



**RENT LEVELING BOARD**  
**REGULAR MEETING**  
**January 8, 2026**

**APPROVAL OF MINUTES:**

Approving the Minutes of September 4, 2025, Meeting:

|                    |                   |                               |                    |                  |                   |  |
|--------------------|-------------------|-------------------------------|--------------------|------------------|-------------------|--|
| <b>Offered by:</b> | Mr. Manning       | <b>Seconded by:</b> Ms. Riley |                    |                  |                   |  |
|                    | Teresa            |                               |                    |                  |                   |  |
|                    | Bell              | Eileen                        | James              | Naomi            | Wendel            |  |
| <b>Vote:</b>       | Alt #1 <u>Yay</u> | Conyers <u>Absent</u>         | Manning <u>yay</u> | Riley <u>yay</u> | Thomas <u>yay</u> |  |

**APPROVAL OF MINUTES:**

Approving the Minutes of December 4, 2025, Meeting:

|                    |                   |                               |                        |                  |                   |  |
|--------------------|-------------------|-------------------------------|------------------------|------------------|-------------------|--|
| <b>Offered by:</b> | Mr. Thomas        | <b>Seconded by:</b> Ms. Riley |                        |                  |                   |  |
|                    | Teresa            |                               |                        |                  |                   |  |
|                    | Bell              | Eileen                        | James                  | Naomi            | Wendel            |  |
| <b>Vote:</b>       | Alt #1 <u>Yay</u> | Conyers <u>Absent</u>         | Manning <u>Abstain</u> | Riley <u>yay</u> | Thomas <u>yay</u> |  |

**CONSUMER PRICE INDEX:**

In November, the Consumer Price Index stood at 348.620, which was an increase of a point two percent (0.2%) over the month, and an increase of two-point seven percent (2.7%) over the year.

**VACANCY DECONTROL**

Mr. Manning stated that not every landlord is reporting vacancy decontrol to the Rent Leveling Board. He suggests creating a brochure to distribute to tenants.

**DISCUSSION ITEM(S)**

Mr. Manning asked if the Rules & Regulations have to be approved by the Township Committee

Mr. Cohen stated that the Rules & Regulations can be approved by the Rent Leveling Board

Mr. Cohen stated that the Rules and Regulations which he will call bylaws are established by the Board.

Then there's the actual code ordinance.

Mr. Manning suggested that the Board Secretary email the Board the Rules & Regulations.

Mr. Thomas confirmed that there was a change to the Rules & regulations at the last meeting.

Mr. Manning would like to recognize former Rent Leveling Board Attorney, Gene Anthony's service to the Board and thank him for the work that he has done and present him with a plaque from the Rent Leveling Board Committee.

The Board agreed.

Mr. Thomas stated that the Rent Leveling Board does not have a voice to share or communicate with the public about what the Rent Leveling Board does. He would like to disseminate something to the public. Mr. Manning suggested creating a trifold with the Rent Leveling Board information.

**PUBLIC PARTICIPATION**

No public participation.

**ADJOURNMENT**

|                    |                    |                     |                  |               |         |            |       |            |        |            |
|--------------------|--------------------|---------------------|------------------|---------------|---------|------------|-------|------------|--------|------------|
| <b>Offered by:</b> | <u>Mr. Manning</u> | <b>Seconded by:</b> | <u>Ms. Riley</u> |               |         |            |       |            |        |            |
|                    | Teresa             | Eileen              | James            | Naomi         | Wendel  |            |       |            |        |            |
| <b>Vote:</b>       | Bell               | <u>yay</u>          | Conyers          | <u>Absent</u> | Manning | <u>yay</u> | Riley | <u>yay</u> | Thomas | <u>yay</u> |

Time Meeting Adjourned: 6:36pm

---

April Perpignan  
Acting Secretary