

NEPTUNE TOWNSHIP RENT LEVELING BOARD
REGUALR MEETING AGENDA
June 4, 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, Acting 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 May 7, 2026, Meeting

| | | | |
|--|-------|---------------------|-------|
| Offered by: | _____ | Seconded by: | _____ |
| Wendel _____ Naomi _____ James _____ Eileen _____ Teresa _____ | | | |
| <i>Vote:</i> Thomas _____ Riley _____ Manning _____ Conyers _____ Bell _____ | | | |

CONSUMER PRICE INDEX:

In April, the Consumer Price Index, stood at a 359.774 which was an increase of a point six percent (0.6%) over the month, and an increase of three-point eight percent (3.8%) over the year.

VACANCY DECONTROL

See Attached Chart

DISCUSSION ITEM(S)

The Township Mayor received concerns from tenants at Winding Ridge Townhomes regarding the landlord adjusting their thermostats during maintenance visits.

NEW BUSINESS

Tenant Complaint – Lino Torres 1827 Bangs Ave, Neptune, NJ 07753

PUBLIC PARTICIPATION

RESOLUTIONS(S):

Resolution #26-06: Authorizing Executive Session - McCredy application and Surfside Crossing LLC requesting a statutory exemption from the Rent Control Ordinance.


ADJOURNMENT

Time Meeting Adjourned: _____


Databases, Tables & Calculators by Subject

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

Change Output Options:

From: To: 

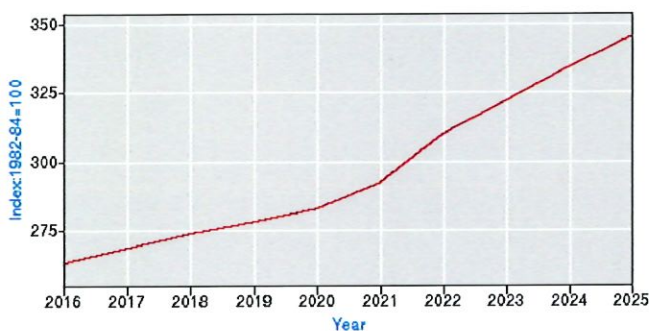
include graphs include annual averages

[More Formatting Options](#) 

Data extracted on: May 26, 2026 (12:44:01 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 |
| 2026 | 350.947 | 353.366 | 356.169 | 359.774 | | | | | | | | | | | |

X : Data unavailable due to the 2025 lapse in appropriations



Consumer Price Index

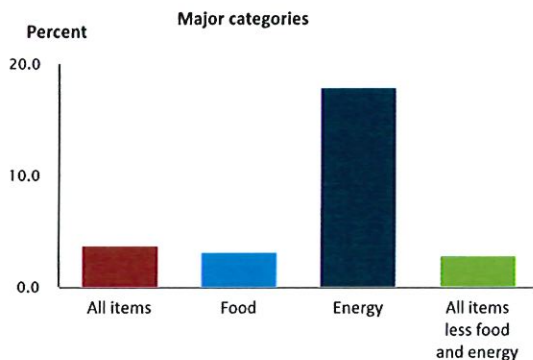
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The **Consumer Price Index (CPI)** is a measure of the average change over time in the prices paid by urban consumers for a market basket of consumer goods and services. Indexes are available for the U.S. and various geographic areas. Average price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

CHARTS

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



Source: U.S. Bureau of Labor Statistics.



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LATEST NUMBERS

+0.6%

Consumer Price Index (CPI); in Apr 2026



[read more »](#)

NEWS RELEASES

CPI for all items rises 0.6% in April; shelter and gasoline up
05/12/2026

In April, the Consumer Price Index for All Urban Consumers rose 0.6 percent, seasonally adjusted, and rose 3.8 percent over the last 12 months, not seasonally adjusted. The index for all items less food and energy increased 0.4 percent in April (SA); up 2.8 percent over the year (NSA).

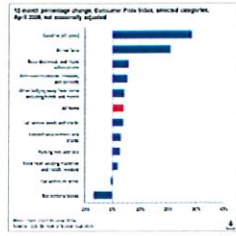
[HTML](#) | [PDF](#) | [RSS](#) | [Charts](#) | [Local and Regional CPI](#)

NEXT RELEASE

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

[read more »](#)

PUBLICATIONS
THE ECONOMICS DAILY



Summer vacations: prices for gasoline and air travel each up more than 20 percent over the year

With summer just around the corner, many people may be looking forward to a trip to the beach, the city, or another favorite locale. Let's look at how prices for some common vacation essentials

have changed from April 2025 to April 2026. [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](#)

