

RENT LEVELING BOARD REGULAR MEETING MINUTES
MANCHESTER TOWNSHIP
February 20, 2025
5:18 PM

1. Call to Order- The Regular Meeting of the Manchester Township Rent Leveling Board was called to order by Chairman Andrew Kerstein.

2. Sunshine Law Statement read by Secretary Donovan:

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

3. Chairman's Statement read by Charman Kerstein:

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 other, and/or vulgar language will not be tolerated. This meeting shall end at 7:00 P.M. unless a majority of the board agrees to continue.

4. ROLL CALL:

Mr. Andrew Kerstein	Chairmen	Present
Ms. Mari Norris	Vice Chairmen	Present
Mr. Mark Kasiewniak	Member	Present
Ms. Diane Oresto	Member	Present
Ms. Kim Kavanagh	Member	Present
Mr. Erich Gordon	Alternate Member	Present
Mr. Brad Cranmer	Alternate Member	Present

Board Attorney- Debra Rumpf	Present
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Board Accountant- Carmen Memoli	Present
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5. Bills- Review and Approval of Current Bills

a. Rumpf Law- Invoice # 18888

b. Mr. Kerstein made a motion to carry, **inabudible** seconded the motion.
All in favor, none opposed
Motion Carries

6. Notices- Received and distributed

7. Resolutions- None

8. New Business- Board CPA Mr. Carmen Memoli reported on Pine Acres Rent Increase Notices for 2025.

a. Mr. Memoli stated that after reviewing the application and checking calculations, he found no discrepancies and suggested approval.

b. Mr. Kerstein stated for the record that we would not need approval, only disapproval.

c. It was decided that no further action will be taken.

d. Mr. Kerstein asked the Board if they had any comments, no comments.

9. Public Comments- Mr. Kerstein asked for a motion to open up for public comment to address Board, Ms. Norris made a motion and Mr. Kasiwniak seconded.

a. Ms. Rumpf thanks board for her appointment

b. Lori Greenberg- Representative of Pine Acres Manor

i. Ms. Greenberg stated that she would appreciate advanced notice if one of her clients is to appear before the board.

ii. Mr. Kasiwniak asked how Ms.Greenberg would be notified.

iii. Ms. Rumpf stated that the Board Secretary or she (Rumpf) herself would notify Ms. Greenberg.

c. Ms. Kavanagh made a motion to close public comments, Mr. Kasiwniak seconded the motion. All in favor, none opposed
Motion Carries

10. Adjournment- There being no further business, on a motion made by Mr. Kasiwniak and seconded by Ms. Oresto the meeting was adjourned at 5:25 P.M. All in favor.

Motion Carries

**Meeting minutes prepared by:
Brenda Donovan, Board Secretary**