

NEPTUNE TOWNSHIP RENT LEVELING BOARD - AGENDA MARCH 7, 2019- 6pm

Ruth Johnson calls the meeting to order and requests the Secretary to call the roll:

ROLL CALL:

Connie Holmes _____ James Manning, Jr. _____ Catherine McAphee _____

Ruth Johnson _____ Naomi Riley _____ Alternate #I Jeff Klein _____

Alternate #II Deacon Morrell Massicot _____

Flag Salute

Chairperson Riley announces that the notice requirements of R.S. 10:4-18 have been satisfied by the publication of the required advertisement in The Coaster, posting the notice on the Board in the Municipal Complex, and filing a copy of the said notice with the Municipal Clerk.

Consumer Price Index [January's price index was 275.144, **Area prices up 0.5 percent over the month and 1.6 percent over the year**]

Action Items:

Approval of Minutes – February 7, 2019.

Offered by: _____ Seconded by: _____

Vote:

Holmes _____; Manning _____; McAphee _____; Johnson _____; Riley _____;

Klein _____ Massicot _____.

Resolutions

None

DISCUSSION ITEMS:

A. CONTINUED HEARING - JUMPING BROOK APTS.

PUBLIC PARTICIPATION:

ADJOURNMENT (Time): _____

Offered by: _____ Seconded by: _____

Vote:

Holmes _____; Manning _____; McAphee _____; Johnson _____; Riley _____;

Klein _____ Massicot _____

NEPTUNE TOWNSHIP RENT LEVELING BOARD

Minutes – February 7, 2019

Mrs. Johnson called the meeting to order at 6:07 pm and requested the Secretary to call the roll. The following members were present: Ruth Johnson, Connie Holmes, Naomi Riley, Catherine McAphee, James Manning Jr. , Jeff Klein and Morrell Massicot.

Mrs. Johnson 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.

Mrs. Johnson announced the Consumer Price Index [December's price index was 273.836, area prices down 0.2 percent over the month and up 1.6% over the year].

APPROVAL OF MINUTES

Mr. Manning offered a motion, moved and seconded by Mrs. Riley to approve the minutes of the meeting for December 6, 2018; all that were eligible to vote were in favor.

RE-ORGANIZATION RESOLUTIONS

APPOINT CHAIRPERSON

Mrs. Johnson offered the following resolution, moved and seconded by Mrs. Holmes that it be adopted:

RESOLUTION # 19-1
RESOLUTION APPOINTING CHAIRPERSON
FOR THE NEPTUNE TOWNSHIP RENT LEVELING BOARD

WHEREAS, the Neptune Township Rent Leveling Board selects a Chairperson among its members during its Reorganization Meeting.

NOW, THEREFORE, BE IT RESOLVED, by the Neptune Township Rent Leveling Board that the Board hereby selects Naomi Riley to serve as the Chairperson of the Neptune Township Rent Leveling Board for the year 2019.

The resolution was adopted on the following vote: Holmes, aye; Manning, aye; Riley, aye; Johnson, aye; McAphee, aye.

APPOINT VICE - CHAIRPERSON

Mrs. Johnson offered the following resolution, moved and seconded by Mrs. Holmes that it be adopted:

RESOLUTION #19-2

**RESOLUTION APPOINTING VICE-CHAIRPERSON
FOR THE NEPTUNE TOWNSHIP RENT LEVELING BOARD**

WHEREAS, the Neptune Township Rent Leveling Board selects a Chairperson and Vice-Chairperson among its members during its Reorganization Meeting.

NOW, THEREFORE, BE IT RESOLVED, by the Neptune Township Rent Leveling Board that the Board hereby selects James W. Manning, Jr. to serve as the Vice-Chairperson of the Neptune Township Rent Leveling Board for the year 2019.

The resolution was adopted on the following vote: Holmes, aye; Manning, aye; Riley, aye; Johnson, aye; McAphee, aye.

ESTABLISH MEETING DATES

Mr. Manning offered the following resolution, moved and seconded by Mrs. Johnson that it be adopted:

RESOLUTION #19-3

**RESOLUTION ESTABLISHING REGULAR AND SPECIAL MEETING DATES OF THE
NEPTUNE TOWNSHIP RENT LEVELING BOARD AND SETTING FORTH
PROCEDURES THEREFORE**

WHEREAS, it is incumbent upon the Neptune Township Rent Leveling Board to reaffirm by annual resolution, the time and place of its regular meetings and its executive sessions to be held throughout the ensuing calendar year, as established in its adopted rules and regulations; and

WHEREAS, there was effective on January 19, 1976, throughout the State of New Jersey, the "Open Public Meetings Act" (N.J.S.A. 10:4-6 et seq) commonly referred to as

the “Sunshine Law” requiring notification, publication and airing of all acts taken by the Rent Leveling Board of this municipality; and

WHEREAS, the Neptune Township Rent Leveling Board desires to implement the said act.

NOW, THEREFORE, BE IT RESOLVED, by the Neptune Township Rent Leveling Board that:

1. Regular meetings of the Neptune Township Rent Leveling Board for the year 2019 will be held at 6:00 p.m. on the second floor in the Township Committee Chambers, Neptune Township Municipal Building, 25 Neptune Blvd., Neptune Township, New Jersey, or any other designated location on the following meeting dates: February 7, 2019; March 7, 2019; April 4, 2019; May 2, 2019; June 6, 2019; July 11, 2019; August 1, 2019; September 5, 2019; October 3, 2019; November 14, 2019; December 5, 2019 and the Reorganization Meeting for the year 2019 will be January 2, 2020.

2. Special meetings and executive sessions of the Neptune Township Rent Leveling Board shall be at the call of the Chairperson or upon the vote of the membership at a prior regular meeting or by motion to follow any particular regular meeting.

3. This notice shall be posted upon the public bulletin board in the main entranceway of the Township Municipal Building and shall remain so posted for at least one month.

4. A copy of this resolution shall be mailed by the secretary of the Rent Leveling Board or the attorney of the Rent Leveling Board to the official newspapers of the Township of Neptune and the Neptune Township Rent Leveling Board.

5. The secretary, on behalf of the Rent Leveling Board, shall be authorized to direct that any other necessary action be performed by the appropriate officials or employees of the Borough to fulfill the mandates of the "Open Public Meetings Act" insofar as the same is applicable to the work and activities of the Rent Leveling Board.

6. This notice shall be published in the official newspapers of the Township of Neptune and the Neptune Township Rent Leveling Board within seven (7) days from the date hereof.

PAMELA HOWARD
Secretary

The resolution was adopted on the following vote: Holmes, aye; Manning, aye; Riley, aye; Johnson, aye; McAphee, aye.

DISCUSSION ITEMS

Mr. Anthony stated they held one of the two hearings for the capital improvements proposed by Jumping Brook Apts and now the landlord has to come back and apportion out numbers. He felt not enough time was given to review the package that was sent. He recommended that the matter be carried to March 7, 2019.

Mr. Klein stated the Board worked together to make it a safer, cleaner and nicer community. He also stated the landlords did not try and add the surcharges of the section 8 tenants to the other tenants. They clearly understood that it was up to them to go to the County.

Connie Holmes questioned the surcharge.

Mr. Manning stated at the next meeting the Board could ask questions and authorize approval.

Elizabeth Kennedy, Apt 252 Jumping Brook Apts. questioned whether the balconies would be included in the second round of hearings and would she be charged more.

Mr. Anthony confirmed that the percentage would remain the same and that the amount would be less.

Ms. Kennedy stated the stairs were horrible.

Mr. Anthony stated they may have to put traction on it.

Mr. Manning questioned whether she informed management about it.

Ms. Kennedy stated no because it won't do any good.

Mr. Anthony stated they would put them on notice at the next meeting.

PUBLIC PARTICIPATION

No comments.

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

Pamela D. Howard

Secretary

RESOLUTIONS

None