

NEPTUNE TOWNSHIP RENT LEVELING BOARD

Minutes – February 12, 2015

Connie Holmes , Chairperson, called the meeting to order at 6:20 pm and requested the Secretary to call the roll. The following members were present: James Manning, Jr., Ruth Johnson and Connie Holmes.

Mrs. Holmes stated adequate notice of this meeting as required by P.L. Chapter 231 has been provided by notice in the Coaster on January 22, 2015 which was posted on the bulletin board of the Municipal Complex and filing a said notice with the Municipal Clerk.

Action Items:

Betty Graham a resident of 1516 Monroe Avenue Apt 20A, Neptune New Jersey 07753 (Case #001) was sworn in by Gene Anthony. Also sworn in was her daughter Dawn Graham who resides with her. 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 which advised him that a hearing would be held this evening.

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

Mr. Manning made a motion, moved and seconded by Mrs. Holmes agreeing that they did have jurisdiction to hear Betty Graham's case. All were aye.

Mrs. Graham and her daughter gave their testimony and provided evidence.

Mr. Manning made a motion, moved and seconded by Mrs. Holmes to accept all items introduced into evidence (T1 – T6). All were aye.

Mrs. Johnson made a motion, moved and seconded by Mr. Manning to consider whether the deficiency in heat affected habitability. All were aye.

The board agreed that the kitchen ceiling repairs were not a deficiency but rather a cosmetic issue.

Mrs. Johnson made a motion, moved and seconded by Mr. Manning that the lights in the parking lot was a habitability issue. All were aye.

Mrs. Holmes made a motion, moved and seconded by Mr. Manning that the lack of use of the toilet was a habitability issue. All were aye.

Mr. Manning made a motion, moved and seconded by Mrs. Holmes that proper notice was given to landlord regarding the toilet. All were aye.

Mr. Manning made a motion, moved and seconded by Mrs. Holmes that proper notice was given to the landlord regarding the heating problem. All were aye.

Mr. Manning made a motion, moved and seconded by Mrs. Johnson that the landlord did not respond in a reasonable time regarding the lights. All were aye.

Mrs. Holmes made a motion, moved and seconded by Mr. Manning that the landlord did not respond in a reasonable time regarding the toilet. All were aye

Mrs. Holmes made a motion, moved and seconded by Mr. Manning that the landlord did not respond in a reasonable time regarding the heat. All aye.

Mr. Manning made a motion, moved and seconded by Mrs. Holmes to formalize the above mentioned by Resolution at the next meeting. All were in Favor.

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

Thelma Davis a resident of 24 Winding Ridge Drive, Neptune New Jersey 07753 (Case #003) was sworn in by Gene Anthony. Also sworn in was her landlord, Barbara Passwater of Winding Ridge.

Ms. Davis had an issue where the Neptune Township Housing Authority was not going to pay an increase of \$12 for her renewal. Both Ms. Davis and Ms. Passwater gave testimony. Mr. Anthony stated he would contact Mr. Bart Cook, the Executive Director of the Housing Authority to try and get clarity. He stated his legal opinion was that they did not have jurisdiction to here this further but would do his best to get clarity.

Mr. Manning made a motion, moved and seconded by Mrs. Johnson to dismiss the complaint due to lack of jurisdiction. Johnson; aye, Manning; aye, Holmes; abstain.

Robert Jones a resident of 1516 Monroe Avenue Apt 17A, Neptune New Jersey 07753 (Case #002) was held over until March 5, 2015.

Mr. Manning made a motion, moved and seconded by Mrs. Johnson to adjourn the meeting at 10:05 pm. All were in favor.

Pamela D. Howard

Secretary