

NEPTUNE TOWNSHIP RENT LEVELING BOARD

Minutes – July 2, 2020

Mr. Manning , Chairperson, called the meeting to order at 6:00 pm and requested the Secretary to call the roll. The following members were present: Constance Holmes, Ruth Johnson, Alternate #1 Jeff Klein; Alternate #2 Bryan Acciani. Absent: Naomi Riley and Wendel Thomas

Mr. Manning stated adequate notice of this meeting as required by P.L. Chapter 231 has been provided by notice in the Coaster, which was posted on the bulletin board of the Municipal Complex and filing a said notice with the Municipal Clerk.

Mr. Manning announced that the Consumer Price Index [May's price index was 282.092, Area prices up 0.5 percent over the month and 1.4 percent over the year]

APPROVAL OF MINUTES

Mr. Acciani offered a motion, moved and seconded by Mr. Klein to approve the minutes of the meeting for March 5, 2020; all were in favor.

RESOLUTIONS

Resolution #20-08

RESOLUTION OF THE NEPTUNE TOWNSHIP RENT LEVELING BOARD ACCEPTING THE SETTLEMENT OF THE COMPLAINT OF KEONNA BROWN AGAINST HARLEE GARDENS

WHEREAS, Keonna Brown filed Complaint 20-01 on December 30, 2019 before the Rent Leveling Board, challenging a rent increase from June, 2018 to the present, whereby the Landlord raised rent from \$1,050.00 to \$1,350.00; and

WHEREAS, prior to a hearing of this matter on March 5, 2020, Keonna Brown and Harlee Gardens reached a settlement, which ultimately returned rent to levels of May 1, 2018 and provided credits for an improper rent increase, a true copy of said calculation is attached hereto and made a part hereof as Exhibit A; and

WHEREAS, the Neptune Township Rent Leveling Board finds that the Complainant is a Tenant, subject to rent control, and that return of rent to its post increase amount and credits amounting to \$2,920.00 to be credited towards future rent in April, May and June of 2020, is acceptable to the Board.

NOW, THEREFORE, BE IT RESOLVED, by the Neptune Township Rent Leveling Board, that the Neptune Township Rent Leveling Board accepts settlement between Keonna Brown and Harlee Gardens arising from a Complaint filed by the Tenant, Keonna Brown, on December 30, 2019, as set forth more fully in Exhibit A to this Resolution, and hereby places the same on the record that Tenant, Keonna Brown, was present March 5, 2020.

BE IT FURTHER RESOLVED, that a copy of this Resolution will be sent to the Complainant, Keonna Brown, at 1514 Monroe Avenue, Neptune, New Jersey and to the Landlord through its attorney W. Peter Ragan, Esq., at the law firm of Ragan and Ragan, PC with offices located at 3100 Rt. 138 West, Wall, New Jersey 07719.

BE IT FURTHER RESOLVED, that both parties have a right to appeal before the Mayor and Township Committee within the time period allowed by Ordinance should they choose to do so.

OFFERED BY BOARD MEMBER: Jeff Klein

SECONDED BY BOARD MEMBER: Bryan Acciani

AND ADOPTED ON ROLL CALL BY THE FOLLOWING VOTES:

ROLL CALL

Affirmative: Jeff Klein, Bryan Acciani, Jim Manning, Ruth Johnson, Constance Holmes

Negative:-----

Absent: Naomi Riley, Wendel Thomas

Dated: July 2, 2020

JAMES MANNING, JR.

Chairman

DISCUSSION ITEMS

Mr. Anthony stated Harlee Gardens was seeking to file for Capital Improvements for a unit that the board just approved. Procedurally speaking a landlord cannot go back two years. He stated he provided invoices from May 2018. The bills are for all materials and no labor. It appears to be for supplies and says it was done June 13, 2020.

Mr. Klein stated it was definitely only for materials.

Mrs. Holmes stated she thought it had to be within 24 months.

Mr. Anthony stated it had to be 24 months after completion. He stated this would only involve one unit, which is unusual because it normally covers a lot of units. He stated he assumed every item on invoice went towards capital improvements but why only one unit.

Mr. Manning stated two checks were written from two different entities. He questioned the amount of sheet rock used.

Mr. Acciani agreed.

Mr. Anthony questioned why there was a complete renovation to one apartment.

Ms. Howard stated they also needed payment for the transcripts.

Mr. Anthony questioned if they wanted to hear the case if they haven't paid the fees, until the past fees are paid.

Mr. Manning agreed that they should not hear cases when applicants owe them money.

Mr. Anthony stated there should be a resolution to amend the rules and regulation to not hear a matter until they pay for the next meeting. He stated he would discuss it with Mr. Ragan.

Ms. Johnson questioned whether it was a capital improvement or maintenance.

Mr. Manning stated if it was a renovation they only have four years for depreciation.

Mr. Anthony stated he wanted to hear from their attorney regarding this.

Mr. Klein stated we would need the appropriate depreciation schedule along with before and after pictures and if they retained the security deposit.

PUBLIC PARTICIPATION

None

Mrs. Johnson offered a motion, moved and seconded by Mrs. Holmes to adjourn the meeting. All were in favor.

Pamela D. Howard

Secretary