

NEPTUNE TOWNSHIP RENT LEVELING BOARD - AGENDA July 2, 2020- 6pm

James Manning, Jr. calls the meeting to order and requests the Secretary to call the roll:

ROLL CALL:

Connie Holmes _____ James Manning, Jr. _____ Naomi Riley _____
Ruth Johnson _____ Bryan Acciani _____ Alternate #I Jeff Klein _____
Alternate II Wendel Thomas _____

Flag Salute

Chairperson Manning 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.

Join Zoom Meeting

<https://us02web.zoom.us/j/86746467736?pwd=TTlrOEJBUk90R2tKNVJpWWFEWIBWUT09>

Meeting ID: 867 4646 7736
Password: 136086
One tap mobile
+16465588656,,86746467736#,,,0#,,136086# US (New York)

Dial by your location

+1 646 558 8656 US (New York)
Meeting ID: 867 4646 7736
Password: 136086

Consumer Price Index [May's price index was 282.092, area prices up 0.5 percent over the month and 1.4% increase over the year]

Action Items:

Approval of Minutes – March 5, 2020.

Offered by: _____ Seconded by: _____

Vote:

Holmes _____; Manning _____; Riley _____; Johnson _____; Acciani _____;
Klein _____; Thomas _____

Resolutions

1. Resolution #20- 08 – Accept settlement of complaint of Keonna Brown against Harlee Gardens

Offered by: _____ Seconded by: _____

Vote:

Holmes _____; Manning _____; Riley _____; Johnson _____; Acciani _____;

Klein _____; Thomas _____

DISCUSSION ITEMS:

A. Application for Capital Improvement by Harlee Gardens.

PUBLIC PARTICIPATION:

ADJOURNMENT (Time): _____

Offered by: _____ Seconded by: _____

Vote:

Holmes _____; Manning _____; Riley _____; Johnson _____; Acciani _____;

Klein _____; Thomas _____

NEPTUNE TOWNSHIP RENT LEVELING BOARD

Minutes – March 5, 2020

Mr. Manning , Chairperson, called the meeting to order at 6:00 pm and requested the Secretary to call the roll. The following members were present: Constance Holmes, Ruth Johnson, Naomi Riley, Bryan Acciani, James Manning, Alternate #1 Jeff Klein; Alternate #2: Absent: Naomi Riley and Wendel Thomas.

Mr. Manning 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.

Mr. Manning announced that the Consumer Price Index [December's price index was 282.020, **Area prices up 0.8 percent over the month and 2.5 percent 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 6, 2020; all those that were eligible to vote voted aye

RESOLUTIONS

RESOLUTION #20-07

RESOLUTION OF THE NEPTUNE TOWNSHIP RENT LEVELING BOARD ACCEPTING THE WITHDRAWAL OF THE COMPLAINT OF JAMIE LANDSMAN AGAINST JUMPING BROOK APARTMENTS

WHEREAS, Jamie Landsman filed a Complaint on September 9, 2019, with the Neptune Rent Leveling Board challenging her Capital Improvement Surcharge submitted by her Landlord; said surcharge was adopted by the Rent Leveling Board by Resolution on April 4, 2019; and

WHEREAS, Jamie Landsman did not appeal the Resolution of April 4, 2019 and testified before the Rent Leveling Board on February 6, 2020 that she needed clarification from counsel for the Landlord, from the law firm of Giordano, Halleran and Ciesla, PC, who was present at the meeting; and

WHEREAS, after hearing from the Complainant and having her questions answered by both members of the Rent Leveling Board and counsel for the Landlord, Jamie Landsman suggested withdrawing her Complaint.

NOW, THEREFORE, BE IT RESOLVED, by the Neptune Township Rent Leveling Board, that the Neptune Township Rent Leveling Board accepts the Complainant, Jamie Landsman's, withdrawal of her Complaint previously filed on September 9, 2019 and will take no further action with regard to this matter.

BE IT FURTHER RESOLVED, that a copy of this Resolution will be sent to the Complainant, Jamie Landsman, at 3805 Highway 22, Apt. 72, Neptune, New Jersey and to the Landlord through its attorney at the law firm of Giordano, Halleran & Ciesla, PC, 125 Half Mile Road, Suite 300, Red Bank, New Jersey.

BE IT FURTHER RESOLVED, that both parties have a right to appeal before the Mayor and Township Committee within the time period allowed by Ordinance should they choose to do so.

OFFERED BY BOARD MEMBER: Jeff Klein

SECONDED BY BOARD MEMBER: Constance Holmes

AND ADOPTED ON ROLL CALL BY THE FOLLOWING VOTES:

ROLL CALL

Affirmative: Holmes, Manning, Johnson, Acciani, Klein

Negative: -----

Absent: Riley and Tomas

DISCUSSION ITEMS

A. Case #20-01 Keonna Brown vs Harlee Gardens....Settlement Agreement
Mr. Anthony stated this complaint was brought before the Board for an illegal increase and the landlord was passing a capital charge onto the tenant. He stated Mr. Ragan, the attorney for the landlord reached a settlement with the tenant and the rent went back to the original rent amount with credits.

Ms. Keonna Brown introduced herself and gave her address as 1514 Monroe Avenue, Apt 21B.

Mr. Anthony stated he wanted the settlement on record and asked if she was in agreement to it.

Ms. Brown stated that she was in agreement of the arrangement.

The Board recognized the agreement and Mrs. Johnson made an offer that no further action would be taken, moved and seconded by Mr. Acciani; all were in favor.

Mr. Anthony informed Ms. Brown that this agreement was binding and that a resolution would be on the next meeting pertaining to this matter.

Mr. Manning reminded Ms. Brown that she could always file a claim.

PUBLIC PARTICIPATION

None

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

Pamela D. Howard
Secretary

Resolution #20-08

RESOLUTION OF THE NEPTUNE TOWNSHIP RENT LEVELING BOARD ACCEPTING THE SETTLEMENT OF THE COMPLAINT OF KEONNA BROWN AGAINST HARLEE GARDENS

WHEREAS, Keonna Brown filed Complaint 20-01 on December 30, 2019 before the Rent Leveling Board, challenging a rent increase from June, 2018 to the present, whereby the Landlord raised rent from \$1,050.00 to \$1,350.00; and

WHEREAS, prior to a hearing of this matter on March 5, 2020, Keonna Brown and Harlee Gardens reached a settlement, which ultimately returned rent to levels of May 1, 2018 and provided credits for an improper rent increase, a true copy of said calculation is attached hereto and made a part hereof as Exhibit A; and

WHEREAS, the Neptune Township Rent Leveling Board finds that the Complainant is a Tenant, subject to rent control, and that return of rent to its post increase amount and credits amounting to \$2,920.00 to be credited towards future rent in April, May and June of 2020, is acceptable to the Board.

NOW, THEREFORE, BE IT RESOLVED, by the Neptune Township Rent Leveling Board, that the Neptune Township Rent Leveling Board accepts settlement between Keonna Brown and Harlee Gardens arising from a Complaint filed by the Tenant, Keonna Brown, on December 30, 2019, as set forth more fully in Exhibit A to this Resolution, and hereby places the same on the record that Tenant, Keonna Brown, was present March 5, 2020.

BE IT FURTHER RESOLVED, that a copy of this Resolution will be sent to the Complainant, Keonna Brown, at 1514 Monroe Avenue, Neptune, New Jersey and to the Landlord through its attorney W. Peter Ragan, Esq., at the law firm of Ragan and Ragan, PC with offices located at 3100 Rt. 138 West, Wall, New Jersey 07719.

BE IT FURTHER RESOLVED, that both parties have a right to appeal before the Mayor and Township Committee within the time period allowed by Ordinance should they choose to do so.

OFFERED BY BOARD MEMBER:

SECONDED BY BOARD MEMBER:

AND ADOPTED ON ROLL CALL BY THE FOLLOWING VOTES:

ROLL CALL

Affirmative:

Negative:

Absent:

Dated: July 2, 2020

JAMES MANNING, JR.
Chairman

DISCUSSION ITEMS

1. **Capital Improvement Application - Harlee Gardens**