

NEPTUNE TOWNSHIP RENT LEVELING BOARD - AGENDA DECEMBER 2, 2021- 6pm

Ruth Johnson calls the meeting to order and requests the Secretary to call the roll:

ROLL CALL:

Ruth Johnson _____ James Manning, Jr. _____ Naomi Riley _____
William Whitley _____ Stephen Lella _____
Alt. #I Jeff Klein _____ Alt. II Wendel Thomas _____

Flag Salute

Chairperson Johnson announces that the notice requirements of R.S. 10:4-18 have been satisfied by the publication of the required advertisement in The Coaster, posting the notice on the Board in the Municipal Complex, and filing a copy of the said notice with the Municipal Clerk.

Consumer Price Index: October's price index was 296.472 area prices up 0.3 percent over the month and up 4.3 percent over the year.

Action Items

Approval of Minutes for November 4, 2021

Offered by: _____ Seconded by: _____

Vote:

Johnson _____; Manning _____; Riley _____; Whitley _____; Lella _____;
Alt. I Klein _____; Alt. II Thomas _____;

Resolution(s) -NONE

DISCUSSION ITEMS:

Correspondence from Gene Anthony Township Attorney

A. 21-2 Jamie Cowling vs Gerald Profita Property Management Co. McNeely Property Management

PUBLIC PARTICIPATION:

ADJOURNMENT (Time): _____

Offered by: _____ Seconded by: _____

Vote:

Johnson _____; Manning _____; Riley _____; Whitley _____; Lella _____;
Alt. I Klein _____; Alt. II Thomas _____;



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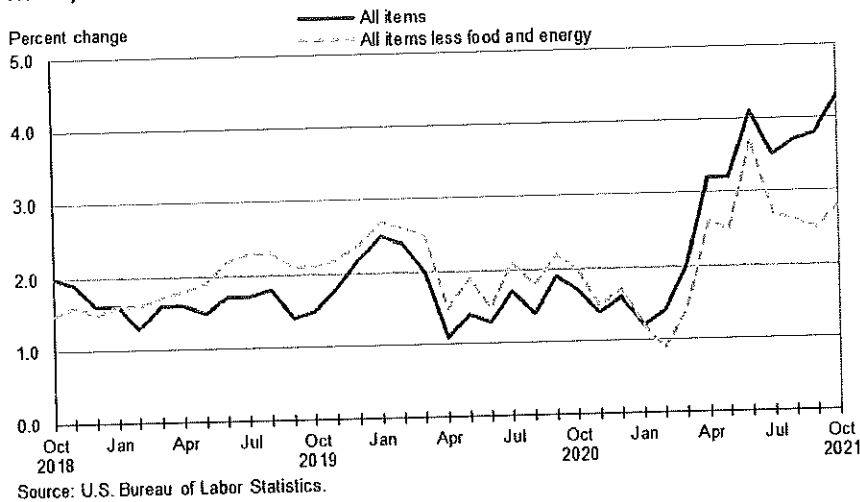
Consumer Price Index, New York-Newark-Jersey City – October 2021

Area prices up 0.3 percent over the month and 4.3 percent over the year

Prices in the New York-Newark-Jersey City area, as measured by the Consumer Price Index for All Urban Consumers (CPI-U), increased 0.3 percent in October after increasing 0.5 percent in September, the U.S. Bureau of Labor Statistics reported today. Chief Regional Economist Martin Kohli attributed the increase to higher prices for energy, food, and other items. (Data in this report are not seasonally adjusted. Accordingly, month-to-month changes may reflect seasonal influences.)

Over the year, the CPI-U advanced 4.3 percent. (See [chart 1](#) and [table A](#).) The index for all items less food and energy increased 2.8 percent over the year. Energy prices jumped 27.2 percent, driven by an increase in the price of gasoline. Food prices rose 5.5 percent. (See [table 1](#).)

Chart 1. Over-the-year percent change in CPI-U, New York-Newark-Jersey City, NY-NJ-PA, October 2018–October 2021



[View Chart Data](#)

Food

Food prices rose 0.5 percent in October. Prices for food away from home rose 0.7 percent. Prices for food at home increased 0.3 percent, with four of the six grocery categories recording increases. Higher prices for meats, poultry, fish, and eggs (2.4 percent) were partially offset by lower prices for fruits and vegetables (-2.2 percent).

From October 2020 to October 2021, food prices rose 5.5 percent. Prices for food away from home increased 6.2 percent, while prices for food at home advanced 4.9 percent.

Energy

The energy index rose 2.2 percent over the month, with a 4.1-percent advance in prices for gasoline. Household energy rose 0.7 percent, including a 4.0-percent increase in natural gas prices and a 3.9-percent decrease in electricity prices.

Energy prices climbed 27.2 percent over the year, largely due to a 49.5-percent jump in gasoline prices, the largest over-the-year increase in gasoline prices since January 2010. Household energy prices advanced 14.4 percent, the largest 12-month increase in over 13 years. Within household energy, natural gas prices jumped 21.7 percent, and electricity prices increased 5.7 percent.

All items less food and energy

The index for all items less food and energy increased 0.2 percent in October. Higher prices for new and used vehicles (2.3 percent) and recreation (1.1 percent) were partially offset by lower prices for shelter (-0.2 percent), household furnishings and operations (-1.4 percent), and apparel (-1.3 percent).

Over the year, the index for all items less food and energy rose 2.8 percent. Higher prices for new and used motor vehicles (14.8 percent) included increases in used cars and trucks (27.2 percent) and new vehicles (14.4 percent). Prices for shelter rose 1.4 percent, including a 1.5-percent increase in owners' equivalent rent and a 0.2-percent rise in residential rent.

Table A. New York-Newark-Jersey City, NY-NJ-PA, CPI-U 1-month and 12-month percent changes, all items index, not seasonally adjusted

Month	2017		2018		2019		2020		2021	
	1-month	12-month	1-month	12-month	1-month	12-month	1-month	12-month	1-month	12-month
January	0.6	2.5	0.4	1.4	0.5	1.6	0.8	2.5	0.4	1.2
February	0.3	2.6	0.5	1.7	0.2	1.3	0.2	2.4	0.3	1.4
March	0.0	2.3	0.0	1.7	0.3	1.6	-0.2	2.0	0.4	2.0
April	0.1	2.0	0.3	1.9	0.3	1.6	-0.5	1.1	0.7	3.2

News Release Information

21-2003-NEW
Wednesday, November 10, 2021

Contacts

Technical information:
(646) 264-3600
Bl.SinfoNY@bls.gov
www.bls.gov/regions/new-york-new-jersey

Media contact:
(646) 264-3620

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[CPI Chart Package](#)

Item and Group	Indexes			Percent change from-		
	Aug. 2021	Sept. 2021	Oct. 2021	Oct. 2020	Aug. 2021	Sept. 2021
Food and beverages	292.554	296.715	297.968	5.2	1.9	0.4
Food	293.132	297.658	299.049	5.5	2.0	0.5
Food at home	276.818	280.498	281.298	4.9	1.6	0.3
Cereals and bakery products	315.580	323.252	319.918	3.3	1.4	-1.0
Meats, poultry, fish, and eggs	292.127	291.242	298.135	11.4	2.1	2.4
Dairy and related products	241.019	241.385	241.650	1.3	0.3	0.1
Fruits and vegetables	335.143	348.422	340.750	-0.1	1.7	-2.2
Nonalcoholic beverages and beverage materials ⁽¹⁾	272.953	277.940	279.078	8.0	2.2	0.4
Other food at home	240.977	242.625	244.643	3.2	1.5	0.8
Food away from home	324.261	330.107	332.368	6.2	2.5	0.7
Alcoholic beverages	279.674	278.766	278.108	0.9	-0.6	-0.2
Housing	316.056	317.057	316.451	2.7	0.1	-0.2
Shelter	397.863	398.191	397.565	1.4	-0.1	-0.2
Rent of primary residence	408.408	409.529	410.024	0.2	0.4	0.1
Owners' equivalent rent of residences ⁽²⁾	405.850	406.411	407.277	1.5	0.4	0.2
Owners' equivalent rent of primary residence ⁽²⁾	405.347	405.908	406.773	1.5	0.4	0.2
Fuels and utilities	213.418	213.898	215.260	12.9	0.9	0.6
Household energy	203.222	203.753	205.259	14.4	1.0	0.7
Energy services	197.662	197.554	194.851	10.5	-1.4	-1.4
Electricity	201.043	197.578	189.933	5.7	-5.5	-3.9
Utility (piped) gas service	177.202	183.856	191.279	21.7	7.9	4.0
Household furnishings and operations	118.660	122.117	120.390	6.9	1.5	-1.4
Apparel	129.571	130.404	128.729	8.6	-0.6	-1.3
Transportation	238.079	238.286	243.749	12.8	2.4	2.3
Private transportation	235.474	236.644	241.912	18.3	2.7	2.2
New and used motor vehicles ⁽³⁾	105.235	106.315	108.791	14.8	3.4	2.3
New vehicles ⁽¹⁾	221.170	232.201	234.143	14.4	5.9	0.8
Used cars and trucks ⁽¹⁾	382.349	369.216	379.652	27.2	-0.7	2.8
Motor fuel	253.538	256.123	266.644	49.2	5.2	4.1
Gasoline (all types)	252.776	255.394	265.799	49.5	5.2	4.1
Gasoline, unleaded regular ⁽⁴⁾	251.968	254.595	265.288	51.4	5.3	4.2
Gasoline, unleaded midgrade ⁽⁴⁾⁽⁵⁾	261.302	263.842	272.936	40.7	4.5	3.4
Gasoline, unleaded premium ⁽⁴⁾	260.566	263.170	271.924	36.7	4.4	3.3
Motor vehicle insurance ⁽¹⁾	784.458	784.458	781.223	6.7	-0.4	-0.4
Medical care	537.734	538.034	537.642	0.4	0.0	-0.1
Recreation ⁽³⁾	135.659	137.315	138.870	3.7	2.4	1.1
Education and communication ⁽³⁾	154.111	154.768	155.327	3.0	0.8	0.4
Tuition, other school fees, and child care ⁽¹⁾	1,293.188	1,299.402	1,305.689	2.4	1.0	0.5
Other goods and services	455.216	462.392	466.697	4.7	2.5	0.9
Commodity and service group						
All items	293.927	295.488	296.472	4.3	0.9	0.3
Commodities	206.111	208.842	210.314	9.8	2.0	0.7
Commodities less food and beverages	154.324	156.241	157.720	14.2	2.2	0.9
Nondurables less food and beverages	192.318	194.730	196.570	14.7	2.2	0.9
Durables	104.717	105.997	107.002	13.3	2.2	0.9

Footnotes

- (1) Indexes on a December 1977=100 base.
- (2) Indexes on a December 1982=100 base.
- (3) Indexes on a December 1997=100 base.
- (4) Special index based on a substantially smaller sample.
- (5) Indexes on a December 1993=100 base.



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Consumer Price Index - New York-Newark-Jersey City, NY-NJ-PA (1982-84 = 100)

All Items (1982-84=100)

All Urban Consumers - (CPI-U)

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Avg
1991	143.0	143.6	143.4	143.7	144.0	144.6	145.2	145.4	145.8	145.7	146.6	146.6	144.8
1992	147.3	148.0	149.1	149.2	148.9	149.5	149.9	150.8	151.4	152.1	152.2	151.9	150.0
1993	153.0	153.6	154.1	154.0	153.8	154.2	154.3	155.3	155.3	155.5	155.4	155.6	154.5
1994	156.0	157.4	157.9	157.7	157.3	157.8	158.2	159.1	159.0	159.5	159.4	158.9	158.2
1995	159.9	160.3	160.9	161.4	161.8	162.2	162.3	162.8	163.2	163.6	163.8	163.7	162.2
1996	164.8	165.7	166.5	166.0	166.4	166.5	166.7	167.2	168.2	168.2	168.4	168.5	166.9
1997	169.1	170.1	170.7	170.2	169.9	170.3	170.8	170.8	171.7	172.3	172.0	171.9	170.8
1998	172.1	172.7	173.0	173.0	173.0	173.1	173.6	174.2	174.4	174.8	174.7	174.7	173.6
1999	175.0	175.1	175.5	176.0	176.1	176.8	177.2	177.6	178.2	178.9	178.8	178.6	177.0
2000	179.3	180.5	181.5	181.4	181.4	182.0	182.8	183.1	184.4	184.6	184.6	184.2	182.5
2001	184.9	185.3	186.4	186.6	187.3	188.3	187.8	188.1	188.0	187.8	187.8	187.3	187.1
2002	188.5	189.9	191.1	191.8	191.4	191.5	192.0	193.1	193.3	193.7	193.4	193.1	191.9
2003	194.7	196.2	197.1	196.7	196.8	196.9	197.7	199.1	199.6	200.0	199.4	199.3	197.8
2004	199.9	201.1	203.4	204.0	204.4	206.0	205.5	205.7	205.9	207.3	207.2	206.8	204.8
2005	208.1	208.9	212.4	212.5	211.4	210.7	212.5	214.1	215.8	216.6	215.3	214.2	212.7
2006	215.9	216.4	218.2	220.2	221.6	222.6	223.1	224.1	222.9	221.7	220.9	221.3	220.7
2007	221.767	223.066	224.551	225.780	227.146	228.258	228.628	228.326	228.308	228.552	229.504	229.395	226.940
2008	229.869	231.020	233.122	233.822	236.151	238.580	240.273	240.550	240.089	238.403	234.498	233.012	235.782
2009	233.402	234.663	235.067	235.582	235.975	237.172	237.600	238.282	238.568	238.380	238.777	238.427	236.825
2010	238.970	238.862	240.101	240.529	241.075	240.817	241.147	241.569	241.485	241.981	241.960	241.874	240.864
2011	242.639	243.832	245.617	246.489	248.073	248.505	249.164	250.058	250.559	250.051	249.317	248.307	247.718
2012	249.322	250.285	251.887	252.349	252.652	252.406	252.016	253.472	254.554	254.277	254.285	253.555	252.588
2013	254.807	256.234	256.589	255.967	256.270	256.911	257.326	257.659	258.504	257.069	257.377	257.284	256.833
2014	259.596	259.019	259.971	259.985	261.225	261.350	261.498	261.075	261.074	260.500	259.382	258.080	260.230
2015	258.376	259.240	259.647	259.959	261.066	261.512	261.199	261.347	261.887	261.515	261.009	259.941	260.558
2016	260.342	260.875	261.508	262.619	263.312	263.877	263.722	264.160	264.602	264.738	265.203	265.421	263.365
2017	266.917	267.662	267.582	267.948	268.183	268.666	268.051	268.657	270.059	269.575	269.381	269.564	268.520
2018	270.771	272.214	272.196	272.950	274.001	274.170	274.073	274.441	275.455	275.101	274.478	273.836	273.641
2019	275.144	275.823	276.570	277.441	278.068	278.802	278.817	279.428	279.338	279.255	279.468	279.816	278.164
2020	282.020	282.577	281.975	280.623	282.092	282.333	283.624	283.478	284.551	284.121	283.291	284.350	282.920
2021	285.525	286.474	287.481	289.493	290.991	293.872	293.553	293.927	295.488	296.472			

Urban Wage Earners and Clerical Workers - (CPI-W)

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Avg
1991	140.3	140.6	140.5	141.0	141.4	142.1	142.3	142.6	143.2	143.0	144.0	143.9	142.1
1992	144.4	144.8	145.8	145.9	145.8	146.5	146.6	147.6	148.3	149.1	149.2	149.1	146.9
1993	149.9	150.3	150.7	150.7	150.4	150.7	150.7	151.7	151.8	152.1	152.0	152.1	151.1
1994	152.4	153.5	154.0	153.9	153.6	154.2	154.4	155.3	155.5	156.0	155.9	155.4	154.5
1995	156.3	156.6	157.1	157.5	158.0	158.4	158.3	158.9	159.5	159.7	159.9	159.9	158.3
1996	160.9	161.7	162.5	162.2	162.8	162.8	162.8	163.3	164.4	164.4	164.7	164.7	163.1
1997	165.1	166.2	166.6	166.1	166.0	166.2	166.6	166.7	167.7	168.1	168.0	167.7	166.8
1998	167.7	168.2	168.2	168.5	168.6	168.8	169.1	169.7	169.9	170.5	170.5	170.5	169.2
1999	170.8	170.6	170.8	171.3	171.5	172.1	172.5	173.2	173.9	174.5	174.6	174.3	172.5

Source: U.S. Bureau of Labor Statistics (BLS).

NEPTUNE TOWNSHIP RENT LEVELING BOARD

Minutes – November 4, 2021

Mrs. Johnson, Chairperson, called the meeting to order at 6:00 pm and requested the Secretary to call the roll. The following members were present: Ruth Johnson, Naomi Riley, and Alternate #1 Jeff Klein. Absent: James Manning, William Whitley and Alternate #2 Wendel Thomas.

Mrs. Johnson stated adequate notice of this meeting as required by P.L. Chapter 231 has been provided by notice in the Coaster, which was posted on the bulletin board of the Municipal Complex and filing a said notice with the Municipal Clerk.

Mrs. Johnson announced that the Consumer Price Index [September's price index was 295.488 area prices up 0.5 percent over the month and up 3.8 percent over the year.

APPROVAL OF MINUTES – October 14, 2021

Mrs. Riley offered a motion to approve the minutes, moved and seconded by Mr. Klein all were in favor.

RESOLUTIONS - NONE

DISCUSSION ITEMS

Continuation Hearing – 21-2 Jamie Cowling vs Gerald Profita Property Management Co. McNeely Property Management. Present were Ms. Cowling, and on behalf of the landlord Francine Simonson, Barbara Elmer and Michael Mirne, Esq.

Mr. Anthony went over the exhibits from the last meeting and they were:

- P1 – Text Notification on bed bugs
- P2 – Itemization List
- P3 – Bill pest
- P4 – Bill pest cost due to bed bug
- P5 – Bills invoices expenses
- P6 – Letter of 8/4/2020 – certified mail and email on 8/9/2020
- P7 – Pictures dealing with lead on window seal
- P8 – Picture of front door
- P9 – Vacuum & Mattress outside

Mr. Mirne cross examined Ms. Cowling and asked whether she let the person from Precise Exterminator Service enter her building.

Ms. Cowling stated he sprayed in the kitchen and that's it. He was already treating a unit across the hall from hers and it wasn't working so the bugs were traveling to her unit.

Mr. Mirne stated she throughout furniture and questioned whether it was at the recommendation of the exterminator.

Ms. Cowling stated she personally did not want to sleep on the mattress.

Mr. Mirne questioned what was her evidence of bugs.

Mr. Anthony stated she had pictures of bites as exhibits.

Mr. Mirne questioned the results of her bloodwork for lead.

Ms. Cowling stated it was not elevated.

Mr. Mirne questioned the air conditioner leaking on the window seal and if she hired T3 in the fall of 2020.

Ms. Cowling stated it was August 2020.

Mr. Mirne questioned whether T3 found anything.

Ms. Cowling stated T3 was hired because the previous company was not effective.

Mr. Mirne questioned whether she received a letter on August 6th regarding a complaint on July 26th. Exhibit D1 August 6, 2020 letter from landlord certified.

Mr. Mirne stated she refused the landlord's person.

She stated she hired a company because the landlord's company was not effective.

Mr. Mirne presented Exhibit D2 August 12, 2020 letter from Michael Mirne address to Ms. Cowling indicating he represented the landlord.

Mr. Mirne again stated she never allowed them to come in.

Ms. Cowling stated she recommended T3 to come in.

Mr. Mirne presented Exhibit D3 – letter dated August 11, 2020 in which he stated she was ordered to cease based on disorderly conduct and for not having a clean apartment.

Ms. Cowling stated she never received it.

Mr. Mirne questioned whether she signed the lease for the apartment.

Ms. Cowling stated yes she did.

Mr. Mirne presented a copy of the lease dated March 6, 2018 – Exhibit D4.

Mr. Mirne asked Ms. Cowling to read the area pertaining to access to apartment.

Mrs. Cowling read it and stated she never denied the landlord access to the apartment.

Mr. Mirne read the area pertaining to the cleanliness of the apartment.

Mr. Mirne stated it took a while for the Landlord to fix the stove. And the landlord's agent went on November 20, 2020 to make repairs

Ms. Cowling stated the stove was replaced.

Mr. Anthony questioned how many times was someone in her apartment to repair the stove.

Ms. Cowling stated three times.

Mr. Anthony asked if she refused anyone to fix it.

Ms. Cowling stated no she did not, but she only warned the electrician of the bedbugs.

Mr. Mirne questioned the peeling of lead.

Ms. Cowling stated it was detected in three windows and the bedroom.

Mr. Mirne presented Exhibit D5 which was a picture of the window seal. He asked if the air conditioner caused the peeling.

Ms. Cowling stated no it was where the plastic was.

Mr. Mirne stated he had no more questions for Ms. Cowling. He called Barber Elmer, the property manager and requested a time line of the bedbugs. He questioned where there other units with bed bugs.

Ms. Elmer stated Ms. Cowling's unit was actively being treated.

Mrs. Johnson questioned how many units had bed bugs.

Ms. Elmer stated 3 out of the 6 units had bed bugs, then it became 4 out of 6.

Mr. Anthony questioned when was she notified by others.

Ms. Elmer stated July 2020.

Mr. Klein questioned how did tenants if there is a bedbug problem.

Ms. Elmer stated she was told to treat the situation as they would in a hotel.

Mr. Klein asked if they had a policy in place which would allow them to be proactive.

Ms. Elmer stated no because they did not want mass hysteria.

Mr. Klein asked whether she had anything to say about what they sprayed.

Ms. Elmer presented Exhibit D7 dated August 7 which showed a bill of units A,C,E being exterminated for bedbugs. She showed what he sprayed for in March. She showed the invoice and quarterly report.

Mr. Mirne stated in March 2020 other units were exterminated.

Ms. Elmer stated yes.

Mr. Mirne there weren't anymore spraying until July 2020.

Ms. Elmer stated that was correct.

Mr. Klein questioned what day did T3 come in.

Ms. Elmer stated it was mid-August.

Mr. Mirne questioned whether she ever saw bedbugs on Ms. Cowlings clothing.

Ms. Elmer stated no.

Mr. Mirne presented Exhibit D8 a receipt dated July 8, 2020 – payment for spraying roaches.

Mr. Mirne questioned whether she tried to replace the stove.

Ms. Elmer stated in August 2020 but she wasn't allowing anyone to come in. She refused access to the apartment.

Mr. Mirne asked if she knew why the paint peelead & shifted.

Ms. Elmer stated when she went into the apartment. The window that was the worse was the one that had the air conditioning unit.

Mr. Anthony questioned how often does the landlord paint the apartment.

Ms. Elmer stated on an as needed basis.

Mr. Anthony stated it should be painted every five years according to State Statute.

Mrs. Johnson questioned whether the apartment has been inspected for lead.

Ms. Elmer stated it was inspected a year before Ms. Cowling moved in and it was minimal.

Mr. Anthony questioned when was the last time it was tested,

Ms. Elmer stated after Ms. Cowling complained.

Mr. Klein questioned whether the Township inspected every unit and was there a recommendation to paint.

Ms. Elmer stated no and in 2008 there was no lead hazard.

Mr. Mirne questioned whether the window seal was away from the wall.

Ms. Elmer stated she really could not say.

Mr. Mirne questioned when Ms. Cowling moved in was there a c/o.

Ms. Elmer confirmed that it was.

Mr. Anthony questioned the fire exit issue and whether it was up to code.

Ms. Elmer stated there was nothing about the fire escape and there is a yearly inspection and again stated there wasn't an issue with the fire escape.

Mr. Anthony questioned whether they've ever received a violation from Code.

Ms. Elmer stated she did not remember.

Mrs. Riley questioned how would the tenant exit the apartment if there was a fire.

Ms. Elmer stated the fire escape.

Mr. Mirne provided copies of the C/I' and mercantile license.

Ms. Cowling questioned why she wasn't notified of bedbugs in the building.

Francine Simonson was called for her testimony.

Mr. Mirne questioned the first time she received a complaint from Ms. Cowling.

Ms. Simonson stated it was the 29th of July 2020. She stated Ms. Cowling said she wasn't going to let a black guy in her apartment while she was home alone.

Mr. Mirne questioned whether the premises was exterminated after her own person.

Ms. Simonson stated the owner told them to do what they had to do.

Mr. Mirne questioned whether all rent was paid now.

Mr. Anthony stated that was irrelevant.

There were no more questions and no cross from the Board.

Ms. Cowling asked Ms. Simonson if she had a record of her call.

Mr. Mirne stated on August 11, 2020 his client emailed him stating Ms. Cowling didn't want them to treat her apartment because he was black and not licensed..

Ms. Clowling stated she lived at this address for four years and has been a good tenant and neighbor and they've never really fixed the problems and to say she was racist was disgusting.

Mr. Anthony questioned whether she made those comments and she stated absolutely not.

Mr. Mirne stated as soon as his clients received the complaint they acted on it and Ms. Cowlings story keeps changing and problems could have been remedied if she did not deny access. He stated she claims she was out of the unit for months but was there whenever there was an inspector. He stated he did not think she was entitled to anything and she has been flip flopping.

PUBLIC PARTICIPATION

None

Mrs. Johnson offered a motion, moved and seconded by Mr. Klein to adjourn the meeting. All were in favor. The next meeting will be held on Thursday, December 2, 2021 at 6pm.

Pamela D. Howard Secretary