

NEPTUNE TOWNSHIP RENT LEVELING BOARD - AGENDA OCT. 3, 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 #1 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 [August's price index was 279.428, **Area prices up 0.2 percent over the month and 1.8 percent over the year**]

Action Items:

Approval of Minutes – August 1, 2019.

Offered by: _____ Seconded by: _____

Vote:

McAphee _____; Holmes _____; Manning _____; Johnson _____; Riley _____;

Klein _____

Resolutions

NONE

DISCUSSION ITEMS:

HEARING - Harlee Gardens vs Jadus McIntyre

PUBLIC PARTICIPATION:

ADJOURNMENT (Time): _____

Offered by: _____ Seconded by: _____




Vote:

McAfee _____; Holmes _____; Manning _____; Johnson _____; Riley _____;

Klein _____

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Consumer Price Index - New York-Newark-Jersey City, NY-NJ-PA (1982-84 = 100)

All Items (1982-84=100)

All Urban Consumers - (CPI-U)

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Avg
1989	127.0	127.6	128.9	129.5	130.2	130.5	130.6	130.9	132.2	132.8	133.2	133.3	130.6
1990	135.1	135.3	136.6	137.3	137.2	137.1	138.4	140.0	140.8	141.6	141.5	141.6	138.5
1991	143.0	143.6	143.4	143.7	144.0	144.6	145.2	145.4	145.8	145.7	146.6	146.6	144.8
1992	147.3	148.0	149.1	149.2	148.9	149.5	149.9	150.8	151.4	152.1	152.2	151.9	150.0
1993	153.0	153.6	154.1	154.0	153.8	154.2	154.3	155.3	155.3	155.5	155.4	155.6	154.5
1994	156.0	157.4	157.9	157.7	157.3	157.8	158.2	159.1	159.0	159.5	159.4	158.9	158.2
1995	159.9	160.3	160.9	161.4	161.8	162.2	162.3	162.8	163.2	163.6	163.8	163.7	162.2
1996	164.8	165.7	166.5	166.0	166.4	166.5	166.7	167.2	168.2	168.2	168.4	168.5	166.9
1997	169.1	170.1	170.7	170.2	169.9	170.3	170.8	170.8	171.7	172.3	172.0	171.9	170.8
1998	172.1	172.7	173.0	173.0	173.0	173.1	173.6	174.2	174.4	174.8	174.7	174.7	173.6
1999	175.0	175.1	175.5	176.0	176.1	176.8	177.2	177.6	178.2	178.9	178.8	178.6	177.0
2000	179.3	180.5	181.5	181.4	181.4	182.0	182.8	183.1	184.4	184.6	184.6	184.2	182.5
2001	184.9	185.3	186.4	186.6	187.3	188.3	187.8	188.1	188.0	187.8	187.8	187.3	187.1
2002	188.5	189.9	191.1	191.8	191.4	191.5	192.0	193.1	193.3	193.7	193.4	193.1	191.9
2003	194.7	196.2	197.1	196.7	196.8	196.9	197.7	199.1	199.6	200.0	199.4	199.3	197.8
2004	199.9	201.1	203.4	204.0	204.4	206.0	205.5	205.7	205.9	207.3	207.2	206.8	204.8
2005	208.1	208.9	212.4	212.5	211.4	210.7	212.5	214.1	215.8	216.6	215.3	214.2	212.7
2006	215.9	216.4	218.2	220.2	221.6	222.6	223.1	224.1	222.9	221.7	220.9	221.3	220.7
2007	221.767	223.066	224.551	225.780	227.146	228.258	228.628	228.326	228.308	228.552	229.504	229.395	226.940
2008	229.869	231.020	233.122	233.822	236.151	238.580	240.273	240.550	240.089	238.403	234.498	233.012	235.782
2009	233.402	234.663	235.067	235.582	235.975	237.172	237.600	238.282	238.568	238.380	238.777	238.427	236.825
2010	238.970	238.862	240.101	240.529	241.075	240.817	241.147	241.569	241.485	241.981	241.960	241.874	240.864
2011	242.639	243.832	245.617	246.489	248.073	248.505	249.164	250.058	250.559	250.051	249.317	248.307	247.718
2012	249.322	250.285	251.887	252.349	252.652	252.406	252.016	253.472	254.554	254.277	254.285	253.555	252.588
2013	254.807	256.234	256.589	255.967	256.270	256.911	257.326	257.659	258.504	257.069	257.377	257.284	256.833
2014	259.596	259.019	259.971	259.985	261.225	261.350	261.498	261.075	261.074	260.500	259.382	258.080	260.230
2015	258.376	259.240	259.647	259.959	261.066	261.512	261.199	261.347	261.887	261.515	261.009	259.941	260.558
2016	260.342	260.875	261.508	262.619	263.312	263.877	263.722	264.160	264.602	264.738	265.203	265.421	263.365
2017	266.917	267.662	267.582	267.948	268.183	268.666	268.051	268.657	270.059	269.575	269.381	269.564	268.520
2018	270.771	272.214	272.196	272.950	274.001	274.170	274.073	274.441	275.455	275.101	274.478	273.836	273.641
2019	275.144	275.823	276.570	277.441	278.068	278.802	278.817	279.428					

Urban Wage Earners and Clerical Workers - (CPI-W)

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Avg
1989	125.1	125.5	126.8	127.5	128.2	128.7	128.7	128.9	130.3	130.8	131.3	131.3	128.6
1990	133.0	133.1	134.5	135.0	134.9	135.0	136.0	137.4	138.7	139.5	139.5	139.5	136.3
1991	140.3	140.6	140.5	141.0	141.4	142.1	142.3	142.6	143.2	143.0	144.0	143.9	142.1
1992	144.4	144.8	145.8	145.9	145.8	146.5	146.6	147.6	148.3	149.1	149.2	149.1	146.9
1993	149.9	150.3	150.7	150.7	150.4	150.7	150.7	151.7	151.8	152.1	152.0	152.1	151.1
1994	152.4	153.5	154.0	153.9	153.6	154.2	154.4	155.3	155.5	156.0	155.9	155.4	154.5
1995	156.3	156.6	157.1	157.5	158.0	158.4	158.3	158.9	159.5	159.7	159.9	159.9	158.3
1996	160.9	161.7	162.5	162.2	162.8	162.8	162.8	163.3	164.4	164.4	164.7	164.7	163.1
1997	165.1	166.2	166.6	166.1	166.0	166.2	166.6	166.7	167.7	168.1	168.0	167.7	166.8
1998	167.7	168.2	168.2	168.5	168.6	168.8	169.1	169.7	169.9	170.5	170.5	170.5	169.2
1999	170.8	170.6	170.8	171.3	171.5	172.1	172.5	173.2	173.9	174.5	174.6	174.3	172.5
2000	174.7	176.0	176.7	176.8	177.0	177.6	178.4	178.5	179.9	180.2	180.1	180.0	178.0
2001	180.6	180.8	181.8	181.9	183.0	183.8	183.5	183.5	183.6	183.3	183.3	182.8	182.7

Source: U.S. Bureau of Labor Statistics (BLS).

New York–New Jersey Information Office

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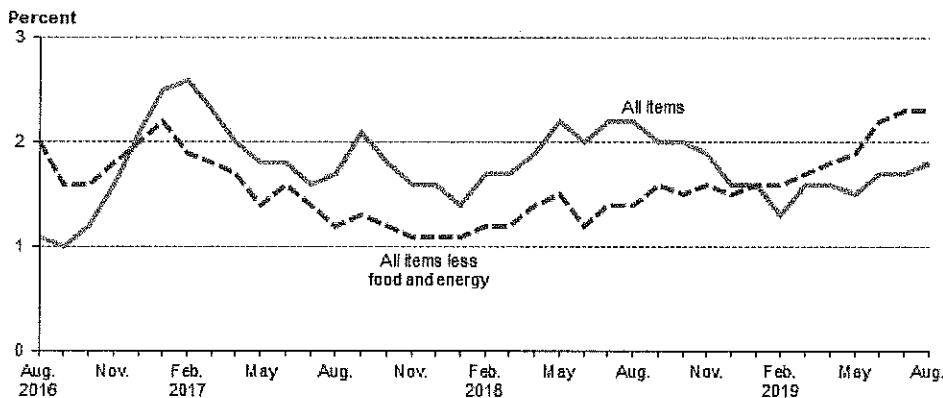
Consumer Price Index, New York-Newark-Jersey City – August 2019

Area prices up 0.2 percent over the month and 1.8 percent over the year

Prices in the New York-Newark-Jersey City area, as measured by the Consumer Price Index for All Urban Consumers (CPI-U), rose 0.2 percent in August, after no change in July, the U.S. Bureau of Labor Statistics reported today. Chief Regional Economist Martin Kohli attributed the rise to higher prices for food and a variety of non-energy items. (Data in this report are not seasonally adjusted. Accordingly, month-to-month changes may reflect the impact of seasonal influences.)

Over the year, the CPI-U increased 1.8 percent. The index for all items less food and energy advanced 2.3 percent. (See [table A](#) and [chart 1](#).) Price increases for shelter drove the 12-month change in both indexes. (See [table 1](#).)

Chart 1. Over-the-year percent change in CPI-U, New York-Newark-Jersey City, August 2016–August 2019



Source: U.S. Bureau of Labor Statistics.

Food

The food index rose 0.6 percent after declining 0.3 percent in July. Prices for food away from home jumped 0.7 percent, the largest increase in over a year. Prices for food at home increased 0.5 percent, with higher prices in three of the six grocery groups.

For the year ended in August 2019, the food index increased 1.7 percent. Food-away-from-home prices rose 3.1 percent, while food-at-home prices increased 0.5 percent.

Energy

The energy index declined 1.7 percent, following a 0.8-percent decrease in July. Gasoline prices declined 2.0 percent. Prices for household energy declined 1.5 percent, with a 2.7-percent drop in electricity prices. Natural gas prices, by contrast, increased 0.4 percent.

From August 2018 to August 2019, the energy index declined 4.0 percent. Gasoline prices dropped 4.7 percent. Household energy prices were down 3.5 percent, with a 3.1-percent decline in electricity prices and a 2.6-percent decline in natural gas prices.

All items less food and energy

The index for all items less food and energy rose 0.3 percent. Apparel prices jumped 5.7 percent reflecting typical seasonal patterns. Education and communication advanced 1.4 percent—the largest increase in over ten years—with prices for tuition, other school fees, and childcare up 1.8 percent. A

News Release Information

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Contacts

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Newark-Jersey City, NY-NJ-PA, not seasonally adjusted
(1982-84=100 unless otherwise noted)

Item and Group	Indexes			Percent change from-		
	June 2019	July 2019	Aug. 2019	Aug. 2018	June 2019	July 2019
Expenditure category						
All items	278.802	278.817	279.428	1.8	0.2	0.2
All items (1967=100)	805.977	806.020	807.788			
Food and beverages						
Food	271.178	270.245	271.819	1.7	0.2	0.6
Food at home	271.257	270.351	271.882	1.7	0.2	0.6
Cereals and bakery products	258.911	257.017	258.183	0.5	-0.3	0.5
Meats, poultry, fish, and eggs	303.424	301.955	305.701	0.4	0.8	1.2
Dairy and related products	255.910	253.356	253.208	-0.2	-1.1	-0.1
Fruits and vegetables	228.473	227.060	228.078	1.7	-0.2	0.4
Nonalcoholic beverages and beverage materials ⁽¹⁾	326.234	326.964	324.092	-0.5	-0.7	-0.9
Other food at home	261.808	257.320	255.727	2.3	-2.3	-0.6
Food away from home	225.216	223.073	228.253	0.7	1.3	2.3
Alcoholic beverages	296.138	296.627	298.723	3.1	0.9	0.7
Alcoholic beverages	265.516	264.232	266.360	1.7	0.3	0.8
Housing						
Shelter	303.608	303.892	303.603	1.7	0.0	-0.1
Rent of primary residence	384.598	385.269	385.875	2.2	0.3	0.2
Owners' equivalent rent of residences ⁽²⁾	400.852	401.406	402.171	3.1	0.3	0.2
Owners' equivalent rent of primary residence ⁽²⁾	389.878	391.231	392.323	1.8	0.6	0.3
Owners' equivalent rent of primary residence ⁽²⁾	389.395	390.747	391.837	1.8	0.6	0.3
Fuels and utilities						
Household energy	198.596	196.557	193.995	-2.8	-2.3	-1.3
Energy services	189.944	187.478	184.654	-3.5	-2.8	-1.5
Electricity	181.158	178.343	175.469	-2.9	-3.1	-1.6
Electricity	187.778	184.352	179.307	-3.1	-4.5	-2.7
Utility (piped) gas service	160.454	158.748	159.393	-2.6	-0.7	0.4
Household furnishings and operations	110.192	110.804	108.954	0.9	-1.1	-1.7
Apparel						
	122.340	116.924	123.568	-3.1	1.0	5.7
Transportation						
Private transportation	224.883	224.120	222.810	-0.2	-0.9	-0.6
New and used motor vehicles ⁽³⁾	210.569	211.012	209.861	-0.9	-0.3	-0.5
New vehicles ⁽¹⁾	89.297	90.246	90.513	-1.5	1.4	0.3
Used cars and trucks ⁽¹⁾	202.513	202.679	201.823	1.0	-0.3	-0.4
Motor fuel	270.613	274.253	276.921	2.1	2.3	1.0
Gasoline (all types)	230.968	230.483	225.993	-4.7	-2.2	-1.9
Gasoline, unleaded regular ⁽⁴⁾	229.914	229.436	224.961	-4.7	-2.2	-2.0
Gasoline, unleaded midgrade ⁽⁴⁾⁽⁵⁾	229.090	228.638	223.659	-5.0	-2.4	-2.2
Gasoline, unleaded premium ⁽⁴⁾	235.762	234.997	233.836	-3.6	-0.8	-0.5
Motor vehicle insurance ⁽¹⁾	237.990	237.343	236.399	-2.4	-0.7	-0.4
Motor vehicle insurance ⁽¹⁾	760.120	757.682	757.682	2.4	-0.3	0.0
Medical care						
	510.146	515.152	516.142	6.4	1.2	0.2
Recreation⁽³⁾						
	126.225	126.941	126.803	3.3	0.5	-0.1
Education and communication⁽³⁾						
Tuition, other school fees, and child care ⁽¹⁾	144.133	144.710	146.691	2.7	1.8	1.4
	1,205.806	1,212.901	1,234.606	3.6	2.4	1.8
Other goods and services						
	436.126	440.573	439.987	1.9	0.9	-0.1
Commodity and service group						
All items	278.802	278.817	279.428	1.8	0.2	0.2
Commodities	192.396	191.477	192.325	-0.1	0.0	0.4
Commodities less food and beverages	144.943	144.085	144.551	-1.6	-0.3	0.3
Nondurables less food and beverages	186.153	184.771	185.912	-2.4	-0.1	0.6
Durables	93.064	92.823	92.522	0.3	-0.6	-0.3
Services	351.598	352.251	352.731	2.5	0.3	0.1
Special aggregate indexes						
All items less medical care	268.757	268.556	269.151	1.5	0.1	0.2

Footnotes

- (1) Indexes on a December 1977=100 base.
(2) Indexes on a December 1982=100 base.
(3) Indexes on a December 1997=100 base.
(4) Special index based on a substantially smaller sample.
(5) Indexes on a December 1993=100 base.

NEPTUNE TOWNSHIP RENT LEVELING BOARD

Minutes – August 1, 2019

Mrs. Riley called the meeting to order at 6:00 pm and requested the Secretary to call the roll. The following members were present: Ruth Johnson, Catherine McAphee, Jeff Klein and Naomi Riley. Absent: James Manning Jr. and Connie Holmes.

Mrs. 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.

Mrs. Riley announced the Consumer Price Index [June's price index was 278.802, area prices up 0.3 percent over the month and up 1.7% over the year].

APPROVAL OF MINUTES

Mr. Klein offered a motion, moved and seconded by Mrs. Johnson to approve the minutes of the meeting for June 6, 2019; all that were eligible to vote were in favor.

RESOLUTIONS

Mr. Anthony stated basically there were deficiencies but the Board could not act upon them because Ms. Seward was receiving a subsidy and she's waiting on Code Enforcement.

Mrs. Johnson offered the following resolution, moved and seconded by Mrs. Riley:

Resolution # 2019-07

**RESOLUTION OF THE NEPTUNE TOWNSHIP RENT LEVELING BOARD OF
TENANT'S COMPLAINT OF ROSE SEWARD**

WHEREAS, the Neptune Township Rent Leveling Board was presented with a complaint by ROSE SEWARD, residing at 1516 Monroe Avenue, Apt. 18A, Neptune Township, New Jersey, alleging reduction in services in violation of Section 4-30.9, entitled, "Standards of Service" of the Neptune Township Rent Control Ordinance, and sought relief as a result thereof; and

WHEREAS, a hearing on the Complaint was scheduled and heard on June 6, 2019, after service was made upon the Landlord, namely, Harlee Garden Neptune Housing, 4403 15th Avenue, Suite 192, Brooklyn, NY 11219, as submitted by the Complainant, within the time period prescribed by local ordinance; and

WHEREAS, on June 6, 2019, the Complainant, ROSE SEWARD appeared before the Neptune Township Rent Leveling Board and testified, with no one appearing on behalf of the Landlord and no witnesses; and

WHEREAS, the Neptune Township Rent Leveling Board, per the aforesaid Complaint, received the following grievances and requests for relief:

1. That the Complainant's unit is one of 12 units in the apartment complex, and she has lived in the complex since February 1, 2016 and has had complaints with the Township of Neptune Code Enforcement Department resulting in Notices of Violation since December of 2018 for various maintenance issues, and has during the time period allowed by the Rent Leveling Board Ordinance, had problems concerning mold and mildew, floors arising up, which has caused the Complainant who has asthma, coughing and sneezing spells and difficulty breathing at times
2. That the Complainant has made Complaints with the Neptune Township Code Enforcement Department, who issued a Notice of Violation and Order to Correct, dated December 26, 2018 concerning leaks in the bathroom ceiling and the need to replace bathroom ceiling tiles, buckling floor in the hallway between the bathroom and the bedroom, and the need to repair chain guard on the front door, with a further violation issued on January 28, 2019 for the same offenses.
3. That the Complainant indicated that the rent from February 1, 2016 through 2018 was \$1,095.00 per month, and commencing January 1, 2019 was \$1,142.00 per month, but that she does not pay rent and that a sponsor pays the rent under the category of "Hurricane Sandy Victim," which allows housing to take place on a temporary basis until her house is rebuilt, which is expected within this year.

NOW, THEREFORE, BE IT RESOLVED, by the Neptune Township Rent Leveling Board, that the Neptune Township Rent Leveling Board has found the following facts:

- i. That the Board finds that appropriate due process notice was given to the Landlord. Appropriate notice was made in accordance with the law set forth more fully in the case of Ivy Hill Park, Section 3 v. Abutidze, 371 N.J. Super. 103 (2004), as indicated by certified mail receipts attached to the Complaint.
- ii. That the Neptune Township Rent Leveling Board has subject matter jurisdiction over the tenant and Landlord, and the tenant/Complainant has been a tenant in the subject apartment complex, and the tenant/Complainant's unit is one of well over five (5) residential units in the apartment complex.

- iii. That the Complainant, ROSE SEWARD, has occupied a unit at 1516 Monroe Avenue, Apt. 18A, Neptune, New Jersey, since February 1, 2016, at a present rent of \$1,142.00 per month, of which, all rent is paid by "Sandy Funds" and the Complainant has alleged reduction in services not yet totally resolved.

With regard to reduced services above the Board finds:

1. The Board finds that it is unrefuted that there is mold and mildew issues in the subject property and based on the Notices of Violation by the Code Enforcement Department of Neptune Township, a leak in the bathroom ceiling and floor buckling in the hallway between the bathroom and the bedroom and repair needed to the chain guard on the front door.

2. The Board finds it difficult to act under the Ordinance with regard to relief sought by the Complainant. Under the Reduction of Service Clause of the Rent Control Ordinance, the only relief under the said clause for reduced services is a reduction or credit to rent due and owing and/or paid by the tenant. In the instant matter, the tenant/Complainant is not paying the rent. There is a possible remedy under the Penalty Clause of the Rent Control Ordinance which provides for a recommendation by the Rent Leveling Board to the Township Committee to pass a Resolution ordering the Code Enforcement Department to issue Summonses for violation of the Rent Control Ordinance. Such Summonses would be heard by the Municipal Court of Neptune Township, which may result in an issuance of fines and other penalties
3. The Board however finds that despite that fact that it could request the Township Committee to require Code Enforcement to issue Summonses for violations of the Rent Control Ordinance, and may have to do so in the future, the Code Enforcement Department has already issued Notices of Violation and apparently Summonses against the Landlord for violations of the Property Maintenance Ordinance, which in some cases overlaps in terms of what the violation is in the Reduced Services Clause of the Rent Control Ordinance, but is treated separate and distinct in terms of Ordinance violations, and therefore, it might be appropriate to allow the Code Enforcement Department of the Township of Neptune to finalize its legal actions before the Rent Board takes any action with regard to violation of the Rent Control Ordinance.

The Neptune Township Rent Leveling Board hereby finds that it would be most appropriate to allow the Code Enforcement Department of Neptune Township to complete its investigation and legal action against the Landlord with regard to similar violations related to the Property Maintenance Ordinance of the Township of Neptune, rather than the Rent Control Ordinance of Neptune Township, to determine whether those actions may result in remedies for the tenant/Complainant and remediation of the apartment before any further action be taken by the Rent Leveling Board of Neptune Township, and that the Neptune Township Rent Leveling Board shall stay any further action with regard to the Complaint filed by the tenant/Complainant, ROSE SEWARD, Case No. 19-03, filed on March 29, 2019, until the Code Enforcement Department completes its actions, but shall retain jurisdiction to hear this matter further upon complete adjudication of the Neptune Township Code Enforcement Department's Complaint, Summons No. SC-019077, with the understanding that the Board does find that the allegations made by the tenant/Complainant represent reduced services, but postpones its decision concerning relief under the Rent Control Ordinance at this time.

IT IS FURTHER ORDERED AND DETERMINED, that the municipal attorney is hereby authorized to provide the Landlord, Harlee Garden Neptune Housing, 4403 15th Avenue, Suite 192 Brooklyn, NY 11219, with a new address of 5308 13th Avenue, Ste. 469, Brooklyn, NY 11219, and the tenant/Complainant, ROSE SEWARD, 1516 Monroe Avenue, Apt. 18A, Neptune Township, NJ 07753, with a written notice of this decision by copy of this resolution effective the date of execution of this resolution by supplying the same pursuant to Ordinance and that either the Landlord or the tenant/Complainant shall have a right within twenty (20) days of the date of receipt of the determination in accordance with the Neptune Township Rent Control Ordinance, Rules And Regulations of the Neptune Township Rent Leveling Board to file an appeal before the Neptune Township Committee.

OFFERED BY BOARD MEMBER: Ruth Johnson

SECONDED BY BOARD MEMBER: Naomi Riley

AND ADOPTED ON ROLL CALL BY THE FOLLOWING VOTES:

ROLL CALL

Affirmative: McApee, Johnson, Riley, Klein

Negative:-----

Absent: Holmes, Manning

Dated: August 1, 2019

NAOMI RILEY, CHAIRWOMAN

ATTEST:

PAM HOWARD, SECRETARY

I hereby certify the foregoing to be a true copy of the resolution adopted by the Neptune Township Rent Leveling Board at a meeting held on August 1, 2019.

ATTEST:

PAM HOWARD, Secretary

Mr. Anthony announced that with this resolution the landlord has the responsibility to notify tenants and the Township of Neptune of change of address.

Mrs. Riley offered the following resolution, moved and seconded by Mrs. McAphee:

Resolution # 2019-08

**RESOLUTION AMENDING THE RULES
AND REGULATIONS OF THE
RENT LEVELING BOARD**

WHEREAS, the present Rules and Regulations of the Neptune Township Rent Leveling Board were adopted on December 17, 2013. The Rules and Regulations were amended on November 3, 2016 to provide for a Hardship Application Form, and again on February 2, 2017 to provide for a Capital Improvement Form. Thereafter, on March 1, 2018, it was amended to provide for a specific amount of copies to be provided to the Rent Board Secretary, and on May 3, 2018 it was amended with regard to the Landlord's Application for a Hardship or Capital Improvement, including in addition to the original application, attachments and exhibits, copies of the application and all attachments and exhibits are to include copies of all applications and attachments and exhibits for all regular members of the Rent Leveling Board, as well as additional copies for all appointed alternate members and a copy for the Board Attorney. There is now a need to further amend the Rules and Regulations to amend Clause VII, entitled "Notice" to add (E.) to place responsibility on the landlord for notifying both tenants and the municipality of any change of address, and that failure to do so will deny the landlord the argument on appeal that the landlord was not properly served with notice at their most recent address.

NOW, THEREFORE, BE IT RESOLVED, that the Neptune Township Rent Leveling Board of the Township of Neptune hereby amends the Rules and Regulations as set forth more fully in the attached copy of the Rules and Regulations to this Resolution, to provide that Clause VII, entitled "Notice" (E.) place responsibility on the landlord for notifying both tenants and the municipality of any change of address, and that failure to do so will deny the landlord the argument on appeal that the landlord was not properly served with notice at their most recent address.

A true copy of the Rules and Regulations, and in particular the Amendment to Paragraph VII, entitled "Notice" (E.) is attached to the within Resolution as Exhibit A.

OFFERED BY BOARD MEMBER: Naomi Riley

SECONDED BY BOARD MEMBER: Catherine McAphee

AND ADOPTED ON ROLL CALL BY THE FOLLOWING VOTES:

ROLL CALL

Affirmative: McAphee, Johnson, Riley, Klein

Negative: -----

Abstain:-----

Absent: Holmes, Manning

Dated: August 1, 2019

NAOMI RILEY, Chairwoman

ATTEST:

PAM HOWARD, Secretary

I hereby certify the foregoing to be a true copy of the Resolution adopted by the Neptune Township Rent Leveling Board at a meeting held on August 1, 2019.

ATTEST:

PAM HOWARD, Secretary

DISCUSSION ITEMS

Appeal of Harlee Gardens vs Jadus McIntyre – Mr. Anthony stated he could not hear the appeal and that Michael Celli would have to handle it and it would be up to the Township Committee to decide. He stated the landlord could not stop the credits until coming before the board regarding remediation.

PUBLIC PARTICIPATION

None

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

Pamela D. Howard
Secretary

RESOLUTIONS

NONE