

NEPTUNE TOWNSHIP RENT LEVELING BOARD - AGENDA January 8, 2015 - 6pm

Constance Holmes calls the meeting to order and requests the Secretary to call the roll:

ROLL CALL:

Ruth Johnson _____ James Manning, Jr. _____ Morrel Massicot _____

Charles Woolfolk _____ Connie Holmes _____ Ruth Johnson _____

Flag Salute

Chairperson Holmes announces that the notice requirements of R.S. 10:4-18 have been satisfied by the publication of the required advertisement in The Coaster on March 13, 2014, 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 [September's price index was 236.151, a 1.3% over the past twelve months]

Action Items:

1. Approval of Minutes – November 6, 2014.

Offered by: _____ Seconded by: _____

Vote:

Johnson _____; Manning _____; Massicot _____; Woolfolk _____; Holmes _____;

2. Appoint Chairperson for 2015

Offered by: _____ Seconded by: _____

Vote:

Johnson _____; Manning _____; Massicot _____; Woolfolk _____; Holmes _____;

3. Appoint Vice - Chairperson for 2015

Offered by:_____ Seconded by:_____

Vote:

Johnson _____;Manning _____; Massicot _____; Woolfolk _____; Holmes _____;

4. Designate 2015 Meeting Dates

Offered by:_____ Seconded by:_____

Vote:

Johnson _____;Manning _____; Massicot _____; Woolfolk _____; Holmes _____;

DISCUSSION ITEMS:

Status of any complaints if any.

PUBLIC PARTICIPATION:

ADJOURNMENT (Time): _____

Offered by: _____ Seconded by:_____

Vote:

Manning _____; Massicot _____; Porter _____; Woolfolk _____; Holmes _____;

NEPTUNE TOWNSHIP RENT LEVELING BOARD

Minutes – November 6, 2014

James Manning, Jr. , Vice-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., Morrel Massicot, Fred Porter, and Alternate-Ruth Johnson. Charles Woolfolk absent; Connie Holmes arrive at 6:10 pm.

Mr. Manning stated adequate notice of this meeting as required by P.L. Chapter 231 has been provided by notice in the Coaster March 2014, 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 [September's Index was 261.074, up 1.0% over the year].

APPROVAL OF MINUTES

Mr. Porter offered a motion, moved and seconded by Mr. Massicott to approve the minutes of the meeting for September 4, 2014; all were in favor.

Mrs. Holmes arrived at this time.

Resolution Establishing Date for the 2015 Reorganization Meeting

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

WHEREAS, pursuant to the law, it is necessary for the Neptune Township Rent Leveling Board to reorganize from year to year; and

WHEREAS, the Neptune Township Rent Leveling Board shall reorganize in January of each year and shall establish at that time its regular and special meeting schedules.

NOW, THEREFORE, BE IT RESOLVED, by the Neptune Township Rent Leveling Board, that the Board for the year 2015 shall meet for purposes of reorganization and as a regular meeting on Thursday, January 8, 2015, in the second floor Committee Chambers, Neptune Township Municipal Hall, 25 Neptune Blvd., Neptune, New Jersey, or any other designated location at 6:00 P.M.; and

BE IT FURTHER RESOLVED, that the attorney for the Neptune Township Rent Leveling Board shall publish a copy of this notice in the official newspapers of the Township of Neptune and the Neptune Township Rent Leveling Board secretary shall post this notice upon a bulletin board in the main entranceway of Township Hall and keep a copy on file.

The resolution was adopted on the following vote: Manning, aye; Massicott, aye; Porter, aye; Woolfolk, absent; Holmes, aye; Johnson, aye.

DISCUSSION ITEMS

The board discussed the certification request that was made by the Attorney of Winding Ridge. Mr. Anthony stated it was interesting that they had gone through the procedures to see who would be protected without filing for the conversion which they haven't filed for as of yet. They are now telling him that they are planning on filing for the conversion. Whether they go through with it or not he is not sure. He stated as far as the conversion they wanted to certify which tenants were protected. He was sent a certification form which he also sent to Pam. He looked at it and compared it to our resolutions to make sure there list was accurate. The only thing not accurate was that they had Karen Barksdale when we approved the application we approved both Karen and Kendric Barksdale. Mr. Anthony stated he would contact them stating two people in that apartment were protected and all others were correct.

Mrs. Holmes questioned how many names were there.

Mr. Anthony stated there were twenty two people and with the Boards permission he would certify on behalf of the Board the names of the individuals that were protected and he would monitor and keep up to date with the status of any conversion that is filed with the Department of Community Affairs.

Mr. Manning made a motion authorizing Mr. Anthony to sign the certification on behalf of the Board, moved and seconded by Mrs. Holmes; all were in favor.

The Board also received an update on the decontrolled notices. Mr. Anthony stated the Board gave him approval to send notices & ordinances pertaining to the decontrolled notices. He reminded everyone what decontrolled meant and the repercussions if the landlord did not comply with it. He stated some landlords have complied and some have not, which can become a problem if someone files a complaint. He stated Pam has files on owners who have submitted notices. He went on to state that he has received phone calls from landlords inquiring about rent control. One person was not happy and was disgruntle.

Mrs. Holmes questioned whether all the landlords received notice.

Ms. Howard confirmed that anyone with five units or more was sent the notice.

Mrs. Holmes stated she did not believe Neptune Gardens and Winding Ridge were in compliance.

Mr. Anthony stated this was not an affirmative action clause in the ordinance it's not something where they go after people for and issue summons and fines. The penalty here is what he calls a passive penalty meaning it never arises until a tenant files a complaint before this Board and then the landlord wishes he had.

PUBLIC PARTICIPATION

There were none.

Mr. Manning offered a motion to adjourn the meeting at 6:25 pm, moved and seconded by Mr. Massicot. All were in favor.

Pamela D. Howard

Secretary

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 held in January of each year.

NOW, THEREFORE, BE IT RESOLVED, by the Neptune Township Rent Leveling Board that the Board hereby selects Constance Holmes to serve as the Chairperson of the Neptune Township Rent Leveling Board.

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 held in January of each year.

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

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 2015 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: January 8, 2015; February 5, 2015; March 5, 2015;

April 2, 2015; May 7, 2015; June 4, 2015; July 2, 2015; August 6, 2015; September 3, 2015; October 1, 2015; November 5, 2015; December 3, 2015.

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.

January 8, 2015