

NEPTUNE TOWNSHIP RENT LEVELING BOARD - AGENDA March 10, 2016 - 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 _____

Charles Woolfolk _____ Ruth Jones _____

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 on January 28, 2016 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 [January's price index was 260.342, area prices up 0.2 percent over the month and up to 0.8% over the year.

Action Items:

1. Approval of Minutes – January 7, 2016.

Offered by: _____ Seconded by: _____

Vote:

Holmes _____; Manning _____; Massicot _____; Woolfolk _____; Johnson _____;

Old Business:

DISCUSSION ITEMS:

1. Hearing – Stacey Walker 16-01 vs Neptune Associates

2. Hearing – Paula Sloan 16-03 vs Neptune Associates

PUBLIC PARTICIPATION:

ADJOURNMENT (Time): _____

Offered by: _____ Seconded by: _____

Vote:

Holmes _____; Manning _____; Massicot _____; Woolfolk _____; Johnson _____;

NEPTUNE TOWNSHIP RENT LEVELING BOARD

Minutes – January 7, 2016

Connie Holmes , Chairperson, called the meeting to order at 6:00 pm and requested the Secretary to call the roll. The following members were present: James Manning, Jr., Morrel Massicot, Ruth Johnson and Connie Holmes. Charles Woolfolk absentm.

Mrs. Holmes stated adequate notice of this meeting as required by P.L. Chapter 231 has been provided by notice in the Coaster on November 20, 2014, which was posted on the bulletin board of the Municipal Complex and filing a said notice with the Municipal Clerk.

Mrs. Holmes announced that the Consumer Price Index [November's Index was 261.009, up 0.6% over the year].

APPROVAL OF MINUTES

Mrs. Johnson offered a motion, moved and seconded by Mr. Manning to approve the minutes of the meeting for November 5, 2015; all were in favor.

APPOINT CHAIRPERSON FOR 2016

Mr. Manning offered the following resolution, moved and seconded by Mrs. Johnson that it be adopted:

WHEREAS, the Neptune Township Rent Leveling Board selects a Chairperson among its members during its Reorganization Meeting held in January of each year.

NOW, THEREFORE, BE IT RESOLVED, by the Neptune Township Rent Leveling Board, that the Board hereby selects Ruth Johnson to serve as the Chairperson of the Neptune Township Rent Leveling Board.

The resolution was adopted and Mrs. Johnson became Chairperson by Acclamation.

APPOINT VICE-CHAIRPERSON FOR 2016

Mrs. Holmes offered the following resolution, moved and seconded by Mr. Manning that it be adopted:

WHEREAS, the Neptune Township Rent Leveling Board selects a Vice-Chairperson among its members during its Reorganization Meeting held in January of each year.

NOW, THEREFORE, BE IT RESOLVED, by the Neptune Township Rent Leveling Board, that the Board hereby selects Constance Holmes to serve as the Vice-Chairperson of the Neptune Township Rent Leveling Board. and

The resolution was adopted and Mrs. Holmes became Vice-Chairperson by Acclamation.

DESIGNATE 2016 MEETING DATES

Mrs. Holmes offered the following resolution, moved and seconded by Mr. Manning that it be adopted:

WHEREAS, it is incumbent upon the Neptune Township Rent Leveling Board to reaffirm by annual resolution, the time and place of its regular meetings and its executive sessions to be held throughout the ensuing calendar year, as established in its adopted rules and regulations; and

WHEREAS, there was effective on January 19, 1976, throughout the State of New Jersey, the "Open Public Meetings Act" (N.J.S.A. 10:4-6 et seq) commonly referred to as the "Sunshine Law" requiring notification, publication and airing of all acts taken by the Rent Leveling Board of this municipality; and

WHEREAS, the Neptune Township Rent Leveling Board desires to implement the said act.

NOW, THEREFORE, BE IT RESOLVED, by the Neptune Township Rent Leveling Board that:

1. Regular meetings of the Neptune Township Rent Leveling Board for the year 2016 will be held at 6:00 p.m. on the second floor in the Township Committee Chambers, Neptune Township Municipal Building, 25 Neptune Blvd., Neptune Township, New Jersey, or any other designated location on the following meeting dates: January 7, 2016; February 4,

2016; March 10, 2016; April 7, 2016; May 5, 2016; June 2, 2016; July 7, 2016; August 4, 2016; September 1, 2016; October 13, 2016; November 3, 2016; December 1, 2016.

2. Special meetings and executive sessions of the Neptune Township Rent Leveling Board shall be at the call of the Chairperson or upon the vote of the membership at a prior regular meeting or by motion to follow any particular regular meeting.

3. This notice shall be posted upon the public bulletin board in the main entranceway of the Township Municipal Building and shall remain so posted for at least one month.

4. A copy of this resolution shall be mailed by the secretary of the Rent Leveling Board or the attorney of the Rent Leveling Board to the official newspapers of the Township of Neptune and the Neptune Township Rent Leveling Board.

5. The secretary, on behalf of the Rent Leveling Board, shall be authorized to direct that any other necessary action be performed by the appropriate officials or employees of the Borough to fulfill the mandates of the "Open Public Meetings Act" insofar as the same is applicable to the work and activities of the Rent Leveling Board.

6. This notice shall be published in the official newspapers of the Township of Neptune and the Neptune Township Rent Leveling Board within seven (7) days from the date hereof.

The resolution was adopted on the following vote: Holmes; aye, Manning; aye, Massicott; aye, Johnson; aye.

DISCUSSION ITEMS

Mr. Anthony instructed Ms. Howard to publish all meetings and advised the Board to cancel February 4th's meeting. The Board agreed to cancel February's meeting.

Mr. Anthony reported that there were no complaints and he has been following up on Winding Ridge questions. He stated they were under contract with the Affordable Housing Alliance and there's a contingency regarding funding. He stated the Housing Alliance applied for funding and was denied. They are filing a second application in February. They sent two resolutions that have to be approved by council. He stated it would be discussed at the next Township Meeting. He also stated that Mr. Bernhardt has stated he will file an application for conversion just in case the Housing Alliance doesn't get approval. So far it hasn't happened.

Mrs. Johnson stated she still wanted to do palm cards.

Ms. Howard stated the Rent Leveling Board did not have a budget. The Board agreed again to put information in the Township newsletter.

PUBLIC PARTICIPATION

There were none.

Mr. Manning offered a motion to adjourn the meeting at 6:45 pm, moved and seconded by Mrs. Holmes. All were in favor.

Pamela D. Howard

Secretary