

**NEPTUNE TOWNSHIP RENT LEVELING BOARD
REGULAR MEETING
February 5, 2026**

APPROVAL OF MINUTES:

Approving the Minutes of February 5, 2026 Meeting:

Offered by: Mr. Manning **Seconded by:** Ms. Bell

Teresa

Bell

Vote: Wendel Naomi James Eileen Teresa
 Thomas Yay Riley Absent Manning yay Conyers Absent Alt #1 yay

RESOLUTION(S):

Resolution #26-05: Authorizing Executive Session Eldridge Manufacture Home Community Mobile Home Park

Offered
by: Mr. Manning **Seconded by:** Mr. Thomas

Teresa

Bell

Vote: Wendel Naomi James Eileen Teresa
 Thomas Yay Riley Absent Manning Yay Conyers Absent Bell Yay

CONSUMER PRICE INDEX:

In December, the Consumer Price Index stood at 350.003, which was an increase of a point three percent (0.3%) over the month, and an increase of two-point seven percent (2.7%) over the year.

VACANCY DECONTROL

DISCUSSION ITEM(S)

Mr. Cohen stated that a plaque for the former Rent Leveling Board Attorney, Gene Anthony, should be created.

Mr. Thomas read the plaque’s proposed wording to the Board for approval.

The Rent Leveling Board approved the wording for Gene Anthony’s plaque.

Mr. Cohen asked the Board Secretary what the status is regarding a trifold of the information on the Rent Leveling Board.

PUBLIC PARTICIPATION

No public participation.

EXECUTIVE SESSION

Mr. Thomas offered the following resolution. Mr. Manning made a motion to go into Executive Session and seconded by Mr. Thomas. Resolution 26-04 adopted.

TOWNSHIP OF NEPTUNE

RESOLUTION 26-04

**AUTHORIZE AN EXECUTIVE SESSION AS AUTHORIZED BY THE OPEN
PUBLIC MEETINGS ACT**

WHEREAS, Section 8 of the Open Public Meetings Act, Chapter 231, P.L. 1975, permits the exclusion of the public from a meeting in certain circumstances; and,

WHEREAS, this public body is of the opinion that such circumstances presently exist,

THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Neptune, County of Monmouth, as follows:

1. The Public shall be excluded from discussion of and action upon the hereinafter specified subject matters.
2. The general nature of the subject matter to be discussed is as follows: Attorney Client Privilege - Rent Leveling Board Attorney
3. It is anticipated at this time that the above stated subject matters will be made public when matters are resolved.
4. This Resolution shall take effect immediately.

CERTIFICATION

I, April Perpignan of the Township of Neptune hereby certify that the foregoing is a true copy of a resolution duly adopted by the Rent Leveling Board of Neptune, Monmouth County, State of New Jersey at a meeting held on February 5, 2026.

April Perpignan
Acting Rent Levelling Board Secretary

ADJOURNMENT

Offered by: Mr. Manning **Seconded by:** Ms. Bell
Wendel Naomi James Eileen Wendel
Vote: Thomas yay Riley Absent Manning yay Conyers Absent Thomas yay

Time Meeting Adjourned: 6:25pm

April Perpignan
Acting Secretary