

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