

NEPTUNE TOWNSHIP RENT LEVELING BOARD
MEETING
September 4, 2025

The Rent Leveling Board Chairperson, Wendel Thomas, calls the meeting to order at 6:03 pm.

ROLL CALL: The following members were present: Naomi Riley, James Manning, and Wendel Thomas.
Members Absent: Stephen Lella.

The Secretary, states, an adequate notice of this meeting as required by R.S. 10:4-10 has been provided by notice in the Coaster, which was posted on the bulletin board of the Municipal Complex and filing a said notice with the Municipal Clerk.

FLAG SALUTE

APPROVAL OF MINUTES

Approving the Minutes of the September 4, 2025, Rent Leveling Board Meeting

Offered

by:			<u>Jim Manning</u>			Seconded by:			<u>Naomi Riley</u>			
	Teresa		Eileen	Stephen		James		Naomi	Wendel			
Vote:	Bell	AB	Conyers	<u>AB</u>	Lella	<u>AB</u>	Manning	<u>Yay</u>	Riley	<u>Yay</u>	Thomas	<u>Yay</u>

(Teresa Bell, Alternate #1– Did Not Vote)

CONSUMER PRICE INDEX:

In August, the Consumer Price Index, stood at a 323.976, which was an increase of a point three percent (.4%) over the month, and an increase of two-point seven percent (2.9%) over the year.

VACANCY DECONTROL

Gene anthonny shared when you have new tenants, every landlord is supposed to report the decontrol notices to the rent board, and if they don't do that, and if the tenant has a case, then the tenant gets rewarded by the fact that the rent is maintained to what it was because the vacancy decontrol notice wasn't sent out. In the case of the landlord, the landlord is denied its application because they didn't submit the vacancy decontrol notice. It's something to keep track of.

DISCUSSION ITEM(S)

Mr. Anthony shared that Neptune Day is coming up this week. There was a prior discussion where there's going to be a booth. Who's going to man the booth, what sort of information will be disseminated. Discussed it in January.

Mr. Thomas shared correspondence was sent out indicating that April mentioned to me about Neptune Day. Mr. Thomas took it upon himself to accept to reserve a booth for the Rent Leveling Board. Mr. Thomas is available most of the afternoon time. In the middle of he can be there and help set up. Ms. Riley was there last year and was there for the entire day. Ms. Riley shared that it was amazing how many people were informed about the services. It's a good time to get some exposure.

Ms. Riley talked about the pamphlet that could be available for Neptune Day.

Mr. Manning asked if a pamphlet which could be handled out, can be created in time for Neptune Day with a good summary of what the Rent Leveling Board does. Mr. Manning will stop by for about 1 hr to help. The website to the Rent Leveling Board should be on the pamphlet as well.

Ms. Perpignan's response was she will work on the pamphlet for Neptune Day. Ms. Perpignan will help manning the table as well.

Mr. Thomas asked if Naomi had an application regarding the complaints. If so, they could be handed out as well.

At 6:17pm Eileen Conyers arrived at the regular work meeting.

Mr. Anthony updated Ms. Conyers on what has been discussed so far. Mr. Anthony asked if Ms. Conyers would be willing to attend Neptune Day to assist with manning the table.

Ms. Riley shared that the pamphlet which was handed out last year will be sent to Ms. Perpignan. Ms. Riley shared she would have the Leadership application displayed if someone would like to join the board along with a few copies of the ordinance as well.

Mr. Anthony asked if a cardboard could be displayed with the Rent Leveling Board's name written could be displayed to announce that the table is the Rent Leveling Board is present.

Mr. Manning suggested that DPW could be contacted to ask about a display sign.

Mr. Anthony shared one thing that he would like to point out is a lot of people think they don't need the Rent Board to file a complaint only with the Code department or they will file their complaint with another agency. People assume that if there is a code violation, then there will never be a Rent Board violation. Most of the time there is an apartment complex that qualifies under rent control. They also qualify under reduced services. If there is a code violation, there's probably a reduced service issue. There is nothing from stopping a tenant from both filing a complaint with the code department and at the same time filing a complaint with the rent board to get credit for rent. They should be reminded of that.

Mr. Manning shared if our code department is out to apartment complexes under the rent leveling board jurisdiction once we have that flyer with the information, we could give it to the tenant if code is at that apartment because they may want to reach out to the Rent Leveling Board.

Mr. Anthony shared that he would talk to the acting Business Administrator to get their permission in handing out the flyers to tenants.

Mr. Anthony shared that Winter's coming. State regulations say that the thermostat and the heat have to be at least at 60 degrees Fahrenheit from October 1st to May 1st. Sometimes no one notices it because we have had a mild fall last year. A lot of landlords don't think to get their furnaces started. Then the tenants are without heat for a week to two weeks and then the heat comes on. Meanwhile, they are in violation of the law because it's supposed to be 65 during the day 68 degrees in the evening. That's good to mention during Neptune Day. Those are reduced services and if people are aware of that, they can get a rent reduction for that time period that they don't have the proper temperature. Leaks, lack of heat, plumbing issues, bed bugs are all reduced services.

Mr. Manning shared the website under Neptune Township Rent Control ordinance, "ordinance" is misspelled. Mr. Manning would like it to be clear of who the Rent Leveling Board Secretary is for the Rent Leveling Board. I think we should have someone's name and extension number and contact on the website. Regarding the Vacancy Decontrol notices, didn't we have a spreadsheet to keep track of that? The spread sheet should be updated so that way the board knows if we are getting them or not in addition to having some kind of spreadsheet of inquiries coming in as well so we can see the flow of work. By getting the word out about the Rent Leveling Board, Mr. Manning suggested the tenants are kept informed by Neptune Day, the Coaster and by continuing the focus on the township newsletter. Get the flyers on the desk at the Clerk's office

Mr. Anthony shared that he would talk to the Acting Business Administrator, Stephanie Oppegard and talk to the Code Enforcement Supervisor, Bob Purgatorio about getting code and zoning online so whenever there is a complaint that's tenant oriented, they give them a pamphlet. Housing Authority Section 8 sometimes is not subject to rent control, but they may be subjected to reduced service issues. Mr. Anthony is going to pursue the idea of making sure code and zoning know what to do. Mr. Anthony asked the Rent Leveling Board Secretary, Ms. Perpignan what spreadsheet we used to use for vacancy

decontrol notices. If there are not a lot of complexes not filing their notices, Mr. Anthony will send out the letter again and say if you don't keep up with your notices of decontrol, then don't bother coming before the board for a hardship or a capital improvement application. If a tenant comes before the board, you're going to get stuck with your original rent. Keep track of the complaints on a form when calls come in.

Mr. Manning shared if a tenant comes in with a complaint or brings up an issue, we should know why they didn't pursue it. It might be good for us know that.

Mr. Anthony shared if someone calls up and starts with, I have this problem with my landlord and the board secretary says you can file a complaint, a lot of times the tenant says they don't want to do that because they don't want the landlord to retaliate against them or evict them. There's nothing wrong with the Rent Leveling Board Secretary contacting the Rent Leveling Board attorney and say I talked to this person about this. It's a criminal act for the Landlord to retaliate. Mr. Anthony will talk to the tenant about what is legal.

Mr. Manning shared that Neptune Day 12-5 on Saturday. Mr. Manning, Ms. Perpignan, Mr. Thomas and Ms. Conyers will be in attendance. Mr. Manning shared that the Rent Leveling Board will meet next month to see how Mr. Anthony made out with Code enforcement.

Mr. Thomas shared that if there are any complaints, there should be a meeting. If there are not any complaints, there shouldn't be a meeting scheduled.

Mr. Anthony shared if some member of the public wants to talk, then that would be their opportunity to talk. The board secretary contacts the Chairperson if there is an action item then there is automatically a meeting. If there are no action items, it will be talked about and decided whether there should be a meeting and that should be put in the rules and regulations.

Mr. Manning asked if agreed to meet in October? I don't think we should go a long period of time without having one.

Mr. Anthony will prepare the rules and regulations. The board can act upon the rules and regulations. Changes in the rules and regulations do not have to be run by the governing body. There hasn't been an amendment in the rules and regulations for about 2 years.

PUBLIC PARTICIPATION

No public participation.

ADJOURNMENT

Offered

by:

Teresa Jim Manning
Eileen Stephen
Vote: Bell **AB** Conyers Yay Lella

(Teresa Bell, Alternate #1– Did Not Vote)

Seconded by:

Naomi Riley
James Wendel
Naomi Thomas
AB Manning Yay Riley Yay Thomas Yay

Time Meeting Adjourned: 6:48pm

April Perpignan
Secretary