

NEPTUNE TOWNSHIP RENT LEVELING BOARD - AGENDA OCTOBER 12, 2017 - 6pm

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

ROLL CALL:

James Manning, Jr. _____ Morrel Massicot _____ Connie Holmes _____

Ruth Johnson _____ Catherine McAphee _____ Alternate #I Jeff Klein _____

Alternate #II Naomi Riley _____

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 on January 12, 2017 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 268.657, area prices up 0.2 percent over the month and 1.7% percent over the year]

Action Items:

1. Approval of Minutes – **June 1, 2017.**

Offered by: _____ Seconded by: _____

Vote:

Manning _____; Massicot _____; Holmes _____; Johnson _____; McAphee _____;

Klein _____ Riley _____ (MEMBERS HIGHTLIGHTED ARE ELIGIBLE TO VOTE)

2. Approval of Minutes – **August 3, 2017.**

Offered by: _____ Seconded by: _____

Vote:

Manning _____; Massicot _____; Holmes _____; Johnson _____; McAphee _____;

Klein _____ Riley _____ (MEMBERS HIGHTLIGHTED ARE ELIGIBLE TO VOTE)

HEARING: SUBLETT VS SEBASTIAN VILLA

DISCUSSION ITEMS:

Winding Ridge:

PUBLIC PARTICIPATION:

ADJOURNMENT (Time): _____

Offered by: _____ Seconded by: _____

Vote:

Holmes _____; Manning _____; Massicot _____; Johnson _____; McAphee _____;

Klein _____ Riley _____.

RENT LEVELING BOARD MINUTES – JUNE 1, 2017

Constance Holmes, member, called the meeting to order at 6:03 pm and requested the Secretary to call the roll. The following members were present: Connie Holmes, Jeff Klein, and Ruth Johnson, Catherine McAphee. Absent: James Manning, Morrell Massicot and Naomi Riley.

Mrs. Holmes stated adequate notice of this meeting as required by P.L. Chapter 231 has been provided by notice in the Coaster on January 12, 2017, which was posted on the bulletin board of the Municipal Complex and filing said notice with the Municipal Clerk.

Mrs. Holmes announced that the Consumer Price Index [April's price index was 267.948, area prices up 0.1 percent over the month and up 2.0% over the year].

APPROVAL OF MINUTES

The approval of the minutes for April 6, 2017 was offered by Mrs. Johnsons, moved and seconded by Mr. Klein; all that were in favor.

RESOLUTIONS

There were none

DISCUSSION ITEMS

Opinion Letter – Section 8 Tenants – Subject to Rent Control
Jumping Brook Capital Improvements:

Mr. Anthony stated this was becoming an issue because Ms. Howard has informed him that Jumping Brook Apartments has Section 8 residents. He stated he's spoken with the new owner and their attorney. He explained to Attorney Schneider the process of filing a capital improment application. He stated he did not talk to him regarding the Section 8 problem. But if he does he will explain that we do not have jurisdiction over the housing authority but the other vouchers complicate the issue and we are preempted unless it is reduced services. He stated he would have to see if Jumping Brook has been federally funded.

Mr. Klein stated when he was a landlord he was told that he could seek relief from the County. He sated he did not feel the capital improvement should be put on everyone else's back but everyone should be included in paying.

Mr. Anthony stated the landlord could eat the difference and suggested when buying property the buyer should beware and the landlord pays for Section 8 units.

Mr. Klein offered a motion, seconded by Mrs. Holmes that the landlord will have to make application through Section 8 source and if unable to get it he must pay it based on 10% of all units. All were in favor.

PUBLIC PARTICIPATION

There were none.

Mrs. Johnson offered a motion to adjourn the meeting at 6:20 pm, moved and seconded by Mr. Klein; All were in favor.

Pamela D. Howard

Secretary

RENT LEVELING BOARD MINUTES – AUGUST 3, 2017

Chairman Manning, called the meeting to order at 6:07 pm and requested the Secretary to call the roll. The following members were present: Connie Holmes, Catherine McAphee, Naomi Riley and James Manning. Absent: Ruth Johnson, Morrell Massicot and Jeff Klein.

Mr. 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 on January 12, 2017 posting the notice on the Board in the Municipal Complex, and filing a copy of the said notice with the Municipal Clerk.

Mr. Manning announced that the Consumer Price Index [June's price index was 268.666, area prices up 0.2 percent over the month and up 1.8% increase over the past twelve months]

APPROVAL OF MINUTES

The approval of the minutes for June 1, 2017 was carried over to the next meeting because the members eligible to vote were not present.

RESOLUTIONS

There were none

DISCUSSION ITEMS

Mr. Anthony stated the Affordable Housing Alliance was trying to get proper financing and one of the requirements was a relocation plan. He stated the problem was that Penrose has taken on some of the relocations but hasn't followed all of the requirements. He stated he met with Derek Griggs to discuss the problem and he in return informed him what he planned to do. Mr. Anthony stated he also contacted Assemblymen Houghtaling & Senator Beck to request their help in have the Commissioner help them. He stated this was part of our Mt. Laurel obligation and they have to get it amended and approved by the Township Committee and once they get compliance and repose they can get an affordable housing plan. He stated they should know something by the end of August.

Mrs. Holmes stated she was concerned with the amount of relocation money that was being given out.

Mr. Manning questioned whether anything had to be done on the Federal level in order to get their support.

Mr. Anthony stated not at this point. He also stated that Jumping Brook Apartments has been sold and still no application for Capital Improvements has been received.

PUBLIC PARTICIPATION

There were none.

Mrs. Riley offered a motion to adjourn the meeting at 6:18 pm, moved and seconded by Holmes; All were in favor.

Pamela D. Howard
Secretary

RESOLUTIONS

THERE ARE NO RESOLUTIONS THIS EVENING