

**NEPTUNE TOWNSHIP RENT LEVELING BOARD**  
**REGULAR MEETING**  
**June 4, 2026**

**APPROVAL OF MINUTES:**

Approving the Minutes of June 4, 2026 Meeting:

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

**CONSUMER PRICE INDEX:**

In April, the Consumer Price Index stood at 359.774, which was a increase of a point six percent (0.6%) over the month, and an increase of three-point eight percent (3.8%) over the year.

**VACANCY DECONTROL**

No Comments

**DISCUSSION ITEM(S)**

Ms. Conyers stated that she lives in Winding Ridge Townhomes, and a tenant came to her to say that the thermostat is locked. The temperature is controlled by the landlord.

Mr. Manning asked if there is a landlord is locking the thermostats and the tenant is responsible for the utility bills, is it a loss of service?

Mr. Cohen stated the Rent Leveling Board may not have jurisdiction. It could be an issue with Code Enforcement. If it is mandatory or included in the rent, then it is probably within the jurisdiction.

Ms. Conyers stated that it could have something to do with the running of the equipment. If the unit is running the air on high, then it is constantly running or if the heat is on high, then the furnace is constantly going.

Mr. Thomas stated if the tenants are paying for utilities, then it shouldn't be regulated by the landlord.

Mr. Cohen suggested to bringing the Atlantic Highlands Ordinance to the next Rent Leveling Board meeting and compare Neptune's with Atlantic Highlands increases of services.

Mr. Manning asked if it is an affordable housing development and they do have a pilot program in the town, are they exempt from the Rent Leveling Board regulations?

Mr. Cohen replied that it is very possible.

Ms. Riley suggested that Atlantic Highlands Rent Leveling Board Ordinance get distributed throughout the Rent Leveling Board members for review.

Mr. Cohen stated that he would send it to the Rent Leving Board Secretary to send to the Board members.

Mr. Thomas would like to discuss the tenant complaint that was filed on June 1, 2026. The complaint is about the increase in rent. The complaint includes the new lease, the lease renewal and the owner's information.

Mr. Cohen suggested setting a hearing date

Mr. Thomas has set the hearing date for July 2, 2026

Mr. Thomas stated that if either party requests an adjournment, we should move it to the August meeting.

Mr. Thomas stated there is a resolution 26-06 Authorizing Executive Session.

### **PUBLIC PARTICIPATION**

Mr. Kevin Lotosky the landlord of 145 Main Ave in Ocean Grove asked for some guidance on what to do regarding how to put together a normal lease into place, and he needs explanation on how he would charge rent in a 9-unit building. He purchased the building in Ocean Grove, and their old lease was up. Mr. Manning made a motion to go into Executive Session at 642 pm. Ms. Riley Seconded. All were in favor. Mr. Thomas made a motion to get out of Executive Session at 7:07 pm. Ms. Riley Seconded. Mr. Thomas will have the Rent Leveling Board Secretary provide a hardship from to the Landlord. Mr. Cohen suggested that the landlord look at the Rent Leveling Board Ordinance so he can see how to file for a hardship., If the landlord does file for the hardship, the tenants have to be notified. Mr. Lotosky asked if he does not want to go through the hardship, can he just go through the two people who are in question? Will it be more or less if he files for a hardship? How does it resolve from that? Mr. Manning stated that the board will enforce the ordinance. Mr. Cohen stated that the landlord can apply for a Hardship as in the ordinance. Mr. Thomas made a motion to close the meeting. Mr. Manning seconded. All were in favor.

### **ADJOURNMENT**

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

Time Meeting Adjourned: 7:28 p.m.

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April Perpignan  
Secretary