NEPTUNE TOWNSHIP RENT LEVELING BOARD
REGUALR MEETING AGENDA
November 5, 2026 – 6:00 P.M.

The Chairperson calls the meeting to order and requests the Secretary to call the roll:

Roll Call	Present/ Absent
Wendel Thomas	
Naomi Riley	
James Manning	
Eileen Conyers	
Teresa Bell	

Also present: Jonathan Cohen, Acting Rent Leveling Board Attorney; April Perpignan, Rent Leveling Board Secretary

FLAG SALUTE

The Chairperson announces that the notice requirements of R.S. 10:4-18 have been satisfied by the publication of the required advertisement in the Coaster, posting the notice on the Board in the Municipal Complex, and filing a copy of the said notice with the Municipal Clerk.

APPROVAL OF MINUTES:
Approving the Minutes of the October 1, 2026, Meeting

Offered by: _____ **Seconded by:** _____

	Wendel		Naomi		James		Eileen		Teresa	
Vote:	Thomas	_____	Riley	_____	Manning	_____	Conyers	_____	Bell	_____

CONSUMER PRICE INDEX:
In September, the Consumer Price Index, stood at a 363.870 which was an increase of a point six percent (0.6%) over the month, and an increase of three-point seven percent (3.7%) over the year.

VACANCY DECONTROL
See Attached

DISCUSSION ITEM(S)

NEW BUSINESS

PUBLIC PARTICIPATION

ADJOURNMENT

Time Meeting Adjourned: _____

Consumer Price Index

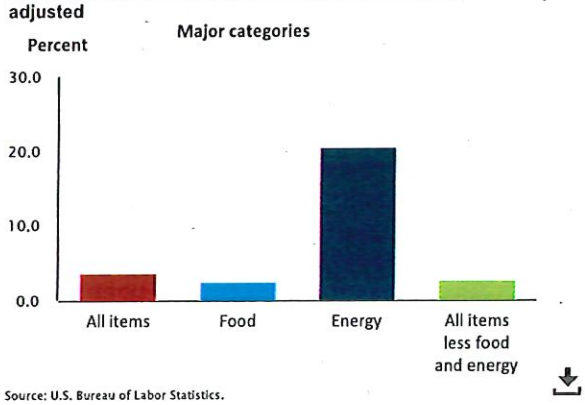
The **Consumer Price Index (CPI)** is a measure of the average change over time in the prices paid by urban consumers for a market basket of consumer goods and services. Indexes are available for the U.S. and various geographic areas. Average price data for select utility, automotive fuel, and food items are also available.

NOTICES

- Index data for energy in Baltimore-Columbia-Towson, Maryland for June 2026 through September 2026 were incorrect as published in the database and the area news releases. Read More »
- In summer 2025, BLS announced reductions to CPI data collection across the country and a suspension of data collection in Lincoln, Nebraska; Provo, Utah; and Buffalo, New York. Read More »

CHARTS

12-month percentage change, Consumer Price Index, selected categories, September 2026, not seasonally adjusted



Source: U.S. Bureau of Labor Statistics.

read more »

LATEST NUMBERS

+0.6%

Consumer Price Index (CPI): in Sep 2026

read more »

NEWS RELEASES

CPI for all items increases 0.6% in September; gasoline rises

10/14/2026

In September, the Consumer Price Index for All Urban Consumers rose 0.6 percent, seasonally adjusted (SA), and rose 3.7 percent over the year, not seasonally adjusted (NSA). The index for all items less food

and energy rose 0.3 percent in September (SA), up 2.6 percent over the year (NSA).

HTML | PDF | RSS | Charts | Local and Regional CPI

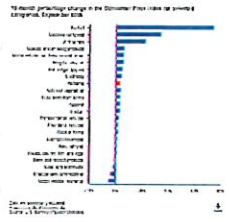
NEXT RELEASE

The Consumer Price Index for October 2026 is scheduled to be released on November 10, 2026, at 8:30 A.M. Eastern Time.

read more »

PUBLICATIONS

THE ECONOMICS DAILY



Prices for gasoline increased 34.2 percent over the year ended September 2026

From September 2025 to September 2026, prices for gasoline increased 34.2 percent. Over the same period, prices for fuel oil rose 74.2 percent, and airline fares were up 22.4 percent. Piped natural gas prices increased 5.0 percent, and electricity prices grew 4.4 percent over the year. Prices for all items increased 3.7 percent.

read more »

U.S. BUREAU OF LABOR STATISTICS Consumer Price Index Office of Prices and Living Conditions Suitland Federal Center Floor 7 4600 Silver Hill Road Washington, DC 20212-0002

Telephone: 202-691-7000 www.bls.gov/CPI Contact CPI

Databases, Tables & Calculators by Subject

Special Notices 1/14/2026

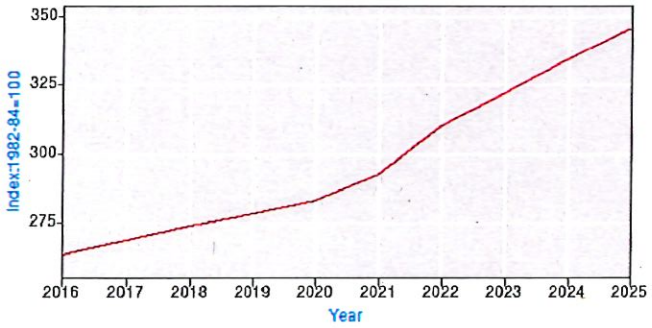
Change Output Options: From: 2016 To: 2026 GO

include graphs include annual averages More Formatting Options

Data extracted on: October 29, 2026 (3:46:30 PM)

Consumer Price Index for All Urban Consumers (CPI-U)

Series Id: CUURS12ASA0
Not Seasonally Adjusted
Series Title: All items in New York-Newark-Jersey City, NY-NJ-PA, all urban consumers, not seasonally adjusted
Area: New York-Newark-Jersey City, NY-NJ-PA
Item: All items
Base Period: 1982-84=100



Download: xlsx

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual	HALF1	HALF2
2016	260.342	260.875	261.508	262.619	263.312	263.877	263.722	264.160	264.602	264.738	265.203	265.421	263.365	262.089	264.641
2017	266.917	267.662	267.582	267.948	268.183	268.666	268.051	268.657	270.059	269.575	269.381	269.564	268.520	267.826	269.215
2018	270.771	272.214	272.196	272.950	274.001	274.170	274.073	274.441	275.455	275.101	274.478	273.836	273.641	272.717	274.564
2019	275.144	275.823	276.570	277.441	278.068	278.802	278.817	279.428	279.338	279.255	279.468	279.816	278.164	276.975	279.354
2020	282.020	282.577	281.975	280.623	282.092	282.333	283.624	283.478	284.551	284.121	283.291	284.350	282.920	281.937	283.903
2021	285.525	286.474	287.481	289.493	290.991	293.872	293.553	293.927	295.488	296.472	297.490	296.865	292.303	288.973	295.633
2022	300.164	301.151	305.024	307.781	309.243	313.589	312.615	313.280	313.880	314.338	314.975	315.656	310.141	306.159	314.124
2023	318.151	319.295	319.038	319.211	320.002	321.290	322.496	324.380	325.613	325.288	324.520	324.691	321.998	319.498	324.498
2024	328.006	328.606	329.829	331.270	332.633	334.782	335.642	336.534	337.889	338.166	338.535	338.610	334.209	330.854	337.563
2025	341.144	342.333	342.508	344.047	343.886	346.332	346.385	347.266	348.096	-(X)	348.620	350.003	345.511	343.375	348.074
2026	350.947	353.366	356.169	359.774	361.362	360.529	362.189	362.328	363.870					357.025	

X : Data unavailable due to the 2025 lapse in appropriations

Date Received	Apartment Complex/ Property Address	Block	Lot	Previous Rental Amount	New Rental Amount	Rental Increase ($)	Rental Increase (%)
10/15/2026	39 Central Ave	148	4	$1,463.00	$1,669.00	$206.00	12%