

NEPTUNE TOWNSHIP RENT LEVELING BOARD
REGULAR MEETING
April 2, 2026

APPROVAL OF MINUTES:

Approving the Minutes of April 2, 2026 Meeting:

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

CONSUMER PRICE INDEX:

In February, the Consumer Price Index stood at 353.363, which was an increase of a point three percent (0.3%) over the month, and an increase of two-point four percent (2.4%) over the year.

VACANCY DECONTROL

DISCUSSION ITEM(S)

Mr. Cohen stated the amendment to the ordinance was approved on the first reading. The second reading will be at the next meeting, April 13th.

PUBLIC PARTICIPATION

Arleen Fulton, 124 Oxonia Ave, Neptune, NJ 07753. Rent increase complaint. Ms. Arleen states that her rent will be increased on May 1st from \$1,850 to \$2000 a month, which she shares with the other tenants in the rooming house. She is currently paying \$400 a month and will have to pay \$500 a month. She has been living there for 14 years.

Mr. Thomas suggested that Ms. Arleen files a tenant complaint with the Rent Leveling Board.

Mr. Thomas asked how many units are in the building?

Ms. Arleen stated that there are four rooms.

Ms. Arleen stated that it is not a one-family house. It is a rooming house.

Ms. Arleen stated that it has a kitchen that everybody shares and two rooms have a bathroom, and the other two rooms share a bath.

Mr. Cohen stated that complaints can be presented at the regular meetings and can commence today at the hearing.

Mr. Cohen suggested that the board take a recess, and the tenant can receive, complete the tenant complaint form and have her complaint heard at the Rent Leveling Board meeting.

Mr. Thomas asked if the Rent Leveling Board has jurisdiction over a rooming house?

Mr. Cohen stated that has to be looked into after the complaint is filed. You would have jurisdiction over a landlord who says to a tenant that I'm raising your rent from \$400 to \$500.

Mr. Cohen stated that if this individual is willing to file, we should make it easier for her, and we could alert the landlord of procedural issues.

Mr. Thomas asked the Acting Rent Leveling Board Secretary if the tenant could be directed to the office to pick up a tenant complaint form.

Mr. Cohen asked the tenant if they would be able to come to the office to fill out the form or file at the meeting. Unfortunately, we don't have any forms at the meeting. If the Acting Rent Leveling Board

Secretary printed out a form tonight, would the tenant be willing to complete the form?

Ms. Fulton stated that she would come back tomorrow to complete the form.

Ms. Bell asked the board in the event that the tenant could not make it in tomorrow, could the form get mailed?

Ms. Fulton suggested that she would like to come in and not have the form mailed.

Mr. Cohen suggested that Ms. Fulton come into Town Hall to receive the form from the Acting Rent Leveling Board Secretary.

Mr. Thomas made a motion to close the public session. All were in favor.

ADJOURNMENT

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

Time Meeting Adjourned: 6:41pm

April Perpignan
Acting Secretary