

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

APPROVAL OF MINUTES:

Approving the Minutes of March 5, 2026 Meeting:

Offered by:	<u>Mr. Manning</u>	Seconded by:	<u>Ms. Bell</u>		
	Wendel	James	Eileen	Teresa	
<i>Vote:</i>	Thomas <u>Yay</u>	Riley <u>Absent</u>	Manning <u>yay</u>	Conyers <u>Absent</u>	Bell <u>yay</u>

RESOLUTION(S):

Resolution #26-05: Authorizing Executive Session – Draft Ordinance Amending Chapter 4-30 of the Code of the Township of Neptune to Establish a Fixed Numerical Rent Increase Limit for Covered Dwelling Sites in Manufactured Home Parks

Offered by:	<u>Mr. Manning</u>	Seconded by:	<u>Ms. Bell</u>		
	Wendel	James	Eileen	Teresa	
<i>Vote:</i>	Thomas <u>Yay</u>	Riley <u>Absent</u>	Manning <u>Yay</u>	Conyers <u>Yay</u>	Bell <u>Yay</u>

CONSUMER PRICE INDEX:

In December, the Consumer Price Index stood at 350.947, which was an increase of a point two percent (0.2%) over the month, and an increase of two-point four percent (2.4%) over the year.

VACANCY DECONTROL

DISCUSSION ITEM(S)

Mr. Thomas mentioned that the Rent Leveling Board discussed Resolution 26-05 at the last meeting.

Mr. Cohen stated that if the Board approves with or without changes, we will then send it to the Governing Body and recommend that the Governing Body introduce it for a first reading. The second reading could be as soon as March 23rd. Then it will be sent to the Governing Body for approval. It will be placed on for the March 9th Township Committee Meeting.

Mr. Thomas stated if it is the issue with Mobile homes, Executive Session is not needed. The Chairperson would like to welcome Eileen Conyers to the meeting.

Mr. Manning asked, the way the proposed ordinance is written, whether it would be forwarded to the Committee to act?

Mr. Cohen stated that it was submitted to the Rent Leveling Board for their consideration. Anything that the Rent Leveling Board wants to change, they could change. The Township has two options, adopt some amendment to the ordinance that would clarify what would happen to mobile homes. Or withdraw it altogether and leave the ordinance as it is. The Statute is always going to supersede.

Mr. Manning asked if all other multifamily units will be under our control but still have to follow the CPI percentage, and whether the mobile homes will be subject to 3.5%?

Mr. Cohen replied, yes.

Mr. Cohen asked the Rent Leveling Board would they authorize Mr. Cohen or Ms. Perpignan to submit the Resolution 26-05 to the Township Committee for presentation at the next Township Committee Meeting.

Chairperson Thomas offered a Motion to approve submitting Resolution 26-05 to the Township Committee by Mr. Manning seconded by Teresa Bell.

Motion is passed.

Mr. Cohen stated that he will email a copy of Resolution 25-06 to the Township Attorney, Lester Taylor and the Township Clerk, Bill Bray.

Mr. Thomas mentioned that Naomi Riley lost her sister, and he will be sending something to the family on behalf of the Rent Leveling Board.

Mr. Cohen mentioned to the Rent Leveling Board that there is a plaque for Gene Anthony, the previous Rent Leveling Board Attorney. And, the pamphlet for review.

Mr. Manning suggested that the pamphlets get placed in the Rotunda and placed out for Neptune Day. There was a request by the Rent Leveling Board to appoint Ms. Perpignan as the rent Leveling Board Secretary.

Chairman Thomas offered a motion to close the meeting by Mr. Manning seconded by Teresa Bell. Meeting Adjourned 6:19pm.

PUBLIC PARTICIPATION

No public participation.

ADJOURNMENT

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

Time Meeting Adjourned: 6:19pm

April Perpignan
Acting Secretary