

RENT LEVELING BOARD MEETING MINUTES

MANCHESTER TOWNSHIP

MARCH 21, 2024

4:30PM

Professional Attendees:

Debra Rumpf, Legal Counsel

Carmen Memoli, Accountant

Board Attendees:

Andrew Kerstein, Chairman

Mari Norris, Vice Chairman

Karen Sugden, Board Member

Diane Oresto, Board Member

Kathy Frisch, Alternate Board Member

Erich Gordon, Alternate Board Member

Board Absentees:

Kim Kavanagh, Board Member

1. CALL TO ORDER:

The meeting was called to order by Chairman, Mr. Kerstein, at 4:30 PM.

2. FLAG SALUTE:

The Pledge of Allegiance to the Flag was recited.

3. STATEMENT:

Board Secretary, Kaylan Ricotta, announced that adequate notice of the meeting was provided in accordance with the Open Public Meetings Act, pursuant to Public Law 1975, Chapter 231. The notice was advertised in the Asbury Park Press, Star Ledger, and posted on the township website.

4. CHAIRMAN'S STATEMENT:

Chairman, Andrew Kerstein, made a statement emphasizing that the meeting was a judicial proceeding, and questions or comments must be limited to issues relevant to the board's legal consideration. Decorum appropriate to such a meeting must be maintained at all times. The meeting would not continue past 7:00 PM unless a majority of the board agreed to continue.

5. ROLL CALL:

A roll call of Board members was conducted, and the following members were present:

Andrew Kerstein, Chairman

Mari Norris, Vice Chairman

Karen Sugden, Board Member

Diane Oresto, Board Member

Kathy Frisch, Alternate Board Member

6. MINUTES – 02-01-2024:

The minutes from February 1, 2024, were reviewed and approved unanimously.

7. BILLS:

Current bills from Memoli & Company Inc. and Rumpf Law were reviewed and approved as submitted.

8. RESOLUTIONS:

Resolution #2024-04 – Denial of Exemption from Ordinance for CPI by Pine Ridge at Crestwood was discussed and a motion to accept was made and seconded.

9. PUBLIC COMMENT:

Members of the public were given an opportunity to address the board. Concerns regarding rent increases and legal matters were raised and discussed.

1. John Murcer - Pine Ridge at Crestwood

- a. Addressed the board regarding clarification on the cap and the appeal by Pine Ridge at Crestwood. He referenced a letter sent by Pine Ridge at Crestwood asking for clarification on eviction.
2. Barbara Donnelly – Pine Ridge at Crestwood
 - a. Asked about the court date and if the public would be allowed to speak.

Point of record- Debra Rumpf notes that the Landlord Representative Board Alternate has entered the bench.

10. EXECUTIVE SESSION:

A motion was made and seconded to enter into an executive session to discuss confidential matters related to litigation.

11. ADJOURNMENT:

The meeting was adjourned at 5:30 PM. The date and time for the next meeting were confirmed as April 4th at 4:30 PM unless there are no applications received.

Meeting minutes prepared by:

Kaylan Ricotta, Board Secretary