

NEPTUNE TOWNSHIP RENT LEVELING BOARD
REORGANIZATION MEETING
January 16, 2025

The Rent Leveling Board Attorney, Gene Anthony, calls the meeting to order at 6:15 pm.

ROLL CALL: The following members were present: Stephen Lella, Naomi Riley, James Manning, and Wendel Thomas.

Members Absent: None.

The Secretary, states, an adequate notice of this meeting as required by R.S. 10:4-10 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

OATHS

Attorney Gene Anthony administered the Oaths of Office to all Board Members: **Eileen Conyers, Teresa Bell (Alternate #1), Stephen Lella, James Manning, Naomi Riley, and Wendel Thomas.**

RESOLUTION(S):

Resolution #25-01: Resolution Appointing the Chairperson for 2025

Offered

| | | | | |
|--------------|--------------------|------------|---------------------|------------------|
| by: | <u>Mr. Manning</u> | | Seconded by: | <u>Ms. Riley</u> |
| | Eileen | Stephen | James | Wendel |
| <i>Vote:</i> | Conyers | <u>Yay</u> | Lella | <u>Yay</u> |
| | | | Manning | <u>Yay</u> |
| | | | Riley | <u>Yay</u> |
| | | | Thomas | <u>Abstain</u> |

(Teresa Bell, Alternate #1– Did Not Vote)

The Board appointed Mr. Wendel Thomas as Chairperson.

Resolution #25-02: Resolution Appointing the Vice Chairperson for 2025

Offered

| | | | | |
|--------------|-------------------|------------|---------------------|--------------------|
| by: | <u>Mr. Thomas</u> | | Seconded by: | <u>Mr. Manning</u> |
| | Eileen | Stephen | James | Wendel |
| <i>Vote:</i> | Conyers | <u>Yay</u> | Lella | <u>Yay</u> |
| | | | Manning | <u>Yay</u> |
| | | | Riley | <u>Yay</u> |
| | | | Thomas | <u>Yay</u> |

(Teresa Bell, Alternate #1– Did Not Vote)

The Board appointed Ms. Naomi Riley as Vice Chairperson.

Resolution #25-03: Resolution Designating the 2025 Meeting Dates

Offered

| | | | | |
|--------------|-------------------|------------|---------------------|------------------|
| by: | <u>Mr. Thomas</u> | | Seconded by: | <u>Ms. Riley</u> |
| | Eileen | Stephen | James | Wendel |
| <i>Vote:</i> | Conyers | <u>Yay</u> | Lella | <u>Yay</u> |
| | | | Manning | <u>Yay</u> |
| | | | Riley | <u>Yay</u> |
| | | | Thomas | <u>Yay</u> |

(Teresa Bell, Alternate #1– Did Not Vote)

RESOLUTION NO. 25-01

RESOLUTION APPOINTING CHAIRPERSON
FOR THE NEPTUNE TOWNSHIP RENT LEVELING BOARD

WHEREAS, the Neptune Township Rent Leveling Board selects a Chairperson among its members during its Reorganization Meeting held in January of each year.

NOW, THEREFORE, BE IT RESOLVED, by the Neptune Township Rent Leveling Board that the Board hereby selects Wendel Thomas to serve as the Chairperson of the Neptune Township Rent Leveling Board for the year 2025.

Offered by: Mr. MANNING Seconded by: Ms. Riley
Vote: Eileen yay Stephen yay James yay Naomi yay Wendel abstain
Conyers Lella Manning Riley Thomas


Dated: January 16, 2025


Chairperson
WENDEL THOMAS

ATTEST:


April Perpignan
Acting Secretary

I hereby certify the foregoing to be a true copy of the resolution adopted by the Neptune Township Rent Leveling Board at a meeting held on January 16, 2025.


Dainene Roberts
Secretary

RESOLUTION NO. 25-02

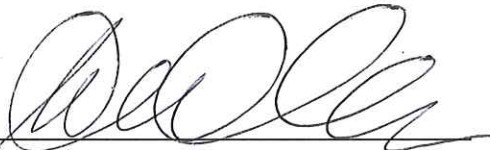
RESOLUTION APPOINTING VICE-CHAIRPERSON
FOR THE NEPTUNE TOWNSHIP RENT LEVELING BOARD

WHEREAS, the Neptune Township Rent Leveling Board selects a Chairperson and Vice-Chairperson among its members during its Reorganization Meeting held in January of each year.

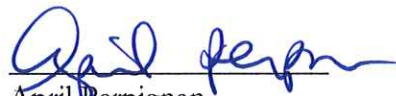
NOW, THEREFORE, BE IT RESOLVED, by the Neptune Township Rent Leveling Board that the Board hereby selects NAOMI RILEY to serve as the Vice-Chairperson of the Neptune Township Rent Leveling Board for the year 2025.

Offered by: MR. THOMAS Seconded by: MR. MANNING
Vote: Eileen Conyers yay Stephen Lella yay James Manning yay Naomi Riley yay Wendel Thomas yay


Dated: January 16, 2025


Chairperson
WENDEL THOMAS

ATTEST:


April Perpignan
Acting Secretary

I hereby certify the foregoing to be a true copy of the resolution adopted by the Neptune Township Rent Leveling Board at a meeting held on January 16, 2025.


Dainene Roberts
Secretary

RESOLUTION NO. 25-03
RESOLUTION ESTABLISHING REGULAR AND SPECIAL MEETING DATES OF THE
NEPTUNE TOWNSHIP RENT LEVELING BOARD AND SETTING FORTH
PROCEDURES THEREFORE

WHEREAS, it is incumbent upon the Neptune Township Rent Leveling Board to reaffirm by annual resolution, the time and place of its regular meetings and its executive sessions to be held throughout the ensuing calendar year, as established in its adopted rules and regulations; and

WHEREAS, there was effective on January 19, 1976, throughout the State of New Jersey, the "Open Public Meetings Act" (N.J.S.A. 10:4-6 et seq) commonly referred to as the "Sunshine Law" requiring notification, publication and airing of all acts taken by the Rent Leveling Board of this municipality; and

WHEREAS, the Neptune Township Rent Leveling Board desires to implement the said act.

NOW, THEREFORE, BE IT RESOLVED, by the Neptune Township Rent Leveling Board that:

Regular meetings of the Neptune Township Rent Leveling Board for the year 2025 will be held at 6:00 p.m. on the second floor in the Township Committee Chambers, Neptune Township Municipal Building, 25 Neptune Blvd., Neptune Township, New Jersey, or any other designated location on the following meeting dates:

February 6, 2025
March 6, 2025
April 3, 2025
May 1, 2025
June 5, 2025
July 17, 2025
August 7, 2025
September 4, 2025
October 2, 2025
November 6, 2025
December 4, 2025

; and the Reorganization Meeting for the year 2026 will be January 15, 2026.

Special meetings and executive sessions of the Neptune Township Rent Leveling Board shall be at the call of the Chairperson or upon the vote of the membership at a prior regular meeting or by motion to follow any particular regular meeting.

This notice shall be posted upon the public bulletin board in the main entranceway of the Township Municipal Building and shall remain so posted for at least one month.

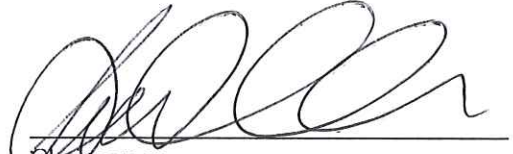
A copy of this resolution shall be mailed to the secretary of the Rent Leveling Board or the attorney of the Rent Leveling Board, to the official newspapers of the Township of Neptune, and the Neptune Township Rent Leveling Board.

The secretary, on behalf of the Rent Leveling Board, shall be authorized to direct that any other necessary action be performed by the appropriate officials or employees of the Township to fulfill the mandates of the "Open Public Meetings Act" insofar as the same is applicable to the work and activities of the Rent Leveling Board.

This notice shall be published in the official newspapers of the Township of Neptune and the Neptune Township Rent Leveling Board within seven (7) days from the date hereof.

| | | | |
|-------------|---------------------------|--------------------------|--------------------------|
| Offered by: | <u>Mr. Webb</u> | Seconded by: | <u>Mr. MANNING</u> |
| Vote: | Eileen Conyers <u>yay</u> | Stephen Lella <u>yay</u> | James Manning <u>yay</u> |
| | | Naomi Riley <u>yay</u> | Wendel Thomas <u>yay</u> |

Dated: January 16, 2025



Chairperson
Wendel Thomas

Attest:


April Perpignan
Acting Secretary

I hereby certify that the foregoing is a true copy of the resolution adopted by the Neptune Township Rent Leveling Board at a meeting held on January 16, 2025.

ATTEST:


Dainene Roberts
Secretary

RENT LEVELING BOARD
REGULAR MEETING
January 16, 2025

ROLL CALL: The following members were present: Teresa Bell (Alternate #1), Eileen Conyers, Stephen Lella, James Manning, Naomi Riley, and Wendel Thomas.

Members Absent: None.

APPROVAL OF MINUTES:

Approving the Minutes of the November 7, 2024, Meeting:

Offered

by:

Mr. Manning

Seconded by:

Ms. Riley

Wendel

Naomi

Stephen

Eileen

Jim

Vote:

Thomas

Yay

Riley

Yay

Lella

Abst.

Conyers

Abst.

Manning

Yay

(Teresa Bell, Alternate #1– Did Not Vote)

CONSUMER PRICE INDEX:

In November, the Consumer Price Index, stood at a 338.535, which was an increase of a point three percent (.3%) over the month, and an increase of two-point seven percent (2.7%) over the year.

VACANCY DECONTROL

No discussion was held.

DISCUSSION ITEM(S)

Naomi Riley shared the issues that arose from Neptune Day. Would the board consider changing the meetings from 6 to 6:30 pm and come up with a resolution as to how the complaints come in and to who.

Jim Manning shared that 6pm is fair.

Mr. Anthony shared that most towns are moving to 6pm. Mr. Anthony stated that he has not gotten a complaint since July or August of last year. Mr. Anthony discussed how to process the complaints. There are rules and regulations. Although rules and regulations don't always address this directly. There is always a situation where someone had a complaint, they would come into Municipal Hall or get the form online and either walk it in or mail it in to the Board Secretary. The Board Secretary processes the complaint puts a stamp on it and passes it along to the board for consideration for the next board meeting. That has worked in the past. But the problem is this year, there it hasn't happened. Mr. Anthony states he usually would get a lot of phone calls either from the Board Secretary on some question that the tenant has had, or a tenant is referred to him by the Board Secretary and in the past, he would receive one or two inquires a week and from July on he hasn't received anything. It has been a complete blank.

Mr. Manning shared most renters in Neptune don't know about rent control.

Ms. Bell shared as a tenant in Neptune, she did not know about the Rent Leveling Board.

Mr. Manning suggested that a mailer go out to tenants in Neptune Township that states what the Rent Leveling Board does and what the services are.

Ms. Riley shared that there's a trifold flyer that held so much information that may be located.

Mr. Manning suggested that he could help develop a flyer and send out to Neptune Township tenants but what would the cost be to mail out by direct mail. That's the only way to get the word out

Mr. Anthony suggested to have a letter get sent out to the township committee to dedicate money and time to get out the information regarding reduced services to the tenants of Neptune.

Mr. Thomas suggested to send out a mailer on a yearly basis.

Ms. Bell suggested sending out a rental newsletter.

PUBLIC PARTICIPATION

Charles Dorsey asked a question regarding the process of the CO issued when tenants move in and letting them know about the rent control board. Mr. Anthony's responded that when a tenant moves into an apartment they are to receive a "The Truth in Renting" law guide.

ADJOURNMENT

Offered

by:

Mr. Webb

Wendel

Naomi

Seconded by:

Stephen

Mr. Manning

Jim

Eileen

Vote:

Thomas

Yay

Riley

Yay

Lella

Yay

Manning

Yay

Conyers

Yay

(Teresa Bell, Alternate #1– Did Not Vote)

Time Meeting Adjourned: 6:53pm

April Perpignan
Secretary