

**NEPTUNE TOWNSHIP
RENT LEVELING BOARD
MEETING MINUTES**

November 7, 2024

The Chairperson, Naomi Riley, called the Rent Leveling Board Meeting to order at 6:10pm and requested the Acting Board Secretary, April Perpignan, to call the roll. The following members were present: Naomi Riley, James Manning, and Wendel Thomas. Members Absent: Stephen Lella and James Webb. Gene Anthony, the Rent Leveling Board Attorney, attended the meeting via phone.

The Chairperson, Naomi Riley, stated an adequate notice of this meeting as required by R.S. 10:4-10 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 August 1, 2024, meeting.

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| Offered by: | <u>Wendel Thomas</u> | Seconded by: | <u>James Manning</u> |
| Stephen | James | 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> |

CONSUMER PRICE INDEX:

In August, the Consumer Price Index, stood at a 336.534, which was an increase of a point two percent (.2%) over the month, and an increase of two-point four percent (2.4%) over the year. September's current CPI stands at 337.889.

VACANCY DECONTROL

Mr. Manning shared that only seven (7) landlords provided vacancy decontrol forms for the month. Mr. Anthony rebutted that another notification should go out to the list of landlords of the Township regarding vacancy decontrol for next year.

DISCUSSION ITEM(S)

D1) Neptune Day Update and Suggestions

Ms. Riley thank the Board members for their participation during Neptune Day. She further shared she received complaints from Tenants. Ms. Riley proposed an alternate process for tenants to share their complaints. Mr. Anthony provided that the complaints are typically handled by the Board Secretary and rectified either by the secretary and himself prior to coming before the Board. Mr. Anthony proposed that a new process may be discuss in the upcoming year. Mr. Manning asked if a complaint form was ever filled out by the tenants. Ms. Riley shared that tenants were discouraged by the information that they were told. Mr. Manning shared that a spreadsheet should be made by the Board Secretary regarding the incoming complaints.

D2) Report to Neptune Township Committee Board

Jim Manning proposed that an annual report should be brought before the Township Board illustrating what we do, actions that we have taken, including that denials that were taken. He further shared that it should also include our Board's outreach with the public, like our participation in Neptune Day. Mr. Manning expressed that it would benefit the Board, when submitted during the first quarter of the next year, for two reasons; one: it shows the Board's great work and, two: it will generate some interest from the public to join the Board. Mr. Manning shared that he would work with the Board Secretary and Mr. Anthony to gather adopted resolutions, forms, and documents to prepare for the report.

Mr. Thomas expressed the public Asbury Park took interest in our Board's forms. Mr. Anthony explained what impact reduced services has on tenants.

A discussion was had regarding the proposed change in time for future meetings.

PUBLIC PARTICIPATION

There was no public participation.

ADJOURNMENT

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| Offered by: | <u>Wendel Thomas</u> | | | Seconded by: | <u>James Manning</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: 6:45pm



Interim Rent Leveling Board Secretary
April Perpignan