

CITY OF ASBURY PARK
ONE MUNICIPAL PLAZA
ASBURY PARK, NEW JERSEY 07712

PHONE: (732) 775-2100
WWW.CITYOFASBURY PARK.COM



JOHN MOOR, MAYOR
AMY QUINN, DEPUTY MAYOR
EILEEN CHAPMAN, COUNCILPERSON
YVONNE CLAYTON, COUNCILPERSON
JESSE KENDLE, COUNCILPERSON

DONNA M. VIEIRO, CITY MANAGER
LISA ESPOSITO, RMC, CITY CLERK

City of Asbury Park
Rent Leveling Board Meeting
January 12, 2023 at 6:30 pm

Agenda

- 1) Call to Order and Roll Call
- 2) Notice of Compliance with the Open Meetings Act
- 3) Flag Salute
- 4) Old Business
 - a. Approval of Meeting Minutes from December 8, 2022
 - b. Rent Regulation Officer's Report – December, 2022
- 5) Introduction of New Business
 - a. Reorganization Resolution
 - b. Resolution of Planned Meeting Dates
 - c. Election of Chairman and Vice Chairman of the Rent Leveling Board
- 6) Public Participation
- 7) Motion to Close the meeting



Minutes
Meeting of the Rent Leveling Board
Thursday, December 8, 2022

Meeting called to order at 7:00PM

Call to Order/Roll Call

Attendee Name	Status
M. Antenucci	Present
N. Fontaine	Present
M. Hadnett	Absent
P. Siegel	Present
J. Ricks	Present
D. Minno-Bloom	Absent
C. Hubert	Present
J. Shelton	Absent

Announcement- Open Public Meetings Act

Salute to the Flag

Old Business

1. Approval of Minutes

A motion to approve the Minutes of Rent Leveling Board Meeting May 12, 2022 6:30 PM was made by Jessie Ricks and seconded by Christian Hubert. All were in favor except MaryAnn Antenucci and Peter Siegel abstained.

2. Rent Regulation Officer's Report

Rent Regulation Officer, Ronica Dinkins presented the December 8th Report to the board members.



New Business

1. Rules and Regulations of the Rent Leveling Board

Rent Leveling Attorney, Gene Anthony reviewed an amendment to the proposed rules and regulations of the rent leveling board; section 9 "Determinations."

<i>Motion Proposed:</i> Amendment to Rules and Regulations of Rent Leveling Board				
<i>Result:</i> ADOPTED	<i>Moved:</i>	P. Siegel	<i>Seconded:</i>	C. Hubert
	<i>Yes</i>	<i>No</i>	<i>Abstain</i>	<i>Absent</i>
M. Antenucci	x			
N. Fontaine	x			
M. Hadnett				x
P. Siegel	x			
J. Ricks	x			
D. Minno-Bloom				x
C. Hubert	x			
J. Shelton				x

Public Participation

A motion to open the meeting to the public was made by Peter Siegel and seconded by Jesse Ricks. All were in favor. No members of the public spoke. A motion to close the meeting to the public was made by Peter Siegel and seconded by Maryann Antenucci. All were in favor.

Adjournment

A motion to adjourn the meeting was made by Peter Siegel and seconded by Maryann Antenucci. All were in favor. Meeting adjourned at 7:10 PM.

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Rent Regulation Officer Report December, 2022

7 - Landlord and Tenant Registration submitted and process.

8 - Vacancy Decontrol Applications processed and approved.

14 - Rent Adjustment Filings processed and approved.

93% of properties are in full compliance of Ordinance 2021-40: Section 15. The remaining 7% of properties were issued summons for non – compliance.

Rent Adjustments and Vacancy Decontrol filing are now accepted for online portal submissions.

We expect to have the Landlord and Tenant Lease Rental Registration process available for online portal submissions by the end of January, 2023

Ronica Dinkins
1/4/2023



Individual Resolutions
Meeting of the Municipal Council
Sunday, January 1, 2023
RESOLUTION SUMMARY

2023-63

Appointments to the Rent Leveling Board 2023



RESOLUTION NO. 2023-63

**City of Asbury Park
County of Monmouth
State of New Jersey**

**RESOLUTION AUTHORIZING APPOINTMENTS TO THE RENT LEVELING
BOARD**

WHEREAS, Ordinance No. 2021-40, adopted on December 22, 2021, established regulations governing the appointment and the term scheme associated with the regular and alternate members of the Rent Leveling Board; and

WHEREAS, in accordance with Ordinance No. 2021-40, the Mayor and Council wish to appoint the following seven (7) regular and two (2) alternate members to the Rent Leveling Board for the terms indicated below.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the City of Asbury Park, in the County of Monmouth and State of New Jersey, as follows:


1. That the following regular members of the Rent Leveling Board are hereby appointed for the following terms:
 - (a) Tenant Members:
 - **Maryann Antenucci** shall serve for a one-year term expiring on 12/31/2023; and
 - (b) Landlord Members:
 - **Peter Siegel** shall serve for a one-year term expiring on 12/31/2023; and
 - (c) Other residents/property owners:
 - **Derek M. Bloom** shall serve for a one-year term expiring on 12/31/2023.
3. That should the status of any of the above appointees change such that they are no longer a tenant, landlord or resident/property owner of the City of Asbury Park, as applicable, then the appointee(s) must notify the City Clerk immediately. In such

cases their appointment(s) to serve on the Board shall cease and a replacement member shall be appointed by the Mayor and Council to fill the vacancy.

4. That a certified copy of this Resolution shall be provided to each of the following:
- a. Each Appointee referenced above;
 - b. Donna M. Vieiro, City Manager;
 - c. Frederick C. Raffetto, Esq., Municipal Attorney.

I, LISA ESPOSITO, City Clerk of the City of Asbury Park, Monmouth County, New Jersey, DO HEREBY CERTIFY the foregoing to be a true and exact copy of RESOLUTION NO. 2023-63 which was finally adopted by the City Council at a meeting held on the 1st day of January, 2023

CERTIFIED BY ME THIS 2nd DAY OF January, 2023.


 Lisa Esposito, City Clerk 1/5/2023

LISA ESPOSITO
CITY CLERK

✓ Vote Record - Resolution 2023-63						
		Yes/Aye	No/Nay	Abstain	Absent	
<input checked="" type="checkbox"/> Adopted						
<input type="checkbox"/> Adopted as Amended						
<input type="checkbox"/> Defeated						
<input type="checkbox"/> Tabled						
<input type="checkbox"/> Withdrawn						
<input type="checkbox"/> Second Reading						
<input type="checkbox"/> Resolution Failed for Lack of Second						
	Angela Ahbez-Anderson	Voter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Eileen Chapman	Second	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Yvonne Clayton	Voter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Amy Quinn	Mover	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	John Moor	Voter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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**City of Asbury Park
County of Monmouth
State of New Jersey
Rent Leveling Board**

RESOLUTION ESTABLISHING MEETING DATES FOR 2023

BE IT RESOLVED, by the Rent Leveling Board of the City of Asbury Park, that for the year 2023 the following shall be the meeting dates:

January 19 (reorganization)	July 13
February 9	August 10
March 9	September 14
April 13	October 12
May 11	November TBD
June 8	December 14

BE IT FURTHER RESOLVED that all meetings commence at 6:30 p.m. and will take place via Zoom until further notice. In the event for in-person meetings, said meetings will take place at Council Chambers located at Bangs Avenue entrance, 1 Municipal Plaza, Asbury Park, NJ.

LISA ESPOSITO
BOARD SECRETARY