. There is not enough parking, their homeowners insurance is probably blissfully unaware of this potential liability, and I feel like it's a good thing to know who my neighbors are, even if I may dislike them and choose to ignore them. I still know their names and when they come and go, and I'll still give them a heads up if I see anything odd happening. That's a lot harder to do when there's a stream of randos coming and going.

At the very least, I would want potential hosts to notify and/or get permission from their neighbors just like my neighbor with the property line adjacent shed probably should have, or like people erecting fences have to do. I want to know if someone is hosting short term rentals near me, even more than I care about anyone's potential construction.

I kind of feel the same about the chickens*. I like them, just far away from me and my pets, who would love to have chicken neighbors. They would love it way too much, and in a way that would not end well for the chicken.

*By the way, I think it's completely insane to put these two issues together.

Thank you for reading,
Ginny Brown

hmannel@collingswood.com

From: julie schneider <juliebschneider@yahoo.com>
Sent: Friday, March 8, 2019 6:10 AM
To: jleonard@collingswood.com; jmaley@collingswood.com; Robert Lewandowski
Subject: Air b&b, chickens, menorah lighting & a little more

Hi,

I don't know any of you personally, and I want to thank you for your service to our community. I love Collingswood. I want to give a little feedback with my opinions on recent topics of discussion.

I think that air b&b and chickens should be permitted. The air b&b proposal you offered is a start, but it is too much regulation and too strict. People want to come to Collingswood which is good for business. A lot of people already rent successfully and it is win-win. Air b&b should be permitted with fewer stay requirements etc. Chickens is another example of over-regulation. Allow a pilot program. See how it goes. Other towns are doing it successfully. We are a progressive town and want to be permitted to live without so many regulations.

I loved that this year was the first menorah lighting. Thank you for spearheading that and I hope to see it continue. My family attended and it was a proud moment for people of all religions.

Some community members have asked for minutes and more transparency about how decisions are made. Please don't take it personally. In this digital age people want access to information. I see it as a positive that people want to be involved and informed. I also think understanding your process could help. For example, what are the concerns on certain topics that could be addressed. Of course people want transparency and accountability. We want it nationally and really it starts locally. I know that it is hard to change ways of doing things and this would add another step to your process, but I hope you consider doing it.

Thanks for reading. I have trouble making it to meetings but have wanted to give this feedback for awhile. I do appreciate your hard work. Have a great day and weekend.

Julie Schneider


Sent from Yahoo Mail on Android

hmannel@collingswood.com

From: James Maley <jmaley@maleygivens.com>
Sent: Friday, March 8, 2019 7:10 AM
To: Ginny Brown; jmaley@collingswood.com; jleonard@collingswood.com; Robert Lewandowski
Subject: RE: AirBnb

Thanks for your comments – and for your delivery.

M. James Maley, Jr.
Mayor
Borough of Collingswood
678 Haddon Avenue
Collingswood, New Jersey 08108
www.collingswood.com

"One of the 10 Most Transformed Communities in America"
Forbes

"Best Small Town Food Scene in America"
USA Today

From: Ginny Brown <ginnybrown215@gmail.com>
Sent: Thursday, March 07, 2019 8:02 PM
To: jmaley@collingswood.com; jleonard@collingswood.com; rlewandowski@collingswood.com
Subject: AirBnb

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*By the way, I think it's completely insane to put these two issues together.

Thank you for reading,
Ginny Brown

hmannel@collingswood.com

From: James Maley <jmaley@maleygivens.com>
Sent: Friday, March 8, 2019 7:21 AM
To: Delany, Katie; jleonard@collingswood.com; Robert Lewandowski;
jmaley@collingswood.com
Subject: RE: Home sharing regulations

Thanks for your comments.

M. James Maley, Jr.
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From: Delany, Katie <Delany@rowan.edu>
Sent: Thursday, March 07, 2019 4:45 PM
To: jleonard@collingswood.com; rlewandowski@collingswood.com; jmaley@collingswood.com
Subject: Home sharing regulations

Good afternoon, Commissioners. I had hoped to send an email on the topic of home sharing legislation prior to Brian Hickey's article but it took me quite awhile to talk with enough CNC members to gather a comprehensive response as he requested of me and then his article went live very shortly thereafter. Rather than be redundant and list my views again, I will simply link the article below. I hope, like Brian, you will find this feedback to be measured. I have also attached for your consideration a PDF compiled by another CNC member, comprised of Airbnb reviews from people staying at a property in town, which I offer without any spin from me.

Kate

<https://www.phillyvoice.com/airbnb-collingswood-short-term-rentals-restrictions-public-comment/?fbclid=IwAR3p-f47dIXc4Y3xPL9pWoVNZIAIq7uwuLpzW7OfHQ4jQKDqeJNjGRD01iU>

hmannel@collingswood.com

From: James Maley <jmaley@maleygivens.com>
Sent: Friday, March 8, 2019 7:24 AM
To: Wesley Fenza; jleonard@collingswood.com; Robert Lewandowski
Subject: RE: Airbnb Ordinance

Thanks for your comments. We are working through everyone's comments.

M. James Maley, Jr.
Mayor
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USA Today

From: Wesley Fenza <wfenza@gmail.com>
Sent: Thursday, March 07, 2019 11:59 AM
To: jmaley@collingswood.com; jleonard@collingswood.com; rlewandowski@collingswood.com
Subject: Airbnb Ordinance

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The Proposed Ordinance Undermines Airbnb's Business Model

The principle areas of concern in the ordinance are:

- Onerous restriction on short-term rentals:
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 - The extensive reporting requirements on residents;
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- § 237-19(B) allows borough officials to enter any rental unit at any time if they "are advised of conditions" that violate the heating and cooling requirements or which may present a danger to the health and safety of tenant. At minimum, this clause should require probable cause of a danger to health and safety. Otherwise it is asking for abuse and may be illegal.
- A clause put in the definition of "dwelling unit": "each dwelling unit shall contain no more than one kitchen or cooking facility." By its terms, this seems to be prohibiting me from putting a cooking area outside on my patio for grilling purposes or installing a kitchenette in my basement. I don't see any justification for this.

Taken together, these requirements undermine the business model used by Airbnb and similar services. It is used in a variety of ways, but one of the most common are very short-term rentals of 1-2 nights. People commonly travel to see shows at the Scottish Rite or any of the various venues in the surrounding area. This ordinance would mean those people cannot stay in Collingswood. There are also several residents of town who have historically rented rooms to students or other renters who need longer-term rentals, but still less than an entire year. This ordinance would disallow those rentals and goes so far as to prohibit any kind of month-to-month lease on a property.

For Airbnb or other services to be a viable business model, there cannot be such burdensome restrictions. 24 days per year is not going to allow anyone to make substantial supplementary income. Furthermore, the record keeping, reporting, and permitting requirements seem designed to make turnover in occupants and difficult, expensive, and inconvenient as possible. In aggregate, this ordinance sends the strong message that we do not want tourists, students, or short-term tenants in town, and we do not want to empower our residents to supplement their income by making full use of their property.

Short-Term Rentals Are Good for Collingswood

Mayor Maley has been quoted as saying "'I keep asking—and I'm still not getting good answers on it—how does this benefit the neighborhood? I get how different people can go shop [locally]. I get how it's good for the host because they make a buck. I get how it's good for the people who stay there because they can save on a hotel.... Pick a block in town and ask how it's good for the block."

First of all, the fact that short-term rentals benefit individual residents is a compelling reason in itself. There should not be any need to show that the rest of the community benefits. Freedom should be the default, limited only when people's individual rights intolerably harm others. If someone wants to rent out a room in their house, unless it harms me somehow, I shouldn't have the right to stop them. There is no compelling evidence that allowing unrestricted short-term rentals harms the community in any way, so individuals should be left to make their own decisions without unnecessary government interference.

Likewise, it's obvious that supporting local businesses helps our community. We love the thriving business district, the world-class restaurants, the farmers market, and all of the other businesses that help make our town what it is. Short-term renters eat at local restaurants, attend local events, shop at local stores, and generally add to our community in the same way that long-term residents do. Heavy-handed limitations on short-term rentals only serve to depress our local economy, and the Mayor's cavalier dismissal of the benefits to local business owners is unacceptable.

In addition, evidence shows that Airbnb rentals increase surrounding property values. When Mayor Maley asks "how is it good for the block," there is one answer. Their home values go up!

The other answer is a bit more abstract, but one of the main concerns about short-term rentals is that they change the character of the neighborhood. The problem is that the neighborhood is already changing. New Jersey lost more residents in 2018 than any other state. We still have the highest property taxes in the county. I'm 36 years old, and I was able to move here over a decade ago because my wife was able to find a good job and my family was able to provide assistance, but many of my peer group were not so lucky. For young people struggling to keep up with massive student debt and stagnant wages, Collingswood is not exactly affordable. At every opportunity, I recommend Collingswood to my friends who are looking to move, but many people who would be a credit to our town simply cannot afford to live here. Allowing people to generate real income by renting out part of their properties year-round can help make the town more affordable for younger people or retirees who have experienced a drop in income. Further, speaking as a divorce attorney, I can attest that most people going through a divorce can no longer afford the marital home. If parties were able to offer short-term rentals on such properties, it would go a long way toward keeping parents and children in their homes and in town.

All in all, the proposed ordinance seeks to solve an imaginary problem. People have been renting their homes on Airbnb for years with no discernible negative effects. The commissioners should leave these people alone unless and until they can demonstrate that there is a problem that needs to be addressed.

Thank you for your consideration,

Wesley Fenza

From: James Maley <jmaley@maleygivens.com>
Sent: Friday, March 8, 2019 7:25 AM
To: Elisabeth Raab Yucis; Robert Lewandowski; jleonard@collingswood.com
Subject: RE: Feedback on Short Term Rental Policy

Thanks for your comments. We are working through everyone's comments.

M. James Maley, Jr.
Mayor
Borough of Collingswood
678 Haddon Avenue
Collingswood, New Jersey 08108
www.collingswood.com

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Forbes

"Best Small Town Food Scene in America"
USA Today

From: Elisabeth Raab Yucis <elisabeth.yucis@gmail.com>
Sent: Thursday, March 07, 2019 9:36 AM
To: jmaley@collingswood.com; rlewandowski@collingswood.com; jleonard@collingswood.com
Subject: Feedback on Short Term Rental Policy

Good morning commissioners,

Thank you for being open to feedback regarding the short term rental draft policy.

My parents live out of town and have enjoyed renting Airbnb apartments when they visited, as our house is too small to host them. I have rented a number of AirBnbs for vacations. It is really nice to stay in a residential area and support an individual homeowner, which is why I prefer an Airbnb to a hotel when I travel. Colls has a great "feel" unlike any other town, and I think we should be welcoming to residents operating AirBnbs because it's a great way to show off everything our town has to offer.

I am sure you will receive a lot of feedback on this policy and I wanted to add my two cents and seek clarification.

Regarding Section 237-20, Short Term Rental Units, part B3, I have a couple comments. Below is the relevant portion of the policy for your convenience:

(3) Short-Term Rental Units may be rented for no more than twenty-four (24) days in any calendar year. No Short-Term Rental Unit may be Rented for more than fourteen (14) consecutive days and no less than three (3) days.

-I think 24 days in one calendar year is too short of an amount for an owner to rent. I completely understand that you may have some hesitancy, but Airbnb renting is a way for people to make some money on the side and supplement their mortgage and taxes. 24 nights in a full calendar year will not end up being worth the money for Airbnb landlords. -Similarly, I think that the minimum 3 days and maximum 14 days needs some reexamination as well. And some clarification- are you talking about a minimum of three *nights* or *days*?

-Some of our residents enjoyed renting rooms via AirBnb to folks who were going to be in town for a number of weeks for work or school. I have friends who have used AirBnb when doing renovations on their homes as well. So I think the 14 day max is way too short, especially with the added yearlong max of 24 days.

AirBnb hosts have quality standards (regarding property maintenance and cleanliness) that are far above those of average property owner, and with the amount of surveillance and monitoring that the guests are under, a noisy or destructive guest will quickly get banished from renting AirBnbs altogether because they will have a low rating in the system. The system really does work to ensure that guests are vetted in advance.

Please consider being more generous with these maximums. If it doesn't work out, you can always go back and revoke licenses or change the policy. But I think you will be pleased with what AirBnbs will bring to our town.

Thank you for your consideration.

Elisabeth Yucis

17 E. Homestead Avenue

hmannel@collingswood.com

From: James Maley <jmaley@maleygivens.com>
Sent: Friday, March 8, 2019 7:26 AM
To: Dina DiRenzo
Cc: jleonard@collingswood.com; Robert Lewandowski; cduffey@collingswood.com; khastings@collingswood.com
Subject: RE: Airbnb

Thanks for your comments. We are working through everyone's comments.

M. James Maley, Jr.
Mayor
Borough of Collingswood
678 Haddon Avenue
Collingswood, New Jersey 08108
www.collingswood.com

"One of the 10 Most Transformed Communities in America"
Forbes

"Best Small Town Food Scene in America"
USA Today

From: Dina DiRenzo <dina.direnzo@gmail.com>
Sent: Thursday, March 07, 2019 7:01 AM
To: James Maley <jmaley@maleygivens.com>
Cc: jleonard@collingswood.com; rlewandowski@collingswood.com; Borough Collingswood <cduffey@collingswood.com>; khastings@collingswood.com
Subject: Re: Airbnb

Good morning,

Thank you for sending me the draft regulations. The sections dealing with the safety and security of the home and the people in it are reasonable and fair.

I'm concerned that asking homeowners to register who is staying in their home (Article III, Sec 237-5, C; Sec 237-6, J; Sec 237-16, A; and Sec 237-20, B, 3) would be a breach of privacy. US District Justice Paul Engelmayer has recently issued an injunction against NYC's Mayor Di Blasio's STR laws, saying that the city's request that it be provided with the names, addresses, etc. of the users of the STR platforms was a violation of the guarantee against illegal searches and seizures in the Fourth Amendment: "The city has not cited any decision suggesting that the governmental appropriation of private business records on such a scale, unsupported by individualized suspicion or any tailored justification, qualifies as a reasonable search and seizure." Although the ruling applies to information that the platforms, as opposed to individual homeowners, would have been forced to disclose, the same underlying philosophy would appear to be at play. At the very least, it may be best to leave this language out until that case reaches a final decision.
(<https://www.nytimes.com/2019/01/03/nyregion/nyc-airbnb-rentals.html>)

Related to that, I suspect the request in Sec 237-6, J, that owners make a copy of and keep their tenants' passport or driver's license, would be viewed as a breach of privacy and also might be classified as "unreasonable search and seizure." Although I willingly submitted a copy of my driver's license to Airbnb when I registered (you can choose to

submit a government ID and go through a verification process), and with the possible exception of a car rental company, I can think of no other business where I would allow a business owner to maintain a copy of my driver's license or passport. To ask overnight visitors to the Borough to do that seems unreasonable and I can't determine the benefit to the Borough or the reason behind it.

Overall, while I understand the Borough's discomfort with short term rental platforms, attempting to oversee who is in what house for how long doesn't do anything to address that. The information you are requesting is information that owners and/or the platforms already have. I don't see a compelling reason for the Borough to maintain their own copies of this information. I cannot imagine that any business would hand over the personal information of their customers without a subpoena and this seems a burdensome path for both the Borough and the homeowner to have to take.

To address issues of the quality of life in neighborhoods, I would strongly recommend issuing a limited number of permits and allow those with permits to rent their homes/bedrooms in their homes as they see fit, without restriction to the number of days and without being asked to provide the personal information of their tenants. I would then trust that existing laws, ongoing safety inspections, and the propensity for neighbors to complain when unhappy, will disclose any short term rentals that are problematic.

Again, thank you for emailing me this draft and I look forward to any further conversations.

Best,

Dina

~~~~~

Dina DiRenzo, LCSW

LinkedIn: <http://www.linkedin.com/in/dinadirenzo>

~~~~~

It's like, at the end, there's this surprise quiz: Am I proud of me? I gave my life to become the person I am right now. Was it worth what I paid? --Richard Bach

On Wed, Mar 6, 2019 at 2:59 PM James Maley <jmaley@maleygivens.com> wrote:

Thanks for writing previously about AirBnBs and the issues of Borough regulation.

Attached for your review is a copy of the draft of the Borough's rental registration ordinance with amendments to provide for short term rentals. It has not been introduced yet as the Commissioners are providing additional time for public comment. The Ordinance was prepared with input from our Code inspectors and first responders and after doing our own due diligence.

Please let us know if you have any questions or comments.

M. James Maley, Jr.

Mayor

Borough of Collingswood

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www.collingswood.com

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Forbes

"Best Small Town Food Scene in America"

USA Today

From: Dina DiRenzo <dina.direnzo@gmail.com>

Sent: Wednesday, June 13, 2018 10:18 AM

To: James Maley <jmaley@maleygivens.com>

Cc: jmaley@collingswood.com; jleonard@collingswood.com; rlwandowski@collingswood.com; Borough Collingswood <cduffey@collingswood.com>; khastings@collingswood.com

Subject: Re: Airbnb

Hi again,

It is just occurring to me that when you said "we'll talk after," that you meant immediately after last night's meeting. I assumed we'd schedule another day/time during the work day. My apologies if the former was the case. That said, I can meet today, tomorrow, and Friday at 4:30pm or later, or tomorrow or Friday at/around noon.

Thank you,

Dina

~~~~~

Dina DiRenzo, LCSW

LinkedIn: <http://www.linkedin.com/in/dinadirengo>

~~~~~  
It's like, at the end, there's this surprise quiz: Am I proud of me? I gave my life to become the person I am right now. Was it worth what I paid? --Richard Bach

On Mon, Jun 11, 2018 at 7:05 PM Dina DiRenzo <dina.direngo@gmail.com> wrote:

Sounds good -- thank you.

~~~~~  
Dina DiRenzo, LCSW

LinkedIn: <http://www.linkedin.com/in/dinadirengo>

~~~~~  
It's like, at the end, there's this surprise quiz: Am I proud of me? I gave my life to become the person I am right now. Was it worth what I paid? --Richard Bach

On Mon, Jun 11, 2018 at 9:36 AM James Maley <jmaley@maleygivens.com> wrote:

We'll meet with the folks who requested tomorrow because I had to reschedule a meeting last week because of work. We can talk after. Thanks.

M. James Maley, Jr.

Mayor

Borough of Collingswood

678 Haddon Avenue

Collingswood, New Jersey 08108

www.collingswood.com

"One of the 10 Most Transformed Communities in America"

Forbes

"Best Small Town Food Scene in America"

USA Today

From: Dina DiRenzo <dina.direnzo@gmail.com>
Sent: Monday, June 11, 2018 9:35 AM
To: James Maley <jmaley@maleygivens.com>
Cc: jmaley@collingswood.com; ileonard@collingswood.com; rlewandowski@collingswood.com; Borough Collingswood <cduffey@collingswood.com>; khastings@collingswood.com
Subject: Re: Airbnb

Hello again,

I'm sorry -- I cannot get off work early enough to make it for 4:30 on such short notice. I can probably be there by 5 if you will still be meeting then. Or, perhaps, we can schedule another day/time this week?

Thank you,

Dina

~~~~~

Dina DiRenzo, LCSW

LinkedIn: <http://www.linkedin.com/in/dinadirenzo>

~~~~~

It's like, at the end, there's this surprise quiz: Am I proud of me? I gave my life to become the person I am right now. Was it worth what I paid? --Richard Bach

On Mon, Jun 11, 2018 at 8:30 AM James Maley <jmaley@maleygivens.com> wrote:

Sorry about not getting back to you on your last email. Meeting tomorrow at 4:30pm at Borough Hall with some folks who asked to meet. You are welcome to join us. Thanks.

M. James Maley, Jr.

Mayor

Borough of Collingswood

678 Haddon Avenue

Collingswood, New Jersey 08108

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Forbes

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USA Today

From: Dina DiRenzo <dina.direnzo@gmail.com>

Sent: Saturday, June 09, 2018 4:15 PM

To: jmaley@collingswood.com; jleonard@collingswood.com; rlewandowski@collingswood.com

Cc: Borough Collingswood <cduffey@collingswood.com>

Subject: Re: Airbnb

Hi,

I read with interest the article in this week's Retrospect, "Airbnb in Colls? Maybe Not." As an Airbnb host (who emailed you all a few months ago), I was surprised to read that cease and desist letters were

sent to property owners who list their homes on Airbnb. I did not receive one. The article does not specify whether the letters went to just those who are renting one or more rooms in their home (which was my understanding of the "Airbnb issue" in town, or if it was intended for everyone who is on Airbnb, i.e., those who are renting their whole house.

Regardless, I would still like to be part of a conversation about how to regulate Airbnbs in town so as to help both the community and the individuals who are hosting. Assuming the Retrospect captured your initial thoughts about Airbnb in its article accurately, I believe I have information -- including surveys* that show in four months of this year, guests at my home spent over \$2200 in town, much of that in Collingswood Cash -- that might contribute to a productive conversation.

*2 are attached

Best,

Dina

~~~~~

Dina DiRenzo, LCSW

LinkedIn: <http://www.linkedin.com/in/dinadirenzo>

~~~~~

It's like, at the end, there's this surprise quiz: Am I proud of me? I gave my life to become the person I am right now. Was it worth what I paid? --Richard Bach

On Sun, Jan 21, 2018 at 5:47 PM Dina DiRenzo <dina.direnzo@gmail.com> wrote:

Hi,

I'm aware of the upcoming Zoning Board Meeting on February 7 where the issue of whether a homeowner who is renting rooms through Airbnb is operating as a boarding house will be addressed. Regardless of the outcome of that meeting, I'd like to suggest that it's time to have a conversation about the benefits and concerns of homesharing.

As an Airbnb traveler, I've seen several ways that townships have collected tax payments, and as a host, I've talked to fellow hosts in other states about their registration, permitting, and safety requirements. As someone interested in social justice through housing, I've read countless articles about how Airbnb homes impact (or not) on a community's affordable housing stock. And, for almost the last 2 years, I've also undertaken an informal economic impact study -- asking my guests to fill out a form that reports how long they visited and how much money they spent in town.

I would appreciate the opportunity to share this information with you. Collingswood is an absolutely ideal Airbnb community and there is no reason why homeowners and the borough can't both benefit tremendously from their presence. I would welcome the chance to contribute any way I can.

Best,

Dina

~~~~~

Dina DiRenzo, LCSW

LinkedIn: <http://www.linkedin.com/in/dinadirengo>

~~~~~

It's like, at the end, there's this surprise quiz: Am I proud of me? I gave my life to become the person I am right now. Was it worth what I paid? --Richard Bach

From: Ed Fox <edfox3@comcast.net>
Sent: Friday, March 8, 2019 8:07 PM
To: James Maley; jleonard@collingswood.com; Robert Lewandowski
Cc: khastings@collingswood.com; timothy.staszewski@rve.com
Subject: RE: Short-Term Rentals - Additional Information
Attachments: Ed Fox's comments on Code Chapter 237.pdf

Thanks for the opportunity to review this excellent draft, which tries to accommodate this recent gig economy trend that is now facing hip towns like ours.

Attached please find a marked up version with my comments on the draft. I would be happy to discuss any points with you at any time.

Ed Fox
Collingswood, New Jersey

Good Thoughts! Good Words! Good Deeds!
- My Mother (c. 1978) and Bronze Age Persian Prophet Zoroaster (c. 1500 BCE)

On March 6, 2019 at 3:01 PM James Maley <jmaley@maleygivens.com> wrote:

Thanks for writing previously about AirBnBs and the issues of Borough regulation.

Attached for your review is a copy of the draft of the Borough's rental registration ordinance with amendments to provide for short term rentals. It has not been introduced yet as the Commissioners are providing additional time for public comment . The Ordinance was prepared with input from our Code inspectors and first responders and after doing our own due diligence.

Please let us know if you have any questions or comments.

M. James Maley, Jr.

Mayor

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678 Haddon Avenue

Collingswood, New Jersey 08108

www.collingswood.com

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Forbes

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USA Today

From: Ed Fox <edfox3@comcast.net>
Sent: Wednesday, January 16, 2019 12:37 PM
To: jmaley@collingswood.com; jleonard@collingswood.com; rlewandowski@collingswood.com
Cc: khastings@collingswood.com; timothy.staszewski@rve.com
Subject: Short-Term Rentals - Additional Information

Hi, All.

I saw this technical memo from the American Planning Association and thought it might be helpful as you consider this controversial land use issue.

Also, I know that Time does not like to boast about himself, but you all should probably know that he is now the president of the NJ Society of Municipal Engineers, in addition to being an excellent engineer for our Borough. <https://njsme.org/njsme-officers/> Congratulations, Tim!

Thanks for your all the work you do to make our little town the best place in southern New Jersey!

Ed Fox
Collingswood, New Jersey

Good Thoughts! Good Words! Good Deeds!
- My Mother (c. 1978) and Bronze Age Persian Prophet Zoroaster (c. 1500 BCE)

hmannel@collingswood.com

From: brennanber@aol.com
Sent: Sunday, March 10, 2019 7:15 AM
To: James Maley
Subject: Airbnb and Miami Beach Are at War. Travelers Are Caught in the Crossfire. - The New York Times

<https://www.nytimes.com/2019/03/09/travel/airbnb-miami-beach-war.html>

Sent from my iPhone

hmannel@collingswood.com

From: Joan Leonard <jcleonardotr@gmail.com>
Sent: Sunday, March 10, 2019 11:28 AM
To: Robert Lewandowski; khastings@collingswood.com; James Maley; Joe Nardi; Chief Keith Davis; Kevin J. Carey
Subject: Fwd: NYTimes.com: Airbnb and Miami Beach Are at War. Travelers Are Caught in the Crossfire.

Sent from my iPhone

Begin forwarded message:

From: Emilia Carolfi <ecarolfi@att.net>
Date: March 9, 2019 at 9:14:02 PM EST
To: "Joan Leonard (jcleonardotr@gmail.com)" <jcleonardotr@gmail.com>
Subject: Fwd: NYTimes.com: Airbnb and Miami Beach Are at War. Travelers Are Caught in the Crossfire.

Have a look at this story!

Emy

----- Forwarded Message -----

Subject: NYTimes.com: Airbnb and Miami Beach Are at War. Travelers Are Caught in the Crossfire.
Date: Sat, 9 Mar 2019 19:11:24 -0500
From: Jersey Tom <jerseytom1@gmail.com>
To: Emy Carolfi <ecarolfi@att.net>

From The New York Times:

Airbnb and Miami Beach Are at War. Travelers Are Caught in the Crossfire.

The Florida city, like others around the country, is trying to control the home sharing market. Renters often find out their weekend home is illegal when they get a knock on the door.

<https://www.nytimes.com/2019/03/09/travel/airbnb-miami-beach-war.html>

hmannel@collingswood.com

From: Chief Keith Davis <kdavis@collingswood.com>
Sent: Wednesday, March 13, 2019 3:58 PM
To: James Maley; 'Joan Leonard'; khastings@collingswood.com; Robert Lewandowski
Cc: Kevin J. Carey; Joseph Nardi (jnardi@brownconnery.com); Edward F Paul III
Subject: FW: 17 E. Collings Ave - AirBnb

All, See below in reference to an AirBnb complaint. This would be enforced by the zoning officer.

Keith H. Can you forward to zoning if the decision is to enforce this prior to the ordinance passing.

Thanks,

Keith A. Davis Jr., CPM
Chief of Department
Emergency Management Coordinator
Collingswood Fire Department
P. (856)854-7447 ext. 100
F. (856)854-1279
E. kdavis@collingswood.com

Website: www.collingswoodfire.com

Facebook: <http://www.facebook.com/Collingswoodfiredepartment?ref=hl>

Twitter: [@CollingswoodFD](https://twitter.com/CollingswoodFD)

"A leader is a person you follow to a place you wouldn't go by yourself"

Borough of Collingswood provides a secure environment for all information concerning our residents and all other business concerns. The information contained in this email is intended only for the individual(s) addressed in this message and may contain privileged and/or confidential information that is exempt from disclosure under applicable law.

From: gjoyce@collingswood.com
Sent: Wednesday, March 13, 2019 3:50 PM
To: Chief Keith Davis <kdavis@collingswood.com>
Subject: 17 E. Collings Ave - AirBnb

Just to follow up on our conversation, Sgt Correll called into the firehouse this afternoon to report that he received an anonymous complaint from a neighbor that 17 E. Collings Ave is being actively used as an AirBnb property. The property is currently registered as a Single Family Rental since being discovered as an AirBnb in 2018. The complainant stated that she came home to her residence to find the family of 4 on the steps of her home mistakenly thinking that was the property they were supposed to be at through AirBnb.

Geoffrey T. Joyce
Lieutenant
Collingswood Fire Department

Deputy Emergency Management Coordinator

Collingswood Office of Emergency Management

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hmannel@collingswood.com

From: B King10000 <king10000@hotmail.com>
Sent: Wednesday, March 13, 2019 8:06 PM
To: jmaley@collingswood.com; jleonard@collingswood.com; Robert Lewandowski
Subject: Rental draft feedback

Hi, I just wanted to write on the draft of the rental/Airbnb ordinance that was posted.

First off, thank you for posting it to get people's opinions. I know you guys are catching a lot of flack for this, but I think for something like this, it definitely pays to take your time. One of my suggestions would even be to do whatever is ultimately agreed upon as a pilot program, if that is possible. I know the couple vocal people will complain, but better to do this right.

As far as feedback on the draft, I only had a couple things:

- *What you mention that they need to list the phone numbers/contact info for the different Colls groups, you might want them to include the URL of the Colls ecode listing. That way if the person has a question of what they're supposed to do (parking, dog walking, all of the other "fun" rule type things), they can just look it up.
- *I think for the short-term rental, minimum should be 2 days and not 3. I think 24 days overall for a year is a little short, but that's another reason I'd say to start as a pilot and get people's feedback. 36 days a year might be a little better, but let's see how it goes.
- *I'd add a category on the "Report an Issue" website (which is great the couple times I've had to use it, thank you) for something like rental concerns or something. Basically, a place so that if you have a concern and can't work it out with a neighbor, it could be reported.
- *Lastly, will those people who are given permission to do Airbnbs, will there be a list of those addresses that is publicly available? Or something that can be confirmed? Like if I see a ton of people causing a problem or going out of a residence, that I could see if that residence is authorized or not.

Thanks again for all that you do. We appreciate your concern.
Bill

From: Kelly Fay <kelly.fay@airbnb.com>
Sent: Thursday, March 14, 2019 11:45 AM
To: jmaley@collingswood.com
Subject: Airbnb in Collingswood, NJ
Attachments: Airbnb Trust and Safety Briefing (1) (2).pdf; Warwick NY Final Ordinance Sept 2018.pdf; Town of Spafford Local Law 2017 STR.pdf; Brigantine Ordinance 10 March 2017 (1) (1).pdf

Good morning Mayor Maley,

I'm reaching out on behalf of Airbnb's Public Policy Team regarding ongoing discussions of regulations on short term rentals (STR) in Collingswood, NJ.

We welcome the opportunity to discuss the current draft ordinance around STR with you and your colleagues in order to support the Borough's efforts. To start, I've attached a copy of our Trust and Safety Briefing, which details the steps we at Airbnb take on our platform to ensure a quality and safe experience for our community members. I'd like to especially highlight our Neighbors Tool, which allows members of the neighborhood to submit any issues directly to Airbnb as well as our 24/7 hotline available to hosts and guests.

For your review, I've also attached ordinances from several municipalities which we believe have taken a smart and reasonable approach to regulation STR. While we know municipalities will have varying needs when it comes regulating, we find the following to be true:

- **Registration:** what we've learned over the past several years is that the most effective registration systems are the simplest systems-- short, simple forms that can be filled in online and require minimal fees/documents. The more hurdles in place, the less likely people are to register, thwarting the city's objective. For instance, a recent audit in Portland, Ore. found that, "One reason for the low permit compliance may be that the cost and time to obtain a Type B permit is high." Thus, while some cities-- like Portland, Maine-- have created "tiered" registration systems that charge an additional fee for non-owner occupied STR, these cities have taken steps to ensure that the registration process itself remains simple/streamlined.
- **Enforcement:** Enforcement is often most effective when tied to quality of life concerns emanating from the community. While these issues are very rare, some cities have targeted STR enforcement in response to complaints about "party houses" and other neighbor concerns.
- **Insurance:** Insurance provides peace of mind for hosts, guests, and neighbors alike. Airbnb's Host Protection Insurance, which is provided free of charge on every listing in the U.S. and many nations abroad, provides home sharing hosts with protection against third party claims of property damage or bodily injury up to \$1,000,000. Requiring STR hosts to carry insurance or use platforms that provide said insurance can be an efficient way to protect against the rare case where something goes awry.

Please do not hesitate to reach out with questions or concerns, we look forward to hearing from you!

All the best,
Kelly



Kelly Fay

hmannel@collingswood.com

From: M E Ries <meries@gmail.com>
Sent: Monday, March 18, 2019 6:21 PM
To: James Maley
Cc: jmaley@collingswood.com; Leonard, Joan; Robert Lewandowski;
khastings@collingswood.com
Subject: Re: Airbnb article from the BBC.

Thank you for sending me a copy of the revised Rental Ordinance. I like the limitations on Short Term Rentals and it covers a lot of the issues but I have two questions.

- 1.- How will the Borough know if someone exceeds the permitted time limits on the number of days a property may be used as a short term rental?
- 2.- Perhaps I missed it but are we limiting the number of persons who can stay in a short term rental such as number of tenants per room?

I know all of you are all researching information about Airbnbs and I ran across another article on them from the Pew Trusts. The link to it is below.

I truly appreciate the effort you all are putting in to this issue.

<https://www.pewtrusts.org/en/research-and-analysis/blogs/stateline/2018/05/07/why-most-states-are-struggling-to-regulate-airbnb>

Respectfully,
Mary Ellen Ries

On Wed, Mar 6, 2019 at 3:00 PM James Maley <jmaley@maleygivens.com> wrote:

Thanks for writing previously about AirBnBs and the issues of Borough regulation.

Attached for your review is a copy of the draft of the Borough's rental registration ordinance with amendments to provide for short term rentals. It has not been introduced yet as the Commissioners are providing additional time for public comment . The Ordinance was prepared with input from our Code inspectors and first responders and after doing our own due diligence.

Please let us know if you have any questions or comments.

M. James Maley, Jr.

Mayor

Borough of Collingswood

678 Haddon Avenue
Collingswood, New Jersey 08108

www.collingswood.com

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Forbes

"Best Small Town Food Scene in America"
USA Today

From: M E Ries <meries@gmail.com>
Sent: Thursday, August 30, 2018 1:31 PM
To: Maley, Jim <jmaley@collingswood.com>; Leonard, Joan <jcleonardotr@gmail.com>; Lewandowski, Rob <rlwandowski@collingswood.com>; Hastings, Keith <khastings@collingswood.com>
Subject: Airbnb article from the BBC.

Thought you might find this BBC article pertinent.

"What Airbnb really does to a neighborhood"

<https://www.bbc.co.uk/news/business-45083954>

Mary Ellen Ries

From: Michelle Quigley <maquigley@aol.com>
Sent: Friday, March 22, 2019 1:49 PM
To: James Maley; jcleonardotr@gmail.com
Subject: Wired article: Inside Airbnb's 'Guerrilla War' Against Local Governments

Jim an Joan - The more I read, the more concerned I become that Airbnb will take us to court if we allow them to get any kind of foothold in Collingswood.

I've also come to the conclusion after reading about Slice of Life vs. Hamilton Zoning Board, that we really must have an ordinance on the books defining our terms for short-term rentals in Collingswood, and the more restrictive the better.

Jim, this is your area of expertise. Do you think we are going to end up in court with Airbnb, Inc.?

https://www.wired.com/story/inside-airbnbs-guerrilla-war-against-local-governments/?fbclid=IwAR3mo125PvklOLHflam17VCA9aX8pFqJlkk70f_wnjJu3QfCOSxPkWavsju

From the article: "Airbnb is engaged in "a city-by-city, block-by-block guerrilla war" against local governments, says Ulrik Binzer, CEO of Host Compliance, which helps cities draft and enforce rules for short-term rentals, sometimes putting it at odds with hosting platforms. "They need to essentially fight every one of these battles like it is the most important battle they have."

- Michelle

From: BF <bfrenzel@comcast.net>
Sent: Sunday, March 24, 2019 11:53 AM
To: jmaley@collingswood.com; jleonard@collingswood.com;
rlewndowski@collingswood.com
Subject: Short term rentals

Commissioners:

I just read the article and then draft of the proposed ordinance. While I applaud its restrictive nature I am writing to express my view which is 100% against allowing any rentals. It is clear that the people who want to rent are doing so because they cannot afford to live here. The resident profiled is just an example of life changing and so you need to adjust accordingly. When my husband and I retire it is unlikely we will remain here due to a reduction of income. We have been preparing for that accordingly, and have seen many friends and neighbors leave for the same reason. I also believe it will create problems for the town and residents on many levels.

Sent from my iPhone

Barbara Frenzel
239 Crestmont Terrace

From: Michelle Quigley <maquigley@aol.com>
Sent: Sunday, March 24, 2019 3:33 PM
To: btonsberg@hotmail.com; mgbrennan1977@gmail.com; chris.c.barrett@gmail.com; monko@me.com; mwhite613@gmail.com; barbp25@comcast.net; annbabb1@gmail.com; iafanador1013@gmail.com; MAQuigley@aol.com; Amir751@Verizon.net; James Maley
Subject: Wired Article: Inside Airbnb's Guerilla War Against Local Governments

Hello Collingswood Democratic Committee Members:

It was a pleasure to meet many of you at our informal luncheon on Saturday. Thank you for agreeing to take the time to read the article that is the subject of this email. It is long, so please be sure you have at least 15 minutes to give it your attention.

As you read this article I'm sure you will see that the Airbnb/short-term rental question before Collingswood is so much larger than whether our nice neighbors can make some extra money renting to other nice people. It's about who effectively gets to determine our local property and land use laws, as well as who determines whether fire and safety laws and codes can be or are in fact enforced for properties in our Borough: The people of Collingswood and their duly elected officials, or Airbnb.

There are so many more articles out there like this one, which I am happy to share if you want to know more. I am also happy to answer any other questions or comments you may have. Again, thank you so much for taking the time to consider this issue. The article is linked immediately below.

https://www.wired.com/story/inside-airbnbs-guerrilla-war-against-local-governments/?fbclid=IwAR3mo125PvkIOLHflam17VCA9aX8pFqJlkk70f_wnjJu3QfCOSxPkWavsjw

Michelle Quigley

Some highlights from the article:

"Airbnb is battling local officials over requests to collect occupancy taxes and ensure that the properties listed on its site comply with zoning and safety rules. "

"Airbnb is engaged in "a city-by-city, block-by-block guerrilla war" against local governments, says Ulrik Binzer, CEO of Host Compliance, which helps cities draft and enforce rules for short-term rentals, sometimes putting it at odds with hosting platforms. "They need to essentially fight every one of these battles like it is the most important battle they have."

"Its listings outnumber those of the top six hotel chains combined. . . "

"Airbnb maintains that, in most cases, it's not responsible for collecting occupancy taxes required of hotels and other lodgings or for ensuring the rooms and homes listed on its sites comply with zoning or health regulations. The company says it follows local and state laws but considers itself a 'platform'."

When Nashville pushed back on the growing number of Airbnbs within the city, Airbnb lobbied and donated to the campaigns of Republican State Senators and the Governor of Tennessee, and with them wrote a law, which passed, which prohibits individual municipalities from banning short-term rentals. This greatly impacted the city of Nashville, whose head of the Nashville Neighborhood Alliance said: ""The Tennessee state Legislature and Tennessee's governor decided to severely weaken the basic protections for the health, safety, and well-being of Nashvillians that were created by our local government. . . ."

Please notice the chart which shows that Airbnb listings continue to grow in every city in which they are located. There is no reason to assume that Collingswood would be an exception to this rule. "In March 2015, there were more than 2,600 rental units listed on short-term rental sites in San Diego, according to Host Compliance; by 2019, that total had soared to more than 11,500."

The further story of San Diego's attempt to phase out Airbnbs in the city is too long to recap, but it can be found toward the bottom of the story. In short, San Diego was forced to rescind an ordinance it passed only last August banning all but owner-occupied primary residence rentals: ""I'm disappointed that a corporation reportedly valued at \$31 billion descended upon our city with its unlimited millions of dollars and used deceptive tactics to force us to where we are today," Bry said during a council meeting on October 22, just before the council voted to rescind its [own] ordinance."

"Airbnb describes itself as a quaint little home-sharing service ... but the reality is that it has grown to be a corporate entity that makes millions of dollars from businesses taking advantage of loopholes and running de facto hotels."

The full article contains many more details of the various underhanded strategies Airbnb has employed to undermine local governments and their duly enacted laws. It is eye-opening.

hmannel@collingswood.com

From: Cassandra Duffey <cassandrduffey@gmail.com>
Sent: Thursday, March 28, 2019 9:23 AM
To: James Maley
Subject: AirBNB cameras

Another layer: <https://www.theatlantic.com/technology/archive/2019/03/what-happens-when-you-find-cameras-your-airbnb/585007/>

From: Barbara Thomas <foodchoicefreedom@gmail.com>
Sent: Friday, March 29, 2019 4:26 PM
To: jcleonard@collingswood.com; Robert Lewandowski; jmaley@collingswood.com
Subject: Airbnb draft

Dear Collingswood Commissioners,

Please enter this communication into the minutes of the April 1, 2019 Collingswood Board of Commissioner's meeting.

Regarding the draft ordinance for short term rentals in Collingswood:

If the concern about allowing Airbnb hosting in town is a fear of slipping into the realm of boarding houses, absentee landlords, and single homes being split into twins; the ordinance could be written specifically to prevent those conditions from occurring. The host could be limited to one rental agreement at a time and only in owner occupied homes.

I'm not sure what drives the length of stay limitation in the draft but it would prevent medical students and residents from getting to know our great town well enough to choose Collingswood as their "forever home" when they, as young professionals, decide where to settle down. Another problem with this limitation is that it would restrict visits to Collingswood by friends and family of our current residents, some of whom may occasionally need longterm support for periods of illness, new parenthood, or other situations that require an extra pair of hands.

If the fear is that too many people will suddenly turn their homes into short term rentals, density thresholds could be included, only allowing a certain number of permits per block or neighborhood. But really, maintaining a successful Airbnb property requires so much commitment and work that it is highly doubtful that many people would want to take that on. Density thresholds, along with the limitations previously mentioned, would be enough to rein in any potential abuses.

There are other points that are concerning:

- * The requirement for the host to be subjected to unscheduled inspections is unreasonable and could be seen as a violation of 4th Amendment rights.
- * The requirement of hard-wiring a home is unnecessary and onerous when a semiannual inspection of battery operated smoke alarms would be effective.
- * Requiring the host to report personal information of every guest to the borough is a violation of the privacy of the guests.
- * The 24 day limit is extreme. 120 days would be reasonable, with the awareness that many hosts would likely not reach a month's worth of rentals.

It is clear that there are cities that have problems arising from unregulated Airbnb properties, but we have an opportunity to write an ordinance that would address those problems while showcasing our wonderful town. We have an opportunity to get this right and to meet the needs of the wonderful residents who have been bringing people to our town while keeping up with the changing times.

From: Emilia Carolfi <ecarolfi@att.net>
Sent: Saturday, March 30, 2019 3:56 PM
To: James Maley
Cc: Joan C. Leonard (jcleonardotr@gmail.com)
Subject: Re: 429 Haddon

Importance: High

Dear Mayor Maley,

Thank you for sharing the draft Borough rental registration ordinance with amendment to provide for short term rentals.

After reviewing the draft, I am of the opinion that our Borough should ban short term rentals in our borough altogether.

Airbnb, et al. have only been in existence since 2009. Yet, in 10 short years, these "homesharing" middlemen via their disruptive, profiteering online marketplaces have managed to facilitate housing havoc in quiet stable residential neighborhoods in towns and cities all over the globe. Why do we too suddenly need to allow "homesharing" in our town? To profit a minority of very vocal residents who have been profiting from this racket by operating their so called "businesses" illegally in our town?

Our 131 year old Borough of Collingswood, as the slogan goes, "Is where you want to be". Please don't allow these local self-serving supporters of Airbnb and their ilk to take control of our beloved Borough and turn it into "Collingswood, a nice place to visit but I wouldn't want to live there."

I urge you to hear my plea and ban the short term rental scourge from our borough completely and for good. The quality of life of the residents of the Borough of Collingswood rests squarely in your hands.

Sincerely,

Emilia (Emy) Carolfi
Borough resident for 61 years.
427 Haddon Ave.
Collingswood, NJ 08108-1335
[REDACTED]
ECarolfi@att.net

On 3/7/2019 9:51 AM, James Maley wrote:

Thanks for writing previously about AirBNBs and the issues of Borough regulation.

Attached for your review is a copy of the draft of the Borough's rental registration ordinance with amendments to provide for short term rentals. It has not been introduced yet as the Commissioners are

providing additional time for public comment . The Ordinance was prepared with input from our Code inspectors and first responders and after doing our own due diligence.

Please let us know if you have any questions or comments.

M. James Maley, Jr.
Maley Givens
Suite 210
1150 Haddon Avenue
Collingswood, New Jersey 08108
P 856-854-1515
F 856-858-2944
www.maleygivens.com

This e-mail message from the law firm of Maley Givens, P.C. is for the sole use of the intended recipients(s) and contains advisory, consultative and deliberative material and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy the original, and all copies of the original, message.

From: Emilia Carolfi <ecarolfi@att.net>
Sent: Thursday, August 13, 2015 7:39 AM
To: James Maley <jmaley@maleyassociates.com>
Subject: 429 Haddon

Dear Jim,

Your help is much appreciated!

We hope that someday maintenance at 429 will be, at minimum, consistent and normal without any prodding. Still, if current and past conditions at 429 over many years are an indication of what is to come, meeting the basic standards may prove to be lofty and illusive with the current owner.

Thank you,



ecarolfi@att.net

hmannel@collingswood.com

From: Maureen O'Donnell <mauodo@gmail.com>
Sent: Monday, April 1, 2019 4:42 PM
To: jmaley@collingswood.com; jleonard@collingswood.com; Robert Lewandowski
Cc: george.kuetemeyer
Subject: Airbnb

Hi Jim, Joan and Rob,

Sorry this email is so late in coming.

We are retirees who have decided to stay in our quiet residential Collingswood neighborhood, with the assumption that businesses would not be operating here. This does not mean that a person cannot work from home. It just means that we do not expect a lot of car and/or foot traffic, or noise beyond those who reside in the immediate area. Airbnb has the potential to turn our neighborhood effectively into a business district.

Given this disruptive potential, we feel that, at minimum, potential Airbnb hosts need to seek the approval of their surrounding neighbors (200 feet) to operate. Similar requirements are already in place, for example, if someone wants to build a shed or sell off a portion of their property. Also there needs to be a limit as to how many total Airbnb sites the town will allow.

Airbnb has certainly made inroads into the areas surrounding our town. While many see this as progress, we see it as an attempt by this business (and others) to offer piecework instead of jobs, without the need of providing benefits. Also this company does not have to compensate us for any hassles that we and our neighbors may encounter.

Finally this new ordinance would rely on us 'snitching' on our neighbors who are Airbnb hosts if parking or noise becomes a problem. We do not want to be put in that situation.

Thank you for listening,
Maureen and George

From: Michelle Quigley <maquigley@aol.com>
Sent: Thursday, April 11, 2019 10:37 AM
To: jmaley@collingswood.com; jleonard@collingswood.com; Robert Lewandowski
Subject: Re: Draft Ordinance Regulating Short-Term Rentals

To Mayor Maley and Commissioners Leonard and Lewandowski:

Regarding the Draft Ordinance to regulate short-term rentals, please see my comments below.

What I question:

1. In Chapter 237 of the Draft Ordinance an Owner is defined as follows: "Any person or group of persons, firm, corporation or officer thereof, partnership association or trust who owns, operates, exercises control over, or is in charge of a rental facility." With ownership defined so broadly, what is to prevent individuals or speculators who want to pursue short-term rentals (STR) as an income-producing business from buying properties throughout the Borough expressly for this purpose? Theoretically, anyone with the financial means could form any of those legal entities, or simply acquire properties under their own name or the names of family members, and own multiple properties offering STRs in the Borough. This possibility would be further facilitated by language in the Ordinance that allows a "registered agent" to be the STRs managing agent and the point of contact regarding a rental. In short, this brings us back to the era of absentee landlords and effectively says "Collingswood is For Sale."

It seems to me that provisions in the Draft Ordinance that say a STR must be owner-occupied are meaningless and unenforceable, because, 1), ownership is defined so broadly as stated above, and 2), even in the case of an individual owner, there is absolutely no way to police whether the owner is in residence for the duration of the STR, or absent the owner, that their designated registered agent will be readily available. With the prevalence of facetime, indoor and outdoor security cameras, instant messaging and electronic locks, it is quite easy to rent a property and never meet the owner. I have done so myself as a tenant on three occasions. Published accounts show that among those who rent their homes or parts of it, the practice of temporarily moving out of the property to accommodate short-term renters is common, with owners staying at a second property or the home of a friend or relative for the term of the rental.

2. Is there any provision in the Ordinance for collecting an occupancy tax comparable to what is paid for a stay at a commercial lodging? Allowing STRs is certainly going to cost the Borough officials and employees in time and money spent on management and oversight: Paperwork, safety and fire inspections, calls to the police and parking authorities, etc. Who or what will pay for this beyond the fire inspection fees collected?

What I want:

1. I would prefer an outright ban of STRs in the Borough of Collingswood.

2. If an outright ban is not the Borough's best legal option, then I would like to see the most restrictive ordinance possible enacted to discourage STRs and/or those who would buy properties in the Borough expressly for the purpose of offering STRs.

3. Short-term rentals should only be permitted in the primary, full-time residence, single-family home of the owner, and the owner must be in residence for the duration of the STR. If the owner, either individually, in partnership, or through any other legal entity, owns any other residential or rental property in the Borough, it should be specified that that property may not be used or offered as a STR property.

4. It follows that the owner may not use an agent or representative to manage or oversee the STR but must themselves be present as stated above.

Finally, advocates for STRs believe that there would be limited interest among Borough residents in offering rentals and claim that the recent count of short-term rentals in the Borough was only twenty, a claim which is disputable in that not all agencies that offer platforms for STRs provided figures to the source cited. I would like to point out that in every city or town that has allowed Airbnb-type STRs, the numbers of those rentals have always climbed and continue to climb, year after year. In fact, Airbnb itself provides financial incentives to property owners (called "hosts") to recommend new hosts in amounts as high as \$600 per successful rental.

Allowing Airbnb-type STRs opens the door to profiteers who know how to exploit the legal loopholes inherent in STRs and who piggy-back on the legal muscle that the \$31 billion-dollar corporation that is Airbnb has come flex in cities and towns nationwide, even globally.

A quick Google search turns up numerous news reports of cities and towns, who, having once welcomed Airbnb, are now fighting to push back against 1) the negative impact of too many renters in once residential neighborhoods, and 2) the soaring home and rental prices that have priced locals and residents out of their own neighborhoods. These towns are pushing back only to find themselves in court up against the very deep pockets of Airbnb.

We surely don't want to welcome Airbnb-type STRs into Collingswood. All the work of our Borough officials, past and present, and the many volunteers who helped transform Collingswood from a blighted town with too many rental properties and absentee landlords, to the place "where you want to be" surely wasn't done so that we could turn the keys of the city over to Airbnb.

Thank you for taking the time to consider my thoughts on this issue.

Michelle Quigley
733 Park Avenue
Collingswood, NJ

From: Joan Leonard <jcleonardotr@gmail.com>
Sent: Thursday, April 11, 2019 2:06 PM
To: Michelle Quigley
Cc: jmaley@collingswood.com; jleonard@collingswood.com; Robert Lewandowski
Subject: Re: Draft Ordinance Regulating Short-Term Rentals

Thank you Michelle for your attention to detail and obvious research of the matter. Thanks for writing to us.
Joan Leonard

Sent from my iPhone

On Apr 11, 2019, at 10:36 AM, Michelle Quigley <maquigley@aol.com> wrote:

To Mayor Maley and Commissioners Leonard and Lewandowski:

Regarding the Draft Ordinance to regulate short-term rentals, please see my comments below.

What I question:

1. In Chapter 237 of the Draft Ordinance an Owner is defined as follows: "Any person or group of persons, firm, corporation or officer thereof, partnership association or trust who owns, operates, exercises control over, or is in charge of a rental facility." With ownership defined so broadly, what is to prevent individuals or speculators who want to pursue short-term rentals (STR) as an income-producing business from buying properties throughout the Borough expressly for this purpose?

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Thank you for taking the time to consider my thoughts on this issue.

Michelle Quigley
733 Park Avenue
Collingswood, NJ

hmannel@collingswood.com

From: Joan Buehler <retrojoan.buehler@aol.com>
Sent: Tuesday, May 7, 2019 12:43 PM
To: jmaley@collingswood.com
Subject: AirBnB--one question

Good afternoon Mayor Maley—you referred to paying attention to “other towns” that were “moving” on the AirBnB legislation.

Which NJ towns would they be?

Are you considering any substantive changes to the draft that was provided to the public?

I appreciate your help when you have a minute.

Thanks

Joan

Joan Buehler
Reporter

The Retrospect
732 Haddon Avenue
Collingswood, NJ 08108


office: 856-854-1400

From: James Maley <jmaley@maleygivens.com>
Sent: Tuesday, May 7, 2019 1:13 PM
To: Joan Buehler
Cc: jmaley@collingswood.com
Subject: Re: AirBnB--one question

Believe saw Cherry Hill is addressing issue. And Haddonfield has done some enforcement.

M. James Maley, Jr.
Maley Givens
1150 Haddon Avenue
Suite 210
Collingswood, New Jersey 08108
P 856-854-1515
F 856-858-2966

On May 7, 2019, at 12:44 PM, Joan Buehler <retrojoan.buehler@aol.com> wrote:

Good afternoon Mayor Maley—you referred to paying attention to “other towns” that were “moving” on the AirBnB legislation.
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Thanks
Joan

Joan Buehler
Reporter

The Retrospect
732 Haddon Avenue
Collingswood, NJ 08108


office: 856-854-1400

hmannel@collingswood.com

From: Joan Buehler <retrojoan.buehler@aol.com>
Sent: Monday, June 3, 2019 8:56 PM
To: jmaley@collingswood.com
Subject: question about AirBnB draft?

Good evening Jim, just wondering, when you said "people are still making comments" about the AirBnB draft ord.,, were you referring to your fellow commissioners, residents, outside experts—who exactly?

During May's meeting it sounded like the commission was a whole lot closer to bringing to first reading than you sounded tonight.

Thanks for any light you can shed on this subject,

Joan

Joan Buehler
Reporter

The Retrospect
732 Haddon Avenue
Collingswood, NJ 08108


office: 856-854-1400

From: Michelle Quigley <maquigley@aol.com>
Sent: Wednesday, June 5, 2019 5:28 PM
To: jmaley@collingswood.com; jleonard@collingswood.com; Robert Lewandowski
Subject: Additional Comments re banning Airbnb-type Short Term Rentals

Dear Mayor Maley and Commissioners Leonard and Lewandowski:

As an addendum to my original email to you of April 19, 2019 regarding the Draft Short Term Rental ordinance, I would like to add that I believe that Airbnb-type short term rentals should be banned outright in Collingswood's Historic District.

In researching problems associated with STRs I have noted many occasions where municipalities were especially rueful of allowing STRs in their Historic Districts and/or in the heart of their city centers, and ultimately sought to ban them in those locations altogether.

Specifically, I am referring to comments about the move toward more stringent bans in these areas of towns and cities in stories about Asheville, NC; New Orleans, LA; the residential district of Miami Beach, FL; Edinburgh, Scotland, and historic centers of towns in Spain and Japan.

Copied below are links with additional information regarding bans which target specific city neighborhoods or neighborhoods that hold a special value to their respective communities. I am sure there are many other examples of similar bans in other towns and cities that would turn up with further research.

Thank you for your further consideration of my thoughts on this issue.

Michelle Quigley
733 Park Avenue
Collingswood

<https://ashevilleblade.com/?p=3151> (Asheville, NC)

<https://www.bbc.com/news/business-45083954> (Edinburgh, Scotland)

<https://www.cnn.com/2018/05/23/unwelcome-guests-airbnb-cities-battle-over-illegal-short-term-rentals.html> (Miami Beach, FL)

<https://www.governing.com/topics/urban/gov-massachusetts-airbnb-housing-regulations.html> (French Quarter & Garden District, New Orleans, LA)

<https://www.theguardian.com/commentisfree/2018/aug/31/airbnb-sharing-economy-cities-barcelona-inequality-locals> (Barcelona Old Quarter)

hmannel@collingswood.com

From: cduffey@collingswood.com
Sent: Thursday, June 27, 2019 3:47 PM
To: Joan C. Leonard; James Maley; khastings@collingswood.com; Robert Lewandowski; Kevin J. Carey
Subject: Fountain cbs
Attachments: 20190627_154121.jpg; 20190627_154111.jpg

Finalizing details with CBS today - went for a site check on Powell. They absolutely plan on shooting the fountain for 3hr live broadcast tomorrow (it's part of the reason they chose that location) and this is the current state for our shoot. Suggesting new spot to producers this late in the game would send things into a tailspin. Of plants purchased, can we get ANYTHING out there to clear the area up for summerfest shoot?

Sent from my Verizon, Samsung Galaxy smartphone

hmannel@collingswood.com

From: Robert Lewandowski <roblew@njlecet.org>
Sent: Thursday, June 27, 2019 3:52 PM
To: cduffey@collingswood.com; Joan C. Leonard; James Maley;
khastings@collingswood.com; Robert Lewandowski; Kevin J. Carey
Subject: RE: Fountain cbs

Some mature annuals? Even pre-potted stuff and mulch?

The bigger issues with the fountain and island are going to take some effort anyway. Why not get this planted for the next few months so it looks good enough and then we will handle bigger issues in a more thoughtful approach.

Rob

From: cduffey@collingswood.com <cduffey@collingswood.com>
Sent: Thursday, June 27, 2019 3:47 PM
To: Joan C. Leonard <jcleonardotr@gmail.com>; James Maley <jmaley@maleygivens.com>;
khastings@collingswood.com; Robert Lewandowski <rlewandowski@collingswood.com>; Kevin J. Carey
<kcarey@collingswood.com>
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Sent from my Verizon, Samsung Galaxy smartphone

hmannel@collingswood.com

From: cduffey@collingswood.com
Sent: Thursday, June 27, 2019 3:59 PM
To: Robert Lewandowski; Joan C. Leonard; James Maley; khastings@collingswood.com; Robert Lewandowski; Kevin J. Carey
Subject: RE: Fountain cbs

That's what I'm thinking, even if we drop in potted plants in those holes for tomorrow and raked it would look better than a construction zone. This is a golden feature opportunity and we look like we rolled out of bed – we need a 24 hour action plan.

Do we have manpower and plans to get a better visual out there before noon tomorrow?

Cass Duffey
Director of Community Development
Borough of Collingswood
678 Haddon Ave, Collingswood, NJ 08108
856.854.0720 x135
[The Borough is on Facebook!](#)

From: Robert Lewandowski [mailto:roblew@njlecet.org]
Sent: Thursday, June 27, 2019 3:52 PM
To: cduffey@collingswood.com; Joan C. Leonard; James Maley; khastings@collingswood.com; Robert Lewandowski; Kevin J. Carey
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Sent: Thursday, June 27, 2019 3:47 PM
To: Joan C. Leonard <jcleonardotr@gmail.com>; James Maley <jmaley@maleygivens.com>; khastings@collingswood.com; Robert Lewandowski <rlewandowski@collingswood.com>; Kevin J. Carey <kcarey@collingswood.com>
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Sent from my Verizon, Samsung Galaxy smartphone

hmannel@collingswood.com

From: Kevin J. Carey <kcarey@collingswood.com>
Sent: Thursday, June 27, 2019 4:00 PM
To: cduffey@collingswood.com
Cc: Joan C. Leonard; James Maley; khastings@collingswood.com; Robert Lewandowski
Subject: Re: Fountain cbs

Just confirming, closure at 12, but we have until 4 to make it look presentable?

Regards,

Chief Kevin J. Carey
Collingswood Police Department
735 N. Atlantic Avenue
Collingswood, NJ 08108
Office: 856-854-1901, Ext. 224
Fax: 856-854-1867
Email: kcarey@collingswood.com

On Jun 27, 2019, at 3:47 PM, "cduffey@collingswood.com" <cduffey@collingswood.com> wrote:

Finalizing details with CBS today - went for a site check on Powell. They absolutely plan on shooting the fountain for 3hr live broadcast tomorrow (it's part of the reason they chose that location) and this is the current state for our shoot. Suggesting new spot to producers this late in the game would send things into a tailspin.

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<20190627_154121.jpg>

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hmannel@collingswood.com

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Sent: Thursday, June 27, 2019 4:02 PM
To: Kevin J. Carey
Cc: Joan C. Leonard; James Maley; khastings@collingswood.com; Robert Lewandowski
Subject: RE: Fountain cbs

CBS will be onsite before that, taking b-roll, shooting intros, etc. To be safe, 2 at the latest. Ideally, it's looking like Easter morning before they roll up but I know that's a tall order.

Cass Duffey
Director of Community Development
Borough of Collingswood
678 Haddon Ave, Collingswood, NJ 08108
856.854.0720 x135
[The Borough is on Facebook!](#)

From: Kevin J. Carey
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To: cduffey@collingswood.com
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Collingswood Police Department
735 N. Atlantic Avenue
Collingswood, NJ 08108
Office: 856-854-1901, Ext. 224
Fax: 856-854-1867
Email: kcarey@collingswood.com

On Jun 27, 2019, at 3:47 PM, "cduffey@collingswood.com" <cduffey@collingswood.com> wrote:

Finalizing details with CBS today - went for a site check on Powell. They absolutely plan on shooting the fountain for 3hr live broadcast tomorrow (it's part of the reason they chose that location) and this is the current state for our shoot. Suggesting new spot to producers this late in the game would send things into a tailspin.
Of plants purchased, can we get ANYTHING out there to clear the area up for summerfest shoot?

Sent from my Verizon, Samsung Galaxy smartphone

hmannel@collingswood.com

From: Kevin J. Carey <kcarey@collingswood.com>
Sent: Thursday, June 27, 2019 4:15 PM
To: cduffey@collingswood.com
Cc: Joan C. Leonard; James Maley; khastings@collingswood.com; Robert Lewandowski
Subject: Re: Fountain cbs

Maybe not Easter, but we will have it looking good by 12.

Regards,

Chief Kevin J. Carey
Collingswood Police Department
735 N. Atlantic Avenue
Collingswood, NJ 08108
Office: 856-854-1901, Ext. 224
Fax: 856-854-1867
Email: kcarey@collingswood.com

On Jun 27, 2019, at 4:02 PM, "cduffey@collingswood.com" <cduffey@collingswood.com> wrote:

CBS will be onsite before that, taking b-roll, shooting intros, etc. To be safe, 2 at the latest. Ideally, it's looking like Easter morning before they roll up but I know that's a tall order.

Cass Duffey
Director of Community Development
Borough of Collingswood
678 Haddon Ave, Collingswood, NJ 08108
856.854.0720 x135
The Borough is on Facebook!

From: Kevin J. Carey
Sent: Thursday, June 27, 2019 4:00 PM
To: cduffey@collingswood.com
Cc: Joan C. Leonard; James Maley; khastings@collingswood.com; Robert Lewandowski
Subject: Re: Fountain cbs

Just confirming, closure at 12, but we have until 4 to make it look presentable?

Regards,

Chief Kevin J. Carey
Collingswood Police Department
735 N. Atlantic Avenue
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Office: 856-854-1901, Ext. 224
Fax: 856-854-1867
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Sent from my Verizon, Samsung Galaxy smartphone

<20190627_154121.jpg>

<20190627_154111.jpg>

From: Joan Leonard <jcleonardotr@gmail.com>
Sent: Thursday, June 27, 2019 4:16 PM
To: cduffey@collingswood.com
Cc: James Maley; khastings@collingswood.com; Robert Lewandowski; Kevin J. Carey
Subject: Re: Fountain cbs

Funny you should ask. I have been trying to get the dead inert cement like dirt out for weeks to put the beautiful plants in. Hmm. FYI I had no idea there was a shoot there till an hour ago or I would have been more pushy. The soil is horrible. BUT We can probably fake it somehow. I have lots of plants to work with. Kevin should we get together and put a bunch of stuff in. Right in the buckets they came in ? I know how to fake this. I need a few men with shovels. What time do they come tomorrow
Call me!
Joan

Sent from my iPhone

On Jun 27, 2019, at 3:47 PM, "cduffey@collingswood.com" <cduffey@collingswood.com> wrote:

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<20190627_154121.jpg>

<20190627_154111.jpg>

hmannel@collingswood.com

From: Joan Leonard <jcleonardotr@gmail.com>
Sent: Thursday, June 27, 2019 4:37 PM
To: Kevin J. Carey
Cc: cduffey@collingswood.com; James Maley; khastings@collingswood.com; Robert Lewandowski
Subject: Re: Fountain cbs

Everything is under control. All plants purchased. Just need to remove bad dirt and put in good soil

Sent from my iPhone

On Jun 27, 2019, at 4:14 PM, Kevin J. Carey <kcarey@collingswood.com> wrote:

Maybe not Easter, but we will have it looking good by 12.

Regards,

Chief Kevin J. Carey
Collingswood Police Department
735 N. Atlantic Avenue
Collingswood, NJ 08108
Office: 856-854-1901, Ext. 224
Fax: 856-854-1867
Email: kcarey@collingswood.com

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Sent: Thursday, June 27, 2019 4:00 PM
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Cc: Joan C. Leonard; James Maley; khastings@collingswood.com; Robert Lewandowski
Subject: Re: Fountain cbs

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Collingswood Police Department
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Office: 856-854-1901, Ext. 224
Fax: 856-854-1867
Email: kcarey@collingswood.com

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<cduffey@collingswood.com> wrote:

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Sent from my Verizon, Samsung Galaxy smartphone

<20190627_154121.jpg>

<20190627_154111.jpg>

From: James Maley <jmaley@maleygivens.com>
Sent: Thursday, May 30, 2019 2:02 PM
To: Robert Lewandowski; Joan C. Leonard (jcleonardotr@gmail.com)
Cc: Cassandra Duffey
Subject: Police/Fire Garden

So I've spoken with the Narberth Ave "rep" and set to stop by with neighbors Tuesday at 5:30pm to tell them about plan for some remembrance garden and to get them to help with the planning and build. Joan/Rob - Can you guys make it? Won't be long. Be at one of their houses.

M. James Maley, Jr.
Maley Givens
Suite 210
1150 Haddon Avenue
Collingswood, New Jersey 08108
P 856-854-1515
F 856-858-2944
www.maleygivens.com

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hmannel@collingswood.com

From: Robert Lewandowski <roblew@njlecet.org>
Sent: Thursday, May 30, 2019 2:03 PM
To: James Maley; Robert Lewandowski; Joan C. Leonard (jcleonardotr@gmail.com)
Cc: Cassandra Duffey
Subject: RE: Police/Fire Garden

I'll be there.
Rob

From: James Maley <jmaley@maleygivens.com>
Sent: Thursday, May 30, 2019 2:02 PM
To: Robert Lewandowski <rlewandowski@collingswood.com>; Joan C. Leonard (jcleonardotr@gmail.com) <jcleonardotr@gmail.com>
Cc: Cassandra Duffey <cassandraduffey@gmail.com>
Subject: Police/Fire Garden

So I've spoken with the Narberth Ave "rep" and set to stop by with neighbors Tuesday at 5:30pm to tell them about plan for some remembrance garden and to get them to help with the planning and build. Joan/Rob - Can you guys make it? Won't be long. Be at one of their houses.

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hmannel@collingswood.com

From: Cassandra Duffey <cassandradduffey@gmail.com>
Sent: Thursday, May 30, 2019 2:09 PM
To: Robert Lewandowski; cduffey@collingswood.com
Cc: James Maley; Robert Lewandowski; Joan C. Leonard (jcleonardotr@gmail.com)
Subject: Re: Police/Fire Garden

June 4? I can be there.

On Thu, May 30, 2019 at 2:03 PM Robert Lewandowski <roblew@njlecet.org> wrote:

I'll be there.

Rob

From: James Maley <jmaley@maleygivens.com>
Sent: Thursday, May 30, 2019 2:02 PM
To: Robert Lewandowski <rlwandowski@collingswood.com>; Joan C. Leonard (jcleonardotr@gmail.com)
<jcleonardotr@gmail.com>
Cc: Cassandra Duffey <cassandradduffey@gmail.com>
Subject: Police/Fire Garden

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hmannel@collingswood.com

From: khastings@collingswood.com
Sent: Friday, May 3, 2019 12:52 PM
To: James Maley; 'Joan Leonard'; Robert Lewandowski
Subject: bid openings

All,
We had two successful bid openings yesterday, both came in under R&V's estimate.
Construction of the water wellhouse & Eldridge avenue paving.
Keith

From: James Maley <jmaley@maleygivens.com>
Sent: Friday, May 3, 2019 1:02 PM
To: khastings@collingswood.com; 'Joan Leonard'; Robert Lewandowski
Subject: RE: bid openings

A miracle.

M. James Maley, Jr.
Maley Givens
Suite 210
1150 Haddon Avenue
Collingswood, New Jersey 08108
P 856-854-1515
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From: khastings@collingswood.com <khastings@collingswood.com>
Sent: Friday, May 03, 2019 12:52 PM
To: James Maley <jmaley@maleygivens.com>; 'Joan Leonard' <jcleonardotr@gmail.com>; Robert Lewandowski <rlwandowski@collingswood.com>
Subject: bid openings

All,
We had two successful bid openings yesterday, both came in under R&V's estimate.
Construction of the water wellhouse & Eldridge avenue paving.
Keith