

NEPTUNE TOWNSHIP RENT LEVELING BOARD

Minutes – June 4, 2015

Constance Holmes, Chairperson, called the meeting to order at 6:05 pm and requested the Secretary to call the roll. The following members were present: James Manning, Jr., Ruth Johnson, Morrel Massicot and Constance Holmes. Charles Woolfolk was absent.

Ms. Holmes stated that the notice requirements of R.S. 10:4-18 have satisfied by the publication of the required advertisement in The Coaster on January 15, 2015 posting the notice on the Board in the Municipal Complex and filing a copy of the said notice with the Municipal Clerk.

APPROVAL OF MINUTES

Mr. Manning offered a motion, moved and seconded by Mrs. Johnson to approve the minutes for April 16, 2015; all were in favor.

Action Items:

Hearing – Graham 1516 Monroe Avenue Apt 20A

Betty Graham a resident of 1516 Monroe Avenue Apt 20A, Neptune New Jersey 07753 (Case #004) was sworn in by Gene Anthony. The landlord Eli Frischman with an address of 691 Elizabeth Avenue, Suite 2, Newark NJ was represented by his landlord, Eli Frischman, c/o Neptune Housing Associates was represented by legal counsel, Andrew B. Sobel, Esq., of the Law Firm of Sobel Han, LLP.

The tenant complaint that was brought before the board had to do with an illegal rent increase in the amount of \$40.14 and insufficient notice to the tenant. Testimony was provided by, Betty Graham, present and the attorney for the landlord.

The Board made the following determination:

That they had jurisdiction to hear this complaint. The Board found that the landlord was served with the complaint in this matter, and was represented by legal

counsel. They found that there was jurisdiction over the landlord and that due notice was provided. The Board determined that the proposed increase by the landlord from One Thousand Three Dollars and Forty-eight Cents (\$1,003.48) to One Thousand Forty-three Dollars and Sixty-two Cents (\$1,043.62) a month for an increase of Forty Dollars and Fourteen Cents (\$40.14) per month was inappropriate and in violation of the Rent Leveling Board Ordinance. The Board finds that due to a decline in the Consumer Price Index from January, 2014 to January, 2015, there should be no proposed increase for May 1, 2015. The Board also found that notice was inadequate and it was less than the sixty day requirement under the Ordinance, but that since there was no increase in rent as a result of calculations, the notice requirement for 2015 is not relevant. The attorney also stated the fee to other tenants that received an increase would be waived as well.

Constance Holmes excused herself from the dais.

Hearing – Constance Holmes, Elvia Thorne, Jean Shephard – Winding Ridge

Constance Holmes (Case #005), **Elvia Thorne** (Case #006) and **Jean Shephard** (Case #007), residents of Winding Ridge, Neptune New Jersey 07753 were sworn in by Gene Anthony. The Property Manager, Barbara Passwaters stated a letter was sent to the tenants and management has agreed that they would comply with the arrangements that were previously agreed to between the landlord and the tenants. Therefore, the Board did not have to make a decision on this matter.

Mr. Manning offered a motion to adjourn this hearing, moved and seconded by Mrs. Johnson All were in favor.

Pamela D. Howard
Secretary