

NEPTUNE TOWNSHIP RENT LEVELING BOARD - AGENDA APRIL 4, 2019- 6pm

Naomi Riley, Chairperson calls the meeting to order and requests the Secretary to call the roll:

ROLL CALL:

Catherine McAphee ____ Connie Holmes _____ James Manning, Jr. ____

Ruth Johnson ____ Naomi Riley _____ Alternate #I Jeff Klein____

Flag Salute

Chairperson Riley announces that the notice requirements of R.S. 10:4-18 have been satisfied by the publication of the required advertisement in The Coaster, posting the notice on the Board in the Municipal Complex, and filing a copy of the said notice with the Municipal Clerk.

Consumer Price Index [February's price index was 275.823, **Area prices up 0.2 percent over the month and 1.3 percent over the year**]

Action Items:

Approval of Minutes – March 7, 2019.

Offered by:_____ Seconded by:_____

Vote:

McAphee ____;Holmes ____; Manning____; Johnson ____; Riley ____;

Klein _____

Resolutions

1. Resolution #19-04 – Resolution to Confirm Surcharge – Jumping Brook Apts.

Offered by:_____ Seconded by:_____

Vote:

McAfee _____;Holmes _____; Manning_____; Johnson _____; Riley _____;

Klein _____

DISCUSSION ITEMS:

- A. TENANT COMPLAINT HEARING - RHONDA ROBINSON -JUMPING BROOK APTS.

PUBLIC PARTICIPATION:

ADJOURNMENT (Time): _____

Offered by: _____ Seconded by:_____

Vote:

McAfee _____;Holmes _____; Manning_____; Johnson _____; Riley _____;

Klein _____

MINUTES

NEPTUNE TOWNSHIP RENT LEVELING BOARD

Minutes – March 7, 2019

Ms. Riley called the meeting to order at 6:05 pm and requested the Secretary to call the roll. The following members were present: Ruth Johnson, Connie Holmes, Naomi Riley, Catherine McAphee, James Manning Jr. , Jeff Klein. Ms. Howard announced that Mr. Massicot resigned as a member of the Board.

Ms. Riley stated adequate notice of this meeting as required by P.L. Chapter 231 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.

Ms Riley announced the Consumer Price Index [December's price index was 275.144, area prices up 0.5 percent over the month and up 1.6% over the year].

APPROVAL OF MINUTES

Mrs. Johnson offered a motion, moved and seconded by Mrs. Holmes to approve the minutes of the meeting for February 7, 2019; all that were eligible to vote were in favor.

RESOLUTIONS

None

DISCUSSION ITEMS

The hearing for Jumping Brook Apts continued. Mr. Anthony stated the Board had the opportunity to review the calculation surcharges for over a month and they are well below the cap. It will be base rent plus surcharge.

Mrs. Johnson stated she felt the sheet was questionable.

Mr. Schneider stated the starting point was the resolution that was adopted in December and there were three categories, which were approved and completed, approved but not yet completed, and not approved. He went over how they came about the surcharge. He stated this was a reduction of what they originally requested.

Mrs. Holmes stated the rent was going to be different for everyone.

Mr. Anthony stated some towns would base the increase on square footage but ours is based on rent.

Mr. Klein stated he felt that this worked out better than they thought that it would. He stated it was just the beginning and would like for the landlord to work with the residents.

Mrs. Reilly questioned whether section 8 was included in the totals.

Mr. Schneider stated they were but they could not collect from them and it would not be passed onto the other tenants.

Mrs. Holmes questioned what was the maximum the tenants were going to pay.

Mr. Schneider stated between \$14-\$27.

Elizabeth Kennedy #252 asked if the fees would go away if the owners sold the property.

Mr. Anthony stated no.

Mrs. Kennedy stated she did not think that was fair and questioned how long would she have to pay the surcharge.

Mr. Anthony stated some would be 27 years while others may be 15 years.

Mr. Klein stated some items would fall off before 27 years.

Mr. Manning stated paving would fall off after 15 years.

Mrs. Holmes stated she needed clarity for when things falls off.

Mr. Anthony stated only one item was 15 years.

Mrs. Holmes questioned whether a notice would be sent when it would be going down.

Mr. Schneider confirmed that it would.

Mr. Klein stated in 15 years there may be more improvements.

Mr. Manning made a motion to approve the surcharges, moved and seconded by Mrs. Johnson. All were in favor.

Mr. Anthony stated he would prepare a resolution and would vote on it at the next meeting and send it to the attorney. It can be administered 30 days after that.

Mrs. Johnson offered a meeting to close the hearing, moved and seconded by Mrs. Riley. All were in favor.

PUBLIC PARTICIPATION

Mr. Klein stated a new member was needed.

Mr. Anthony stated anyone interested could talk to an elected official or fill out a form that's online.

Mr. Manning offered a motion to adjourn the meeting, moved and seconded by Mrs. Johnson. All were in favor.

Pamela D. Howard

Secretary

RESOLUTIONS

None