

RENT LEVELING BOARD
REGULAR MEETING AGENDA
December 4, 2025

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

Roll Call	Present/ Absent
Wendel Thomas	_____
Teresa Bell	_____
Eileen Conyers	_____
Stephen Lella	_____
James Manning	_____
Naomi Riley	_____

Also present: Gene Anthony, Rent Leveling Board Attorney; April Perpignan, Acting Rent Leveling Board Secretary

The Chairperson announces that the notice requirements of R.S. 10:4-18 have been satisfied by the publication of the required advertisement in Coaster, posting the notice on the Board in the Municipal Complex, and filing a copy of the said notice with the Municipal Clerk.

FLAG SALUTE

RESOLUTION(S):

Resolution #25-04: Resolution Authorizing the 11th Amendment to the Rules & Regulations of the Rent Leveling Board and Exhibit A

Offered by:	_____	Seconded by:	_____		
Teresa	Eileen	Stephen	James	Naomi	Wendel
Vote: Bell	Conyers	Lella	Manning	Riley	Thomas

Resolution #25-05: Resolution establishing a date for the reorganization of the Neptune Township Rent Leveling Board

Offered by:	_____	Seconded by:	_____		
Teresa	Eileen	Stephen	James	Naomi	Wendel
Vote: Bell	Conyers	Lella	Manning	Riley	Thomas

APPROVAL OF MINUTES:

Approving the Minutes of the September 4, 2025, Rent Leveling Board Meeting

Offered by:	_____	Seconded by:	_____		
Teresa	Eileen	Stephen	James	Naomi	Wendel
Vote: Bell	Conyers	Lella	Manning	Riley	Thomas

CONSUMER PRICE INDEX:

In September, the Consumer Price Index, stood at a 348.096, which was an increase of a point two percent (.3%) over the month, and an increase of two-point seven percent (3.0%) over the year.

VACANCY DECONTROL

See attached chart

DISCUSSION ITEM(S)

D1) (Placeholder)

PUBLIC PARTICIPATION

ADJOURNMENT

Time Meeting Adjourned: _____