

**NEPTUNE TOWNSHIP RENT LEVELING BOARD
REORGANIZATION
MEETING MINUTES**

January 4, 2024

The Rent Leveling Board Attorney, Gene Anthony, called the Regular Meeting to order at 6:00pm and requested the Secretary, Dainene Roberts, to call the roll. The following members were present: Naomi Riley, James Manning, and Wendel Thomas. Members Absent: Stephen Lella and Jim Webb.

The Rent Leveling Board Secretary stated an 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.

FLAG SALUTE

DISCUSSION OF CHAIR AND VICE CHAIR

Chairperson: Naomi Riley

Vice Chair: Stephen Lella

RESOLUTION(S):

Resolution #24-01: Resolution Appointing the Chairperson for 2024

Offered by:	<u>Wendel Thomas</u>	Seconded by:	<u>James Manning</u>
Stephen	James	Wendel	Jim
<i>Vote:</i> Lella	<u>Absent</u>	<u>X</u>	<u>Absent</u>
	Manning <u>X</u>	Thomas <u>X</u>	Webb
	Riley		

Resolution #24-02: Resolution Appointing the Vice Chairperson for 2024

Offered by:	<u>Wendel Thomas</u>	Seconded by:	<u>James Manning</u>
Stephen	James	Wendel	Jim
<i>Vote:</i> Lella	<u>Absent</u>	<u>X</u>	<u>Absent</u>
	Manning <u>X</u>	Thomas <u>X</u>	Webb
	Riley		

Resolution #24-03: Resolution Designating the 2024 Meeting Dates

Offered by:	<u>Naomi Riley</u>	Seconded by:	<u>Wendel Thomas</u>
Stephen	James	Wendel	Jim
<i>Vote:</i> Lella	<u>Absent</u>	<u>X</u>	<u>Absent</u>
	Manning <u>X</u>	Thomas <u>X</u>	Webb
	Riley		

RESOLUTION NO. 24-01

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 NAOMI RILEY to serve as the Chairperson of the Neptune Township Rent Leveling Board for the year 2024.

Offered by: WENDEL THOMAS

Seconded by: JAMES MANNING

Vote:

Stephen
Lella absent Naomi
Riley

✓ James
Manning ✓

Wendel
Thomas ✓ Jim
Webb absent

Dated: January 4, 2024

Naomi Riley
Chairperson

ATTEST:



Dainene Roberts
Secretary

I hereby certify the foregoing to be a true copy of the resolution adopted by the Neptune Township Rent Leveling Board at a meeting held on January 4, 2024.



Dainene Roberts
Secretary

RESOLUTION NO. 24-02

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 Stephen Lella to serve as the Vice-Chairperson of the Neptune Township Rent Leveling Board for the year 2024.

Offered by: Wendel Thomas

Seconded by: JAMES MANNING

Vote:

Stephen
Lella absent

Naomi
Riley

✓ James
Manning

✓ Wendel
Thomas


✓ Jim
Webb

absent


Dated: January 4, 2024

Naomi Riley
Chairperson

ATTEST:


Dainene Roberts
Secretary

I hereby certify the foregoing to be a true copy of the resolution adopted by the Neptune Township Rent Leveling Board at a meeting held on January 4, 2024.


Dainene Roberts
Secretary

RESOLUTION NO. 24-03

**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:

Regular meetings of the Neptune Township Rent Leveling Board for the year 2024 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 1, 2024
March 7, 2024
April 4, 2024
May 2, 2024
June 6, 2024
July 18, 2024
August 1, 2024
September 5, 2024
October 3, 2024
November 7, 2024
December 5, 2024

; and the Reorganization Meeting for the year 2025, will be January 16, 2025

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.

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.

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.

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 Township, 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.

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.

Offered by:	<u>NAOMI RILEY</u>	Seconded by:	<u>WENDEL THOMAS</u>
	Stephen		James
	Lella		Manning
Vote:	<u>ab</u>	<u>✓</u>	<u>✓</u>
	Naomi		Wendel
	Riley		Thomas
			Jim
			Webb
			<u>absent</u>

Dated: January 4, 2024

Naomi Riley
Chairperson

ATTEST:



Dainene Roberts
Secretary

I hereby certify that the foregoing is a true copy of the resolution adopted by the Neptune Township Rent Leveling Board at a meeting held on January 4, 2024.



Dainene Roberts
Secretary

NEPTUNE TOWNSHIP RENT LEVELING BOARD

MEETING AGENDA

January 4, 2024

APPROVAL OF MINUTES:

Approving the Minutes of the **November 2, 2023**, Meeting

Offered by:	<u>James Manning</u>	Seconded by:	<u>Naomi Riley</u>						
Stephen	James	Naomi	Wendel	Jim					
<i>Vote:</i> Lella	<u>Absent</u>	Manning	<u>X</u>	Riley	<u>X</u>	Thomas	<u>X</u>	Webb	<u> </u>

CONSUMER PRICE INDEX: (Read by the Chairperson)

In November, the Consumer Price Index, was at 324.520, which is an increase of only point three percent (.3%) over the month, and four percent (4%) over the year.

DISCUSSION ITEM(S)

Mr. Anthony shared that the following meeting should either be Zoom or cancelled. He further shared that the Rent Leveling Board Secretary should inquire with the Municipal Clerk with adding the appeal, (Kapetanovitch v. McNeely Properties) to the upcoming Township Committee Meeting on January 22, 2024.

VACANCY DECONTROL

Mr. Anthony went over the processes of the Vacancy Decontrol. Mr. Manning and Mr. Thomas requested an updated spreadsheet. Mr. Anthony suggested that a copy of the Rent Leveling Board ordinance, specifically the section of 'Vacancy Decontrol' be sent to the Landlords along with a letter from the Rent Leveling Board Attorney. The Rent Leveling Board Secretary should inquire of the current list of rentals from the Mercantile Department.

PUBLIC PARTICIPATION

No public participation.

ADJOURNMENT

Offered by:	<u>James Manning</u>	Seconded by:	<u>Wendel Thomas</u>						
Stephen	James	Naomi	Wendel	Jim					
<i>Vote:</i> Lella	<u>Absent</u>	Manning	<u>X</u>	Riley	<u>X</u>	Thomas	<u>X</u>	Webb	<u>Absent</u>

Time Meeting Adjourned: 6:35pm