

NEPTUNE TOWNSHIP RENT LEVELING BOARD
REGULAR MEETING
May 7, 2026

APPROVAL OF MINUTES:

Approving the Minutes of May 7, 2026 Meeting:

Offered by:	_____	Seconded by:	_____
Wendel _____	Naomi _____	James _____	Eileen _____
Teresa _____			
Vote: Thomas _____	Riley _____	Manning _____	Conyers _____
Bell _____			

CONSUMER PRICE INDEX:

In March, the Consumer Price Index stood at 356.169, which was an increase of a point nine percent (0.9%) over the month, and an increase of three-point three percent (3.3%) over the year.

VACANCY DECONTROL

DISCUSSION ITEM(S)

Jonathan Cohen stated that Ordinance No 26-13 was adopted. It was passed unanimously by the Township Committee. There was no public comment during the public comment session. The ordinance will become law. Anyone who goes online and seeks to review the Rent Leveling Board code should see this ordinance reflected in code provisions.

Mr. Manning asked the Rent Leveling Board Secretary if the Ordinance was posted on the Rent Leveling Board page and if not, could it be posted.

Ms. Perpignan stated that she would post the Ordinance on the Rent Leveling Board Page.

Ms. Riley mentioned the new business regarding the tenant complaint from Douglas McCredy, 145 Main Ave, Ocean Grove.

Mr. Cohen stated that the Board Secretary took the complaint. There was another complaint as well, but it was subsequently dropped. The form that was used is an official form that was created by the Rent Leveling Board and was given to Mr. McCredy. There is a place on the form to put case number and a hearing date. The board can determine a hearing date. After that happens, a case number can be put on the form. The landlord has to get served. The best way for that to happen is to have the Secretary to do that via certified mail or some other form of guaranteed service.

Mr. Manning stated that in the past that the tenant would serve the landlord.

Mr. Cohen stated that it is in the Rent Leveling Boards discretion to how the landlord would receive the complaint. 15 days before the hearing date. Hearing date should be in the beginning of June.

Mr. Manning stated that the hearing date would be scheduled for the next meeting and to notify the tenant.

Mr. Manning made a motion to hear the tenant's complaint at the next meeting on June 4, 2026.

Mr. Manning suggested that the Board Secretary sends the tenant complaint to the landlord certified mail.

Mr. Manning asked if the Rent Leveling Board could just deal with the basic rent of the unit and not the ground rent, or utilities fees?

Mr. Cohen suggested that the Rent Leveling Board could ask the landlord.

Ms. Riley seconded to have the hearing for June 4th. All were in favor.
Mr. Cohen suggested that Ms. Riley give direction to the Board Secretary to notify the tenant of the hearing date and send via certified mail the complaint to the landlord.
Meeting adjourned at 6:30 p.m.

PUBLIC PARTICIPATION

No public participation

ADJOURNMENT

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

Time Meeting Adjourned: 6:30 pm

April Perpignan
Acting Secretary