

**NEPTUNE TOWNSHIP RENT LEVELING BOARD - AGENDA JUNE 14, 2018- 6pm**

Ruth Johnson calls the meeting to order and requests the Secretary to call the roll:

**ROLL CALL:**

Connie Holmes \_\_\_\_\_ James Manning, Jr. \_\_\_\_\_ Morrel Massicot \_\_\_\_\_

Ruth Johnson \_\_\_\_\_ Catherine McAphee \_\_\_\_\_ Alternate #I Jeff Klein \_\_\_\_\_

Alternate #II Naomi Riley \_\_\_\_\_

**Flag Salute**

Chairperson Johnson 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 [March's price index was 274.001, area prices up 0.4 percent over the month and 2.2 percent over the year.

**Action Items:**

1. Approval of Minutes – May 3, 2018.

Offered by: \_\_\_\_\_ Seconded by: \_\_\_\_\_

Vote:

Holmes \_\_\_\_\_; Manning \_\_\_\_\_; Massicot \_\_\_\_\_; Johnson \_\_\_\_\_; McAphee \_\_\_\_\_;

Klein \_\_\_\_\_ Riley \_\_\_\_\_ (HIGHLIGHTED IN YELLOW INDICATES THE MEMBER WAS NOT IN ATTENDANCE AT THE MEETING, INELIGIBLE TO VOTE)

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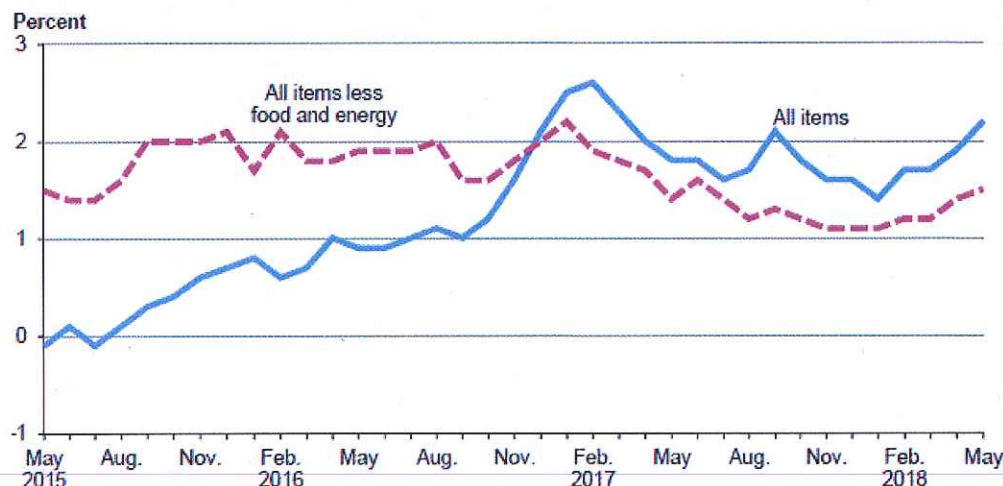
## Consumer Price Index, New York-Newark-Jersey City – May 2018

Area prices up 0.4 percent over the month and 2.2 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), advanced 0.4 percent following a 0.3-percent increase in April, the U.S. Bureau of Labor Statistics reported today. Chief Regional Economist Martin Kohli primarily attributed the rise to higher prices for energy. (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 2.2 percent. The index for all items less food and energy rose 1.5 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, May 2015–May 2018**



Source: U.S. Bureau of Labor Statistics.

### Food

Over the month, food prices inched up 0.1 percent, following a 0.7-percent increase in April. A 0.3-percent decline in prices for food at home largely offset a 0.7-percent advance in prices for food away from home. Among the grocery groups with lower prices in May were cereals and bakery products; nonalcoholic beverages (including carbonated drinks); and meats, poultry, fish, and eggs.

From May 2017 to May 2018, the food index increased 2.3 percent, with prices 3.5 percent higher for food away from home and 1.4 percent higher for food at home.

### Energy

Energy prices rose 4.6 percent in May, after a 1.4-percent April increase. Gasoline prices climbed 7.2 percent, following a 5.1-percent jump during the previous month. Household energy price also rose (2.6 percent), in contrast to the category's April decline. A 4.1-percent increase in prices for natural gas and a 3.0-percent rise in electricity charges contributed to the upturn.

### News Release Information

18-980-NEW  
Tuesday, June 12, 2018

### Contacts

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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
1988	121.3	121.1	121.5	122.6	122.7	123.1	123.6	124.2	126.0	126.2	125.9	126.0	123.7
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								

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

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Avg
1988	119.6	119.3	119.7	120.6	120.7	121.2	121.7	122.2	124.1	124.3	124.1	124.1	121.8
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

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



Ocean, Passaic, Somerset, Sussex, and Union Counties in New Jersey; and Pike County in Pennsylvania.

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**Table 1. Consumer Price Index for All Urban Consumers (CPI-U): Indexes and percent changes for selected periods, New York-Newark-Jersey City, NY-NJ-PA, not seasonally adjusted (1982-84=100 unless otherwise noted)**

Item and Group	Indexes			Percent change from-		
	March 2018	April 2018	May 2018	May 2017	March 2018	April 2018
<b>Expenditure category</b>						
<b>All items</b>	272.196	272.950	274.001	2.2	0.7	0.4
<b>All items (1967=100)</b>	786.880	789.060	792.098			
<b>Food and beverages</b>	263.637	265.504	265.892	2.3	0.9	0.1
<b>Food</b>	263.802	265.777	266.126	2.3	0.9	0.1
<b>Food at home</b>	253.350	255.712	254.915	1.4	0.6	-0.3
<b>Cereals and bakery products</b>	300.000	304.872	299.737		-0.1	-1.7
<b>Meats, poultry, fish, and eggs</b>	253.558	252.465	249.946		-1.4	-1.0
<b>Dairy and related products</b>	221.533	220.696	221.840		0.1	0.5
<b>Fruits and vegetables</b>	317.788	328.053	328.729		3.4	0.2
<b>Nonalcoholic beverages and beverage materials<sup>(1)</sup></b>	248.601	251.067	243.716		-2.0	-2.9
<b>Other food at home</b>	221.633	222.763	227.023		2.4	1.9
<b>Food away from home</b>	285.765	287.238	289.241	3.5	1.2	0.7
<b>Alcoholic beverages</b>	256.930	257.265	258.191	2.0	0.5	0.4
<b>Housing</b>	296.511	296.698	297.999	2.4	0.5	0.4
<b>Shelter</b>	374.763	375.314	375.974	2.4	0.3	0.2
<b>Rent of primary residence<sup>(2)</sup></b>	386.926	387.142	387.701	2.0	0.2	0.1
<b>Owners' equivalent rent of residences<sup>(2)(3)</sup></b>	380.745	382.310	382.808	2.5	0.5	0.1
<b>Owners' equivalent rent of primary residence<sup>(2)(3)</sup></b>	380.273	381.837	382.333	2.5	0.5	0.1
<b>Fuels and utilities</b>	197.098	195.264	199.952	4.6	1.4	2.4
<b>Household energy</b>	189.430	187.432	192.391	4.9	1.6	2.6
<b>Energy services<sup>(2)</sup></b>	179.936	177.673	183.784	3.2	2.1	3.4
<b>Electricity<sup>(2)</sup></b>	183.366	180.823	186.309	0.2	1.6	3.0
<b>Utility (piped) gas service<sup>(2)</sup></b>	164.234	162.534	169.258	9.5	3.1	4.1
<b>Household furnishings and operations</b>	108.345	108.719	109.922	0.0	1.5	1.1
<b>Apparel</b>	129.303	126.845	128.388	1.1	-0.7	1.2
<b>Transportation</b>	218.434	221.455	225.887	4.8	3.4	2.0
<b>Private transportation</b>	205.830	208.199	212.265	6.2	3.1	2.0
<b>New and used motor vehicles<sup>(4)</sup></b>	92.746	91.936	91.553		-1.3	-0.4
<b>New vehicles<sup>(1)</sup></b>	201.228	201.345	200.867		-0.2	-0.2
<b>Used cars and trucks<sup>(1)</sup></b>	269.033	268.043	266.192		-1.1	-0.7
<b>Motor fuel</b>	212.773	223.490	239.617	20.4	12.6	7.2
<b>Gasoline (all types)</b>	211.761	222.458	238.543	20.4	12.6	7.2
<b>Gasoline, unleaded regular<sup>(5)</sup></b>	210.760	221.689	238.227	21.1	13.0	7.5
<b>Gasoline, unleaded midgrade<sup>(5)(6)</sup></b>	219.574	228.560	242.703	16.5	10.5	6.2
<b>Gasoline, unleaded premium<sup>(5)</sup></b>	220.729	229.945	242.850	15.8	10.0	5.6
<b>Motor vehicle insurance<sup>(1)</sup></b>	743.892	744.334	744.334		0.1	0.0
<b>Medical care</b>	485.756	486.757	484.483	2.2	-0.3	-0.5
<b>Recreation<sup>(4)</sup></b>	123.479	124.256	122.232	-0.9	-1.0	-1.6
<b>Education and communication<sup>(4)</sup></b>	141.485	141.425	141.160	-0.6	-0.2	-0.2
<b>Tuition, other school fees, and child care<sup>(1)</sup></b>	1,165.931	1,165.931	1,166.194		0.0	0.0
<b>Other goods and services</b>	426.646	427.507	427.744	2.4	0.3	0.1

#### Footnotes

(1) Indexes on a December 1977=100 base.

(2) This index series was calculated using a Laspeyres estimator. All other item stratum index series were calculated using a geometric means estimator.

(3) Indexes on a December 1982=100 base.

(4) Indexes on a December 1997=100 base.

(5) Special index based on a substantially smaller sample.

(6) Indexes on a December 1993=100 base.

Note: Index applies to a month as a whole, not to any specific date.

**DISCUSSION ITEMS:**

**2<sup>nd</sup> HEARING – JUMPING BROOK APTS. – CAPITAL IMPROVEMENTS**

**PUBLIC PARTICIPATION:**

**ADJOURNMENT (Time):** \_\_\_\_\_

Offered by: \_\_\_\_\_      Seconded by: \_\_\_\_\_

Vote:

Holmes \_\_\_\_\_; Manning \_\_\_\_\_; Massicot \_\_\_\_\_; Johnson \_\_\_\_\_; McAphee \_\_\_\_\_;

Klein \_\_\_\_\_ Riley \_\_\_\_\_

**NEPTUNE TOWNSHIP RENT LEVELING BOARD**

**Minutes – May 3, 2018**

Mrs. Johnson 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, James Manning, Catherine McAphee and Jeff Klein. Absent: Morrell Massicot. Naomi Riley.

Mrs. Johnson 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. Johnson announced that the Consumer Price Index [March's price index was 272.196, area prices unchanged over the month and up 1.7% increase over the year].

**APPROVAL OF MINUTES**

Mr. Manning offered a motion, moved and seconded by Mrs. Holmes to approve the minutes of the meeting for March 1, 2018; all that were eligible to vote were in favor.

**RESOLUTIONS**

There were none

**DISCUSSION ITEMS – HEARING – JUMPING BROOK APTS- CAPITAL IMPROVEMENTS**

Paul Schneider of the law firm of Giordano, Halleran & Ciesla was present on behalf of JB Neptune Holding's, LLC; also present were Jack Adler, principal and partner; Adam Gluck, operations manager and partner; Bil Biegeleisen accountant.

A Hearing was held with JB Neptune Holding's LLC. Mr. Anthony and the Board went over the application for improvements to which Mr. Anthony explained that this process would probably take four hearings. The Board established jurisdiction and also received a letter from Code that there were no open property maintenance issues. He read what was considered as capital improvements. A brief synopsis of the meeting is being provided.

Mr. Schneider listed the improvements as roof and gutter replacement, upgrade of boilers, brick pointing and cleaning, renovation of management office, pool area, exterior lighting, landscaping, mold prevention mediation, repaving of parking area, security cameras, building signage, exterior electric service.

Mr. Anthony swore in Mr. Adler who stated he wanted to offer the best quality of living for the residents. He stated he purchased the property a year ago and the previous owner had



a dispute with his partners. The property has been mismanaged for ten years. He stated they were trying to apply strength in renovations and living conditions. The complex is considered a class b complex and they've invested in significant upgrades. They've installed security cameras and have supplied access to the police. The exterior lighting was too old now LED, landscaping, grading of landscaping, parking lot was milled and paved. Speed bumps were put in on the east and west and they plan to replace the boiler system. He stated they have replaced some water heaters but not all and it's partially complete. The roof and gutters are complete

Mr. Gluck was sworn and testified as to the conditions of the roofs prior to repair.

Mr. Anthony questioned whether the third party told him how old the roofs were.

Mr. Gluck stated the roof was at the end of its life and had about two or three years left.

Bil Biegeleisen was sworn in.

Mr. Anthony questioned whether all invoices have been paid in full

Mr. Biegeleisen confirmed that they were.

Mr. Anthony questioned how many other properties did Mr. Adler own at the time of this application.

Mr. Adler stated it was ten or twelve.

Mr. Anthony questioned how the invoices were paid.

Mr. Gluck stated by check.

Mr. Klein asked of the other properties how many of them did he replace the roof on.

Mr. Adler stated five.

Mr. Anthony questioned whether the roofs were all replaced at the same time.

Mr. Adler stated no.

Mr. Manning still questioned the life span on the roof and stated it sounded more cosmetic than anything to him.

Mr. Gluck stated his commitment was long term and quality.

Mr. Anthony questioned the status of the upgrade to the boilers.

Mr. Gluck stated the hot water system has been completed.

Mr. Anthony questioned the brick cleaning.

Mr. Gluckow stated it looks like it hasn't been cleaned in twenty years so they hired someone to power wash it.

Mr. Klein stated it sounds like its cosmetic and a marketing decision.

Mr. Schneider stated it was a quality of life.

Mr. Manning stated there's normal maintenance and quality of life.

Mr. Gluck stated the brick pointing was complete , the stair cases are complete and he's 50% to 60% done. Breezeway is for Tier II, Management office is not complete.

Mr. Anthony suggested they hold off on pool fencing until the pool was complete. The exterior lighting is not complete, landscape is 100%.

### **PUBLIC PARTICIPATION-HEARING JUMPING BROOK COUNTRY CLUB**

Corinne King Apt #20 questioned why did it take so long to get things done. She stated she had to call Trenton to get the heat turned off and no one knows anything in the office. She stated the cameras do not show her neighbors car getting hit. She also stated they changed the way payment is made three times. She stated they did not get pool passes and every time you go there they check your balance and can deny them. She stated she was not notified that they found mold.

Mr. Klein questioned whether her statement was true and if the cameras captured the parking lot.

Mr. Adler stated a vast majority of the lot is covered and he could provide a map.

Mr. Klein suggested she get a copy of the complaint and bring it to the next meeting.

Teresa Holmes stated she took offense to them saying how dangerous the area was . she stated she felt this was just for cosmetics. She listed the amount of the new rents and stated she felt that a survey should have been done and the tenants should have been involved in the enhance and quality of life of the property.

Mr. Adler stated he was not invalidating her point however they've done this in the past and they cannot make everyone happy.

Ms. Holmes stated the inside of the apartment needs to be improved on more than the outside.

Mr. Adler stated this is a perfect example that they cannot make everyone happy.

Patricia Hroncich #91 stated she's lived in Jumping Brook since 2011 and the hot water heaters have been replaced four times and the problem is the pipes behind the walls. She stated her neighbors are paying \$1800 a month and has no heat. He neighbor who has dialysis



couldn't go because they were repairing the steps. She stated the pool has a crack and they did not introduce themselves to the tenants and she's going to court for nonpayment and she's paid. She also stated the office said her child kicked the dishwasher when she didn't and they've changed where the rent should go.

Mr. Klein asked Ms. Howard to find out how many times the hot water heaters has been changed and building permits taken out for the past ten years.

Dina Bolden thanked them for the upgrades and stated if it was a safety issue she wouldn't be there. She stated that bldg. 3 needs to have it's gutter fixed because she has to walk through puddles when it rain. She stated she doesn't have a problem paying the rent despite it going up every year and when she calls the office she gets answers.

Tracy Daniels stated she's lived in Jumping Brook since December 2012 and as a tenant she felt the roof should have been insulated because every winter she has to pay \$300 a month for electric. She stated you always know of the expenses before you buy.

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