

**NEPTUNE TOWNSHIP RENT LEVELING BOARD**  
**REGULAR MEETING AGENDA**  
**March 5, 2026 – 6:00 P.M.**

The Rent Leveling Board Attorney calls the meeting to order and requests the Secretary to call the roll:

<b>Roll Call</b>	<b><u>Present/ Absent</u></b>
Wendel Thomas	_____
Naomi Riley	_____
James Manning	_____
Eileen Conyers	_____
Teresa Bell Alt #1	_____

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

**FLAG SALUTE**

The Rent Leveling Board Secretary 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 February 5, 2026, Meeting

<b>Offered by:</b>	_____	<b>Seconded by:</b>	_____	
Wendel	Naomi	James	Eileen	Teresa Bell
<i>Vote:</i> Thomas	Riley	Manning	Conyers	Alt #1
___	___	___	___	___

**CONSUMER PRICE INDEX:**

In January, the Consumer Price Index, stood at a 350.947, which was an increase of a point two percent (0.2%) over the month, and an increase of two-point four percent (2.4%) over the year.

**VACANCY DECONTROL**

See Attached Chart

**DISCUSSION ITEM(S)**

(Placeholder)

**PUBLIC PARTICIPATION**

**RESOLUTION(S):**

**Resolution #26-05: Authorizing Executive Session – Draft Ordinance Amending Chapter 4-30 of the Code of the Township of Neptune to Establish a Fixed Numerical Rent Increase Limit for Covered Dwelling Sites in Manufactured Home Parks**

**Offered by:** \_\_\_\_\_  
Wendel \_\_\_\_\_ Naomi \_\_\_\_\_ James \_\_\_\_\_ Eileen \_\_\_\_\_ Teresa Bell \_\_\_\_\_  
*Vote:* Thomas \_\_\_\_\_ Riley \_\_\_\_\_ Manning \_\_\_\_\_ Conyers \_\_\_\_\_ Alt #1 \_\_\_\_\_

**ADJOURNMENT**

Time Meeting Adjourned: \_\_\_\_\_

**NEPTUNE TOWNSHIP RENT LEVELING BOARD  
REGULAR MEETING  
February 5, 2026**

**APPROVAL OF MINUTES:**

Approving the Minutes of February 5, 2026 Meeting:

**Offered by:**      Mr. Manning                      **Seconded by:** Ms. Bell

	Wendel	Naomi	James	Eileen	Teresa
	Thomas	Riley	Manning	Conyers	Bell
<b>Vote:</b>	<u>Yay</u>	<u>Absent</u>	<u>yay</u>	<u>Absent</u>	Alt #1 <u>yay</u>

**RESOLUTION(S):**

**Resolution #26-05: Authorizing Executive Session Eldridge Manufacture Home Community Mobile Home Park**

**Offered**  
**by:**              Mr. Manning                      **Seconded by:**                      Mr. Thomas

	Wendel	Naomi	James	Eileen	Teresa
	Thomas	Riley	Manning	Conyers	Bell
<b>Vote:</b>	<u>Yay</u>	<u>Absent</u>	<u>Yay</u>	<u>Absent</u>	<u>Yay</u>

**CONSUMER PRICE INDEX:**

In December, the Consumer Price Index stood at 350.003, which was an increase of a point three percent (0.3%) over the month, and an increase of two-point seven percent (2.7%) over the year.

**VACANCY DECONTROL**

**DISCUSSION ITEM(S)**

Mr. Cohen stated that a plaque for the former Rent Leveling Board Attorney, Gene Anthony, should be created.

Mr. Thomas read the plaque’s proposed wording to the Board for approval.

The Rent Leveling Board approved the wording for Gene Anthony’s plaque.

Mr. Cohen asked the Board Secretary what the status is regarding a trifold of the information on the Rent Leveling Board.

**PUBLIC PARTICIPATION**

No public participation.

**EXECUTIVE SESSION**

Mr. Thomas offered the following resolution. Mr. Manning made a motion to go into Executive Session and seconded by Mr. Thomas. Resolution 26-04 adopted.

**TOWNSHIP OF NEPTUNE**

**RESOLUTION 26-04**

**AUTHORIZE AN EXECUTIVE SESSION AS AUTHORIZED BY THE OPEN  
PUBLIC MEETINGS ACT**

**WHEREAS**, Section 8 of the Open Public Meetings Act, Chapter 231, P.L. 1975, permits the exclusion of the public from a meeting in certain circumstances; and,

**WHEREAS**, this public body is of the opinion that such circumstances presently exist,

**THEREFORE, BE IT RESOLVED**, by the Township Committee of the Township of Neptune, County of Monmouth, as follows:

1. The Public shall be excluded from discussion of and action upon the hereinafter specified subject matters.
2. The general nature of the subject matter to be discussed is as follows: Attorney Client Privilege - Rent Leveling Board Attorney
3. It is anticipated at this time that the above stated subject matters will be made public when matters are resolved.
4. This Resolution shall take effect immediately.

**CERTIFICATION**

I, April Perpignan of the Township of Neptune hereby certify that the foregoing is a true copy of a resolution duly adopted by the Rent Leveling Board of Neptune, Monmouth County, State of New Jersey at a meeting held on February 5, 2026.

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April Perpignan  
Acting Rent Levelling Board Secretary

**ADJOURNMENT**

**Offered by:** Mr. Manning                      **Seconded by:** Ms. Bell  
Wendel                      Naomi                      James                      Eileen                      Wendel  
**Vote:** Thomas yay Riley Absent Manning yay Conyers Absent Thomas yay

Time Meeting Adjourned: 6:25pm

\_\_\_\_\_  
April Perpignan  
Acting Secretary



# Consumer Price Index

- CPI Home
- CPI Publications ▾
- CPI Data ▾
- CPI Methods ▾
- About CPI ▾
- Contact CPI

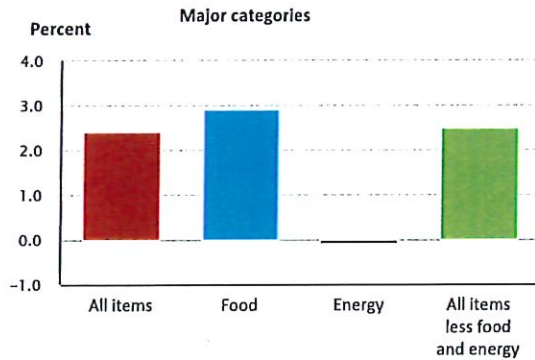
The **Consumer Price Index (CPI)** is a measure of the average change over time in the prices paid by urban consumers for a market basket of consumer goods and services. Indexes are available for the U.S. and various geographic areas. Average price data for select utility, automotive fuel, and food items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

## NOTICES

- » [Questions and answers on the 2025 federal government shutdown impact on the Consumer Price Index](#) [Read More »](#)

### CHARTS

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



Source: U.S. Bureau of Labor Statistics.

[read more »](#)

### LATEST NUMBERS

**+0.2%**

Consumer Price Index (CPI): in Jan 2026



[read more »](#)

### NEWS RELEASES

**CPI for all items rises 0.2% in January; shelter up**

02/13/2026

In January, the Consumer Price Index for All Urban Consumers rose 0.2 percent, seasonally adjusted, and rose 2.4 percent over the last 12 months, not seasonally adjusted. The index for all items less food and energy increased 0.3 percent in January (SA); up 2.5 percent over the year (NSA).

[HTML](#) | [PDF](#) | [RSS](#) | [Charts](#) | [Local and Regional CPI](#)

### NEXT RELEASE

February 2026 CPI data are scheduled to be released on March 11, 2026, at 8:30 A.M. Eastern Time.

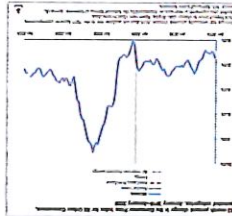
[read more »](#)

## PUBLICATIONS

THE ECONOMICS DAILY

### Consumer prices up 2.4 percent over the year ended January 2026

The all items Consumer Price Index for All Urban Consumers increased 2.4 percent over the 12 months ending January 2026, after rising 2.7 percent for the year ending December 2025. A year earlier, in January 2025, the 12-month change in the all items index was 3.0 percent. [read more »](#)




1 2 3

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](http://www.bls.gov/cpi) [Contact CPI](#)


# Databases, Tables & Calculators by Subject

 [Special Notices](#) 1/14/2026

Change Output Options:

From:  To:  

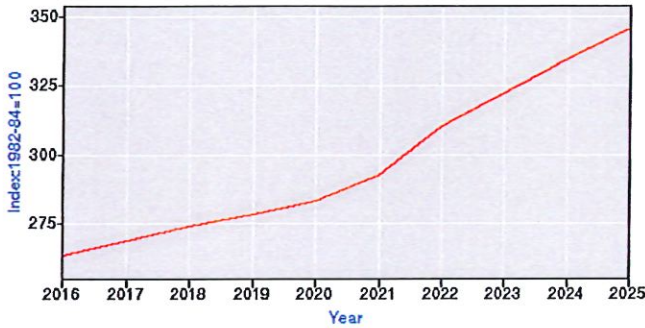
include graphs  include annual averages

[More Formatting Options](#) 

Data extracted on: March 4, 2026 (3:14:26 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														

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 (%)
1/6/2026	45 Broadway	245	13	\$2,600.00	\$2,600.00	\$0.00	0%



**TOWNSHIP OF NEPTUNE**

**RESOLUTION 26-05**

**AUTHORIZE AN EXECUTIVE SESSION AS AUTHORIZED BY THE OPEN PUBLIC MEETINGS ACT**

**WHEREAS**, Section 8 of the Open Public Meetings Act, Chapter 231, P.L. 1975, permits the exclusion of the public from a meeting in certain circumstances; and,

**WHEREAS**, this public body is of the opinion that such circumstances presently exist,

**THEREFORE, BE IT RESOLVED**, by the Township Committee of the Township of Neptune, County of Monmouth, as follows:

1. The Public shall be excluded from discussion of and action upon the hereinafter specified subject matters.
2. The general nature of the subject matter to be discussed is as follows: Attorney Client Privilege - Rent Leveling Board Attorney
3. It is anticipated at this time that the above stated subject matters will be made public when matters are resolved.
4. This Resolution shall take effect immediately.

**CERTIFICATION**

I, April Perpignan of the Township of Neptune hereby certify that the foregoing is a true copy of a resolution duly adopted by the Rent Leveling Board of Neptune, Monmouth County, State of New Jersey at a meeting held on March 5, 2026.

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April Perpignan  
Acting Rent Levelling Board Secretary

**ORDINANCE NO. \_\_\_\_-2026**

**AN ORDINANCE AMENDING CHAPTER 4-30 OF THE CODE OF THE TOWNSHIP OF NEPTUNE TO ESTABLISH A FIXED NUMERICAL RENT INCREASE LIMIT FOR COVERED DWELLING SITES IN MANUFACTURED HOME PARKS**

**WHEREAS**, P.L.2025, c.85 establishes a statewide limitation of three and one-half percent (3.5%) per twelve-month period on rent increases for covered dwelling sites in manufactured home parks; and

**WHEREAS**, State law permits municipalities to retain jurisdiction over covered dwelling sites if the municipality adopts a fixed numerical rent increase limit not exceeding three and one-half percent (3.5%) per twelve-month period; and

**WHEREAS**, the Township Committee desires to amend Chapter 4-30 of the Code of the Township of Neptune to conform to State law while preserving local administration and enforcement authority;

**NOW, THEREFORE, BE IT ORDAINED** by the Township Committee of the Township of Neptune as follows:

**SECTION 1.** Amendment to § 4-30.1 (Definitions)

Section 4-30.1 is hereby amended to add the following definitions:

Covered dwelling site shall mean a parcel of land within a manufactured home park that is leased to the owner of a manufactured home, modular building, or industrialized building for living and dwelling purposes for tenancy on the site.

Manufactured home shall mean a structure constructed in accordance with applicable federal manufactured housing standards and designed for residential occupancy.

Manufactured home park shall mean a parcel of land, or two or more contiguous parcels of land, designed and improved such that the land contains two or more sites equipped for placement of manufactured homes, modular buildings, or industrialized buildings under common ownership and control, other than as a cooperative, for the purpose of leasing each site to the owner of such structure for installation thereon and where the owner provides services including, but not limited to, construction and maintenance of streets, lighting of common areas, garbage removal, snow removal, and drainage of surface water.

**SECTION 2.** Creation of § 4-30.2A – Covered Dwelling Sites (Manufactured Home Parks)

A new Section 4-30.2A is hereby added as follows:

#### 4-30.2A Covered Dwelling Sites – Fixed Numerical Rent Increase Limit.

a. Notwithstanding any provision of § 4-30.2 or any other section of this Chapter to the contrary, the rent for a covered dwelling site in a manufactured home park shall not be increased by more than three and one-half percent (3.5%) over the rent charged during the prior twelve (12) month period.

b. Only one (1) rent increase per covered dwelling site shall be permitted within any twelve (12) month period.

c. Upon the voluntary, uncoerced, or court-authorized termination of a tenancy in which no tenant from the prior tenancy remains in lawful possession of the covered dwelling site, the landlord may establish the initial rent for the new tenancy. All subsequent increases shall be subject to subsection (a) of this section.

d. Any lease or agreement provision providing for an increase in excess of three and one-half percent (3.5%) within a twelve (12) month period shall be void and unenforceable.

#### e. Enforcement.

1. Any rent increase imposed in violation of this section shall be void and unenforceable.
2. The Rent Leveling Board shall have jurisdiction to hear and adjudicate complaints alleging violations of this section and to order appropriate relief consistent with this Chapter.
3. Violations shall be subject to the penalties set forth in § 4-32 of this Chapter.

#### f. Hardship and Capital Improvement Petitions.

1. A landlord of a covered dwelling site may petition the Neptune Township Rent Leveling Board for approval of a rent increase in excess of three and one-half percent (3.5%) upon submission of documentation demonstrating:

(a) Unanticipated increases in taxes, assessments, maintenance, utilities, insurance, management expenses, or costs associated with the abatement of hazardous conditions; or

(b) Capital improvements to the manufactured home park requiring the increase.

2. The landlord shall:

(a) Post notice of the petition in a conspicuous place within the manufactured home park;

(b) Serve each affected tenant personally or by certified mail with a copy of the petition and supporting documentation;

(c) Provide written notice of the hearing date at least ten (10) days prior to the hearing.

3. The Rent Leveling Board shall conduct a hearing and determine whether the requested increase is reasonable and necessary, taking into consideration:

- (a) The documentation submitted by the landlord;
- (b) The physical condition of the manufactured home park;
- (c) The landlord's operating expenses and profitability;
- (d) The arguments presented by affected tenants.

4. Any increase granted pursuant to this subsection shall be limited to the amount necessary to address the demonstrated need and shall not be unconscionable.

### **SECTION 3. Amendment to § 4-30.2**

Section 4-30.2(b) is amended by adding the following sentence:

“This subsection shall not apply to covered dwelling sites in manufactured home parks, which shall instead be governed by § 4-30.2A.”

### **SECTION 4. Intent to Retain Municipal Jurisdiction.**

It is the intent of this Ordinance to establish a fixed numerical rent increase limit not exceeding three and one-half percent (3.5%) per twelve (12) month period for covered dwelling sites in order to retain municipal jurisdiction for implementation and enforcement of such provisions.

### **SECTION 5. Severability.**

If any section, subsection, paragraph, sentence, clause, or phrase of this Ordinance shall be declared invalid by a court of competent jurisdiction, such decision shall not affect the remaining portions of this Ordinance, which shall remain in full force and effect. It is hereby declared that the Township Committee would have adopted this Ordinance and each section, subsection, paragraph, sentence, clause, and phrase thereof irrespective of the fact that any one or more portions may be declared invalid.

### **SECTION 6. Effective Date.**

This Ordinance shall take effect upon final passage and publication according to law and shall apply only to rent increases for covered dwelling sites noticed on or after the effective date of this Ordinance. Nothing herein shall be construed to apply retroactively.