

**NEPTUNE TOWNSHIP  
RENT LEVELING BOARD  
MEETING MINUTES**

**August 1, 2024**

The Vice Chairperson, Stephen Lella, called the Rent Leveling Board Meeting to order at 6:05pm and requested the Secretary, Dainene Roberts, to call the roll. The following members were present: Stephen Lella, James Manning, and Wendel Thomas. Members Absent: Naomi Riley and James Webb.

The Vice Chairperson, Stephen Lella, 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**

**APPROVAL OF MINUTES:**

Approving the minutes of the June 6, 2024, meeting. A motion was made for the correction of the minutes by Mr. Wendel Thomas.

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

**CONSUMER PRICE INDEX:**

In June, the Consumer Price Index, was at a 334.782, which is a decrease of a point one percent (.1%) over the month, and an increase of three percent (3%) over the year.

**VACANCY DECONTROL**

No discussion regarding vacancy decontrol.

**DISCUSSION ITEM(S)**

**D1) Mobile Homes**

Mr. Anthony discussed the topic of Mobile Homes and how it is also included in Rent Control. He further shared that the Zoning and Code Departments should refer the complaints to the Rent Leveling Board. Also discussed by Mr. Anthony that the Rent Leveling Board is the Board Pamphlet includes Mobile Homes being subject to rent control. Mr. Manning confirmed. It was also discussed that this pamphlet was being handed out during Neptune Day and including Mobile Homes. Mr. Thomas inquired regarding the number of mobile homes. Mr. Anthony shared he believed there was only one (1). Mr. Manning confirmed about ten (10) or twelve (12) Mobile Homes. Mr. Thomas asked if we could send the tenants the pamphlets to the tenants. The Rent Leveling Board shared there is no budget. Mr. Manning shared that the Board should look into utilizing a newsletter.

**D2) Public Needs Regarding Rent Control/Tenant Education (Processes & Procedures)**

Mr. Manning further shared since the Board established, he would like to draft a report or a list before the Committee to share what the Board does and its importance to the Township and its

residents. Mr. Anthony shared that the reduce services are typically stringent is due to the Zoning and Code Department solving the cases before it can come before the Board.

**D2) Neptune Day (Needs, Questions, etc.)**

Ms. Roberts confirmed that the Board has a booth for Neptune Day. Mr. Anthony asked who was going to man the booth. Mr. Manning and Mr. Lella also volunteered. Mr. Lella asked about preparation. Ms. Roberts shared further details will be provided. Confirmation of forms and materials to provide to participants were also discussed.

**PUBLIC PARTICIPATION**

There was no public participation.

**ADJOURNMENT**

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

Time Meeting Adjourned: 6:43pm



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Rent Leveling Board Secretary

Dainene Roberts