

NEPTUNE TOWNSHIP RENT LEVELING BOARD
REGULAR MEETING AGENDA
September 3, 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: Don Dinsmore, 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 August 6, 2026, Meeting

Offered by: _____

Wendel _____ Naomi _____
Vote: Thomas _____ Riley _____

Seconded by: _____

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

CONSUMER PRICE INDEX:

In July, the Consumer Price Index, stood at a 361.189 which was an increase of a point one percent (0.1%) over the month, and an increase of three-point four percent (3.4%) over the year.

VACANCY DECONTROL

Nothing to report

DISCUSSION ITEM(S)

145 Main Avenue Associates, LLC – Landlord Hardship Appeal

Tenant Complaint – Ryan Dalton – 145 Main Ave, Apt 1, Ocean Grove, NJ 07756

Tenant Complaint – Doug McCredy – 145 Main Ave, Apt 6, Ocean Grove, NJ 07756

Tenant Complaint – Jennifer Laker – 145 Main Ave, Apt 5, Ocean Grove, NJ 07756

NEW BUSINESS

PUBLIC PARTICIPATION

ADJOURNMENT

Time Meeting Adjourned: _____



Consumer Price Index

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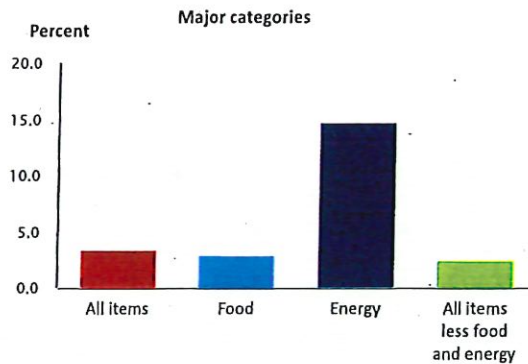
The **Consumer Price Index (CPI)** is a measure of the average change over time in the prices paid by urban consumers for a market basket of consumer goods and services. Indexes are available for the U.S. and various geographic areas. Average price data for select utility, automotive fuel, and food items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

NOTICES

[» 2028 Geographic Revision Notice \[Read More »\]\(#\)](#)

CHARTS

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



Source: U.S. Bureau of Labor Statistics.

[read more »](#)

LATEST NUMBERS

+0.1%

Consumer Price Index (CPI): In Jul 2026

[read more »](#)

NEWS RELEASES

CPI for all items increases 0.1% in July; shelter rises

08/12/2026

In July, the Consumer Price Index for All Urban Consumers rose 0.1 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 0.2 percent in July (SA); up 2.5 percent over the year (NSA).

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

NEXT RELEASE

Databases, Tables & Calculators by Subject

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

Change Output Options:

From: 2016 To: 2026



include graphs



include annual averages

[More Formatting Options](#) 

Data extracted on: September 1, 2026 (4:22:54 PM)

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

Series Id: CUURS12ASA0

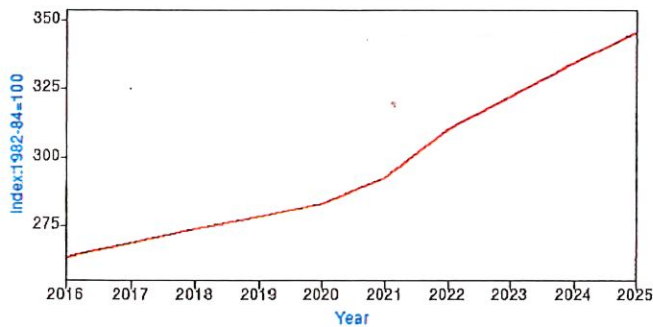
Not Seasonally Adjusted

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							357.025	

X: Data unavailable due to the 2025 lapse in appropriations

The Consumer Price Index for August 2026 is scheduled to be released on September 11, 2026, at 8:30 A.M. Eastern Time.

[read more »](#)

PUBLICATIONS

THE ECONOMICS DAILY



Real average hourly earnings decreased 0.2 percent from July 2025 to July 2026

From July 2025 to July 2026, real average hourly earnings for all employees decreased 0.2 percent. The change in real average hourly earnings combined with a 0.3-percent increase in the average workweek resulted in a 0.1-percent increase in real average weekly earnings over this period. [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

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