

## NEPTUNE TOWNSHIP RENT LEVELING BOARD

### Minutes – April 2, 2015

Constance Holmes, Chairperson, called the meeting to order at 6:05 pm and requested the Secretary to call the roll. The following members were present: James Manning, Jr., Ruth Johnson, Morrel Massicot and Constance Holmes. Charles Woolfolk was absent.

Ms. Holmes stated that the notice requirements of R.S. 10:4-18 have satisfied by the publication of the required advertisement in The Coaster on January 15, 2015 posting the notice on the Board in the Municipal Complex and filing a copy of the said notice with the Municipal Clerk.

Ms. Holmes announced that the Consumer Price Index [February's price index was 259.240, area prices up 0.3 percent over the month and 0.1 percent over the year].

### APPROVAL OF MINUTES

Mr. Manning offered a motion, moved and seconded by Mrs. Johnson to approve the minutes for March 19, 2015; all were in favor.

### Action Items:

### Hearing – Robert Jones 1516 Monroe Avenue Apt 17a

**Robert Jones** a resident of 1516 Monroe Avenue Apt 17A, Neptune New Jersey 07753 (Case #002) was sworn in by Gene Anthony. Also sworn in was his neighbor Betty Graham. The landlord Eli Frischman with an address of 691 Elizabeth Avenue, Suite 2, Newark NJ was not present but someone signed for the Tenant Complaint Form.

Mr. Anthony explained the process and stated he believed the Board had jurisdiction to rule on Mr. Jones case due to habitability problems.

Ms. Johnson made a motion, moved and seconded by Mr. Manning agreeing that they did have jurisdiction to hear Mr. Jones case. All were aye.

Mr. Jones gave his testimony and provided evidence.

Mr. Manning made a motion, moved and seconded by Mrs. Holmes that there was significant factual deficiencies as far as heating parking and leaking faucet for shower. All were aye.

Mrs. Johnson made a motion, moved and seconded by Mr. Holmes that the landlord was given appropriate verbal and written notice by P1 and P2 Police Department and notice of Parking lot. All were aye.

Mrs. Johnson made a motion, moved and seconded by Mr. Massicott that the landlord mitigated damages by responding in a reasonable time was insufficient. All were aye.

Mr. Manning made a motion, moved and seconded by Mrs. Johnson that the reduced rental value of deficiency for heat from Jan 12, 2014 – March 2014 no or in adequate heat 50% of the time there would be a 50% rent credit for 50% of the time. All were aye.

Mr. Manning made a motion, moved and seconded by Mrs. Holmes that from Oct 1 – December 31, 2014 that a credit should be the same as previous months. All were aye

Mr. Manning made a motion, moved and seconded by Mrs. Johnson that from Jan 15 – March 2015 that a credit should be the same as previous months. All were aye

Mr. Massicot left at this time

Mr. Manning made a motion, moved and seconded by Mrs. Johnson that there be a 2% reduction on lighting as from Jan – December 2014 there was no lighting from Jan 2015 to present there was partial lighting. All were in Favor.

Mr. Manning made a motion, moved and seconded by Mrs. Johnson that there be a 5% reduction for the leaking faucet for eight months from June 11, 2014 – February 11. All were in Favor.

The board agreed to meet on April 16<sup>th</sup> at 5pm and to cancel the meeting on May 7<sup>th</sup>. Mr. Manning thanked Mr. Anthony for his assistance on the hearing.

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

Pamela D. Howard  
Secretary