

**NEPTUNE TOWNSHIP
RENT LEVELING BOARD
MEETING MINUTES**

June 6, 2024

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

Wendel Thomas present at the meeting at 6:10pm.

Wendel Thomas departed the meeting at 6:12pm. (Correction)

The Rent Leveling Board President, Naomi Riley, 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~~

Approving the Minutes of the January 4, 2024, Meeting (Correction)

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

CONSUMER PRICE INDEX:

In April, the Consumer Price Index, was at 331.270, which is an increase of point three percent (.3%) over the month, and three-point, four percent (3.4%) over the year.

VACANCY DECONTROL

Mr. Anthony will prepare a letter to all Landlords as a reminder for Vacancy Decontrol.

DISCUSSION ITEM(S)

D1) Public Needs Regarding Rent Control (Processes & Procedures)

Mr. Anthony stated there has not been a complaint before the Rent Leveling Board for the year. Mr. Anthony shared his concerns on why complaints have not been filed. Mr. Anthony asked the Secretary if any complaints have been filed from Winding Ridge. Ms. Roberts has not received any complaints. A further discussion was taken place regarding reduced credits. Mr. Manning shared an article should go out in a Townwide newsletter. Ms. Riley shared that the Board should participate in Neptune Day. She further shared she spoke with the Mayor to get more members on the Rent Leveling Board. Mr. Manning asked Mr. Manning if there is a requirement for leases to have information about the Rent Leveling Board. Mr. Anthony shared there is no legislation

regarding that. Mr. Manning and Mr. Anthony suggested amended the Rent Control Ordinance. Mr. Manning asked about the tri-fold brochure that was utilized by the Rent Control Board a few years ago. Mr. Manning, Ms. Riley and Mr. Anthony suggested the brochure be used again and distributed in the Front Lobby of the Municipal Building. Ms. Riley inquired of Neptune Day. Mr. Anthony discussed rent control tenant processes. Mr. Manning shared he would like to get an article in the Coaster.

PUBLIC PARTICIPATION

There was no public participation.

ADJOURNMENT

Offered by: Stephen Lella **Seconded by:** James Manning

Stephen James Naomi Wendel X Jim
Vote: Lella X Manning X Riley X Thomas Absent Webb Absent
Time Meeting Adjourned: 6:37pm

The minutes have been approved as corrected.



Rent Leveling Board Secretary

Dainene Roberts