

NEPTUNE TOWNSHIP RENT LEVELING BOARD
MEETING MINUTES

August 3, 2023

The Rent Leveling Board Attorney, Gene Anthony, called the Regular Meeting to order at 6:00pm and requested the Interim Rent Leveling Board Secretary, April Perpignan, to call the roll. The following members were present: Stephen Lella, Wendel Thomas, and Jim Webb. Members Absent: Naomi Riley and Jim Webb.

FLAG SALUTE

The Rent Leveling Board President, Stephen Lella, stated an 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.

APPROVAL OF MINUTES

There was no vote taken for the approval of minutes of the April 6th, 2023 meeting.

CONSUMER PRICE INDEX

The February, the Consumer Price Index was at 319.295, which is an increase of four percent (4%) over the month, and six percent (6%) over the year.

DISCUSSION ITEMS

HEARING(S)

H1) Angerlene Curry vs. Neptune Gardens One LLC

The complainant, Angerlene Curry, and the Landlord's representative of Neptune Gardens One LLC, Ernsentia Elva, the property manager of Neptune Gardens One LLC, was the sworn in by the Neptune Township Rent Leveling Board Attorney, Gene Anthony.

Mr. Anthony asked the Complainant, Ms. Curry when the "Notice of Increase" form was received. Ms. Curry was unsure and believe it was to be around June 1st, 2023. Ms. Curry further noted that it was hand delivered.

In response, Ms. Elva, the Property Manager, stated the "Notice of Increase" form was dated April 25th, 2023 and delivered the last week of April. Mr. Anthony shared that although the form had the April 25th date, it has to be within the sixty days' notice and delivered within the sixty days. Furthermore, Ms. Elva did not follow the CPI formula nor go back the four months as stated in the Rent Leveling Board Ordinance. Based on the calculations, the increase cannot be accepted because the was not properly calculated.

Ms. Curry wanted to know when the CPI numbers will be provided in 2024. Mr. Anthony responded that the new CPI figures will be provided at the start of lease anniversary date. Ms. Curry questioned what CPI stood for. Mr. Anthony provided the response.

Ms. Elva explained to Mr. Anthony the reason for her calculations as the State/ Section 8 would accept the rental increase calculations of thirty days. Mr. Anthony explained that Section 8 and Rent Leveling are two different entities and are to follow the Ordinance if they dwell in units of four or more.

Ms. Curry shared she initially filed a complaint because she received a Section 8 voucher in which would cover all of the rent but noticed the voucher would not cover the entire rent. Ms. Curry noted she paid the difference of the voucher, and the imposed increase from Neptune Gardens One LLC for the months June 2023 and July 2023 in the amount of \$84, each month.

Mr. Anthony stated that the rent shall remain \$1820.00 until the Landlord creates a new anniversary date with a proper sixty day notice. Furthermore, since the rent was paid for two months, the Complainant should be entitled to \$168.00 in credits. The Complainant was advised that the Rent Leveling Board has to pass a Resolution to agree with Mr. Anthony's assessment. The next Rent Leveling Board Meeting will next month, September,

Mr. Anthony moved the discussion to the Board to review the assessment. He concluded:

- The Complainant is receiving \$1,300 from Section 8 and currently will have to pay \$520 based on income. An \$84 increase was based on an improper calculation. Neptune Gardens One, LLC did not provide the proper sixty (60) day notice to the Complainant.

Ms. Elva had questions regarding the new anniversary date and sixty-day notice process.

Mr. Anthony and Wendel Thomas provided examples to Ms. Elva to explain the sixty-day notice process.

James Manning had questions regarding eviction laws and shared with the Board, that in accordance with the Neptune Township Rent Leveling Board Ordinance, the Landlord must provide the Complainant sixty days.

Ms. Curry had further questions for Mr. Anthony about the next steps for the Hearing.

Mr. Anthony called to adjourn the Hearing. All were in favor. Hearing was adjourned at 6:48pm.

PUBLIC PARTICIPATION

There was no public participation during the meeting.

James Manning offered a motion, moved and seconded by Wendel Thomas to adjourn the meeting. All were in favor. The meeting was adjourned at 6:48pm. The next Neptune Township Rent Leveling Board Meeting will be held on Thursday, September 7, 2023 at 6:00pm.

Dainene Roberts, Rent Leveling Board Secretary