

NEPTUNE TOWNSHIP RENT LEVELING BOARD
MEETING
December 4, 2025

The Rent Leveling Board Vice Chairperson, Naomi Riley, calls the meeting to order at 6:09 pm.

ROLL CALL: The following members were present: Naomi Riley, Teresa Bell, and Wendel Thomas.
Members Absent: Stephen Lella James Manning, Jr. and Eileen Conyers.

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

RESOLUTIONS(S)

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

Offered

by:		<u>Naomi Riley</u>			Seconded by:		<u>Wendel Thomas</u>					
	Teresa	Eileen	Stephen	James	Naomi	Wendel						
<i>Vote:</i>	Bell	<u>Yay</u>	Conyers	<u>AB</u>	Lella	<u>AB</u>	Manning	<u>AB</u>	Riley	<u>Yay</u>	Thomas	<u>Yay</u>

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

Offered

by:		<u>Wendel Thomas</u>			Seconded by:		<u>Naomi Riley</u>					
	Teresa	Eileen	Stephen	James	Naomi	Wendel						
<i>Vote:</i>	Bell	<u>Yay</u>	Conyers	<u>AB</u>	Lella	<u>AB</u>	Manning	<u>AB</u>	Riley	<u>Yay</u>	Thomas	<u>Yay</u>

APPROVAL OF MINUTES

Approving the Minutes of the September 4, 2025, Rent Leveling Board Meeting. A motion was made for the Minutes to be carried over to the January 8th meeting by Naomi Riley.

Offered

by:		<u>Naomi Riley</u>			Seconded by:		<u>Wendel Thomas</u>					
	Teresa	Eileen	Stephen	James	Naomi	Wendel						
<i>Vote:</i>	Bell	<u>Yay</u>	Conyers	<u>AB</u>	Lella	<u>AB</u>	Manning	<u>AB</u>	Riley	<u>Yay</u>	Thomas	<u>Yay</u>

CONSUMER PRICE INDEX:

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

VACANCY DECONTROL

No discussion regarding vacancy decontrol

DISCUSSION ITEM(S)

Mr. Anthony suggested to have a discussion at the January meeting to holding meetings virtually via Zoom for days when there are no complaints.

Mr. Thomas asked how do we advertise our virtual meetings and how would members of the public be able to attend?

Mr. Anthony replied that before all the meeting dates are approved, this board shall meet at municipal hall, provide the address the time and say the meeting will be either in person or in some other designated location or by Zoom.

Mr. Thomas stated in addition to Zoom or another virtual portal, the public could attend the meetings as well.

Mr. Anthony suggested to have a second discussion item for January that he would like to look at the ordinance and make some recommendations for some amendments to the ordinance. Providing a proper definition of what a proper tenancy is. Needed is a definition to say that it doesn't matter how many months in the year you live in your apartment, as long as you're paying rent for the entire year or more. And we have to differ from that versus an Airbnb short-term rental that's not covered by rent control. We need to improve on some of our definitions in our ordinance because it comes up a lot.

Ms. Riley suggested that the new members of the Rent Leveling Board should receive a copy of the ordinance.

Mr. Anthony suggested that the most recent amendment copy of the Rules & Regulations has to be put in the Clerk's office for the public to see.

PUBLIC PARTICIPATION

No public participation.

ADJOURNMENT

Offered

by:

		<u>Naomi Riley</u>		Seconded by:		<u>Wendel Thomas</u>
	Teresa	Eileen	Stephen	James	Naomi	Wendel
<i>Vote:</i>	Bell	<u>Yay</u>	Conyers	<u>AB</u>	Lella	<u>AB</u>
					Manning	<u>AB</u>
					Riley	<u>Yay</u>
					Thomas	<u>Yay</u>

Time Meeting Adjourned: 6:25pm

April Perpignan
Acting Secretary