

NEPTUNE TOWNSHIP RENT LEVELING BOARD
REGULAR MEETING AGENDA
October 1, 2026 – 6:00 P.M.

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

Roll Call	<u>Present/ Absent</u>
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 September 3, 2026, Meeting

Offered by:

Wendel _____ Naomi _____
Vote: Thomas _____ Riley _____

Seconded by:

James _____ Eileen _____ Teresa _____
Manning _____ Conyers _____ Bell _____

CONSUMER PRICE INDEX:

In August, the Consumer Price Index, stood at a 362.328 which was an increase of a point four percent (0.4%) over the month, and an increase of three-point four percent (3.4%) over the year.

VACANCY DECONTROL

Nothing to report

DISCUSSION ITEM(S)

NEW BUSINESS

PUBLIC PARTICIPATION

RESOLUTION(S)

Resolution #26-07: Memorializing the Board's determination on the hardship application for 145 Main Avenue

ADJOURNMENT

Time Meeting Adjourned: _____



Consumer Price Index

Search Consumer Go

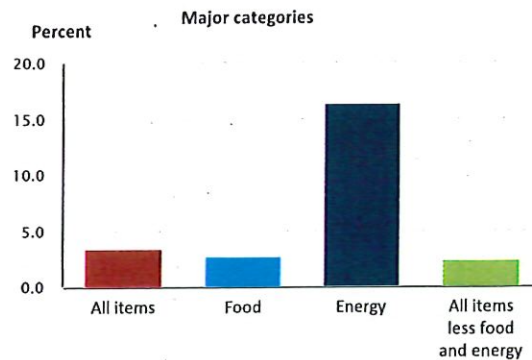
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The **Consumer Price Index (CPI)** is a measure of the average change over time in the prices paid by urban consumers for a market basket of consumer goods and services. Indexes are available for the U.S. and various geographic areas. Average price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

Error processing SSI file

CHARTS

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

[read more »](#)

LATEST NUMBERS

+0.4%

Consumer Price Index (CPI): in Aug 2026

[read more »](#)

NEWS RELEASES

CPI for all items increases 0.4% in August; gasoline rises

09/11/2026

In August, the Consumer Price Index for All Urban Consumers rose 0.4 percent, seasonally adjusted (SA), and rose 3.4 percent over the last 12 months, not seasonally adjusted (NSA). The index for all items less food and energy rose 0.3 percent in August (SA), up 2.4 percent over the year (NSA).

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

NEXT RELEASE



Databases, Tables & Calculators by Subject

Change Output Options:

From: 2016 To: 2026



include graphs



include annual averages

[More Formatting Options](#) [Special Notices](#) 1/14/2026

Data extracted on: September 24, 2026 (3:39:34 PM)

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

Series Id: CUURS12ASA0

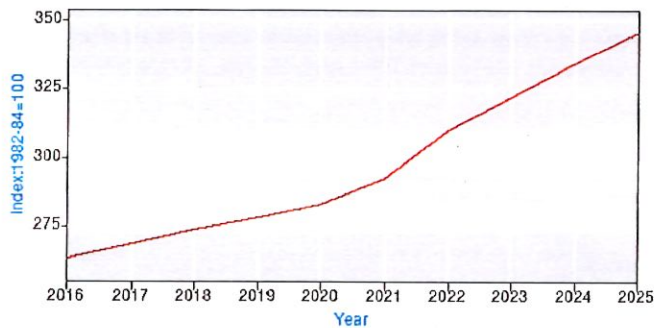
Not Seasonally Adjusted

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:



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						357.025	

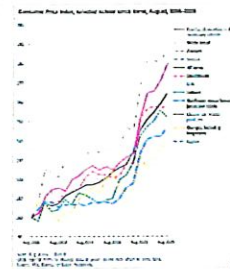
X: Data unavailable due to the 2025 lapse in appropriations

The Consumer Price Index for September 2026 is scheduled to be released on October 14, 2026, at 8:30 A.M. Eastern Time.

[read more »](#)

PUBLICATIONS

THE ECONOMICS DAILY



School lunch prices over the last 20 years

Ask a young student what's their favorite subject ... and many of them might say, "lunch!" Those same students might not pay much attention to the cost of lunch items, but the price of lunch is a subject many parents study closely. For example, common sandwich items, white bread,

lunchmeats, and lettuce have risen 87.5 percent, 58.3 percent, and 52.0 percent, respectively over the past 20 years. [read more »](#)

1 2 3 4 5

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](#)

**TOWNSHIP OF NEPTUNE
RENT LEVELING BOARD
RESOLUTION NO. 2026-07**

**RESOLUTION MEMORIALIZING THE BOARD'S DETERMINATION
ON THE HARDSHIP APPLICATION FOR 145 MAIN AVENUE**

WHEREAS, the landlord of the residential rental property located at 145 Main Avenue submitted a hardship application to the Township of Neptune Rent Leveling Board (the "Board") pursuant to Section 4-30.4 of the Township Rent Control Ordinance; and

WHEREAS, the Board conducted a hearing on the application at its September 3, 2026 meeting and considered the application, supporting materials, testimony, and record presented to the Board; and

WHEREAS, after considering the record, the Board determined that the landlord had established a hardship but that the full increase requested was not warranted, and voted to approve an overall ten percent (10%) hardship rent increase; and

WHEREAS, Sections 4-30.4 and 4-30.7 of the Rent Control Ordinance and Section XIII of the Board's Rules and Regulations govern implementation of the approved increase and any appeal from the Board's determination.

NOW, THEREFORE, BE IT RESOLVED by the Rent Leveling Board of the Township of Neptune, County of Monmouth, State of New Jersey, as follows:

1. The Board hereby memorializes its September 3, 2026 determination that the landlord established a hardship justifying a rent increase for 145 Main Avenue, but not in the full amount requested.
2. The Board approves an overall ten percent (10%) hardship rent increase for 145 Main Avenue, to be allocated in accordance with Section 4-30.4 of the Rent Control Ordinance.
3. The landlord shall provide the tenants subject to the approved increase with at least thirty (30) days' notice in accordance with Section 4-30.4(f) before collecting the increase.
4. No approved increase shall take effect as to a tenant with an unexpired written lease until expiration of that lease unless the lease provides otherwise, as provided by Section 4-30.4(a).
5. This Resolution constitutes the Board's written determination memorializing its action on the hardship application. Any appeal shall be taken in accordance with Section 4-30.7 of the Rent Control Ordinance and Section XIII of the Board's Rules and Regulations.
6. The Board Secretary is authorized and directed to provide written notice of this final determination to the landlord and complainant in accordance with the Board's Rules and Regulations.
7. Nothing in this Resolution is intended to alter or expand any appeal or implementation period provided by the Rent Control Ordinance or the Board's Rules and Regulations.

Adopted: October 1, 2026

Wendel Thomas Chairperson

April Perpignan Board Secretary

CERTIFICATION

I certify that the foregoing Resolution was duly adopted by the Township of Neptune Rent Leveling Board at its meeting held on October 1, 2026.

VOTE: AYES: _____ NAYS: _____ ABSTENTIONS: _____ ABSENT: _____

April Perpignan Board Secretary