

RENT LEVELING BOARD MEETING AGENDA

MANCHESTER TOWNSHIP

MAY 16, 2024

4:30PM

Present:

Ms. Kim Kavanagh

Ms. Diane Oresto

Mr. Erich Gordon

Ms. Mari Norris

Mr. Andrew Kerstein

Board Attorney - Debra Rumpf

Board Accountant – Carmen Memoli

1. CALL TO ORDER

2. FLAG SALUTE

- a. Pledge of Allegiance to the Flag

3. STATEMENT

- a. Adequate notice of this meeting was provided in accordance with the Open Public Meetings Act, pursuant to Public Law 1975, Chapter 231. Said notice was advertised in the Asbury Park Press, Star Ledger, and was posted on our township website.

4. CHAIRMAN’S STATEMENT:

THIS MEETING IS A JUDICIAL PROCEEDING. ANY QUESTIONS OR COMMENTS MUST BE LIMITED TO ISSUES THAT ARE RELEVANT TO WHAT THE BOARD MAY LEGALLY CONSIDER IN REACHING A DECISION AND DECORUM APPROPRIATE TO SUCH A MEETING MUST BE MAINTAINED AT ALL TIMES. ANY YELLING TALKING OVER EACH AND/OR VUGLAR LANGUAGE WILL NOT BE TOLERATED.

THIS MEETING SHALL END AT 7PM UNLESS A MAJORITY OF THE BOARD AGREES TO CONTINUE.

5. ROLL CALL

- a. Roll call of Board members

6. MINUTES – 03-21-2024

- a. Review and Approval of the Minutes from March 21, 2024
- b. Norris – motion
- c. Gordon – second
- d. All in favor
- e. None opposed

7. BILLS

- a. Review and Approval of Current Bills
 - i. Rumpf Law Inv#18673
- b. Norris – Motion
- c. Oresto – Second
- d. All in favor
- e. None opposed

8. NOTICES

- a. **99 Woodchuck Parkway**
- b. **82 Eagle Drive**
- c. **46 Eagle Drive**
- d. **57 Woodchuck Parkway**
- e. **6 Bluebird Lane**
- f. **22 Woodchuck Parkway**
- g. **1 Meadowlark Lane**
- h. **63 Woodchuck Parkway**
- i. **26 Arbor Street**
- j. **137 Mockingbird Lane**
- k. **307 Kenwood Ct.**
 - i. **Oresto – Addressed that the notices sent from Pine Ridge at Crestwood note a site fee as opposed to a lease.**

9. RESOLUTIONS

- a. None

10. PUBLIC COMMENT

- a. Opportunity for Members of the Public to Address the Board
- b. Oresto – Motion
- c. Norris – Second
 - i. John Murcer, Pine Ridge at Crestwood – Asks the board what the Notice is. Chairperson Kerstein explains the Rent Vacancy Decontrol Form. Asked about the settlement agreement between Manchester and Pine Ridge at Crestwood and the current litigation. Mr. Kerstein and Ms. Rumpf explained the meaning of the settlement agreement made in 2023 and how it relates to the current litigation. Asks about the meaning of the summary judgment and Superior Court. Mr. Murcer asks about the nature of the ordinance, Mr. Kerstein responds that that would be a question to town council as the board does not have governance over township ordinances.
- d. Oresto - Motion to close
- e. Gordon – Second
- f. All in favor
- g. None opposed

11. EXECUTIVE SESSION

- a. Mr. Kerstein explains that there is no reason to have an executive session currently.

12. ADJOURNMENT

- a. Norris - Motion to Adjourn
- b. Oresto – Second
- c. All in favor
- d. None opposed

Note: The agenda items are subject to change based on the needs and developments during the meeting.