

Regular Meeting
March 21, 2016

The regular meeting of the Housing Authority of the Township of Brick was held on March 21, 2016 at 6:39 PM at the David Fried Community Room, 157 Chambers Bridge Road, Brick, NJ 08723.

The meeting was called to order by Chairman Schick at 6:39 PM.
The meeting began with the reading of the Sunshine Law Statement.

Upon Roll Call those present were:

Commissioner Catalano (arrived 6:45PM)	Commissioner Dyer
Commissioner Russell	Commissioner Dunne
Commissioner Terebush	Commissioner Schick

Also present were Executive Director Alesia Watson, Tom Furlong, Fee Accountant and Terry Brady, Board Attorney.

Absent from the meeting was Commissioner Scaturro.

APPROVAL OF MINUTES

Motion to approve the minutes of the minutes of the closed session held on January 25, 2016 was made by Chairman Schick and seconded by Commissioner Dunne. Upon roll call, Commissioners Catalano, Dunne, and Chairman Schick voted "Aye". Commissioners Terebush, Dyer and Russell abstained.

Motion to approve the minutes of the February 29th Board of Commissioners meeting was made by Commissioner Catalano and seconded by Chairman Schick. Upon roll call, Commissioners Catalano, Dunne, Dyer and Chairman Schick voted "Aye". Commissioners Terebush and Russell abstained.

TREASURER'S REPORT

Upon recommendation by the Executive Director, Tom Furlong, Fee Accountant for the Authority read the Treasurers report for those present.

Motion to approve for payment vouchers #28406 through #28477 and Direct Deposit D5729 through D57838, Section 8 Account was made by Commissioner Dunne and seconded by Chairman Schick. Upon roll call, all Commissioners voted "Aye".

Motion to approve for payment vouchers #25534 through #25557, Operating Account was made by Commissioner Dunne and seconded by Chairman Schick. Upon roll call, all Commissioners voted "Aye".

Motion to approve for payment vouchers #2257 through #2261, Tenant Security Account was made by Commissioner Catalano and seconded by Commissioner Dunne. Upon roll call, all Commissioners voted "Aye".

PRESENTATION AND/OR CORRESPONDENTS

Mr. Tom Furlong detailed the progress and time line that has been made with the conversion to the RAD program. Mrs. Watson added that we would need to hold a special meeting to meet deadlines in regards to the RAD conversion. The Board agreed that the April 25th regular schedule meeting will now take place on April 18th to assure the deadlines are met. The discussion concluded with the understanding that the Board will be updated with each new phase of the conversion.

EXECUTIVE DIRECTORS REPORT

Mrs. Watson mentioned that she had meeting with the Mayor, Township Business Administrator and the HATB Chairman to discuss the possibility of building a supportive veteran housing on a piece of land behind George Conway. Mr. Brady noted that planning and zoning would need to be taken into consideration. Mrs. Watson added there has been preliminary design drafts from previous consideration of building on that piece of land. After a lengthy discussion there was a motion on the table for two matters.

Motion to have a special meeting take place on April 18, 2016 was made by Commissioner Catalano and seconded by Chairman Schick. Upon roll call, all Commissioners voted "Aye".

Motion to have a feasibility study conducted on future building projects was made by Commissioner Catalano and seconded by Commissioner Russell. Upon roll call, all Commissioners voted "Aye".

COMMITTEE REPORT

Commissioner Russell who was assigned Chair of the By-laws committee said that there were aspects of the By-laws that would have to be updated. She will review and present the recommended changes at a later time.

OLD BUSINESS

Commissioner Dunne asked if the Finance Committee met to discuss the purchasing of vehicles for the maintenance department. Mrs. Watson said a date has not been set yet and she will reach out to the committee.

NEW BUSINESS

- Resolution 2016-7 establishing rent reasonableness for the Section 8 Housing Choice Voucher Program.

Motion to approve was made by Commissioner Catalano and seconded by Chairman Schick. Upon roll call, all Commissioners voted "Aye".

- Resolution 2016-8 approving the Authority's FY 2016 PHA Agency Plan which includes it's FY 2016 Annual Plan and its 5-Year Plan for FYs 2016-2020.

Motion to approve was made by Commissioner Catalano and seconded by Commissioner Dunne. Upon roll call, all Commissioners voted "Aye"

- Resolution 2016-9-authorizing travel and attendance for Commissioners and staff at the Annual MARC/NJNAHRO Conference and Trade Show April 24th through 27th, 2016.

Motion to approve was made by Commissioner Dunne and seconded by Commissioner Dyer. Upon roll call, all Commissioners voted "Aye".

- Resolution 2016-10 renewing the second year contract for elevator maintenance services to Federal Elevator, Brick, New Jersey.

Motion to approve was made by Commissioner Catalano and seconded by Chairman Schick. Upon roll call, all Commissioners voted "Aye".

- Resolution 2016-11 authorizing the advertisement for financing for capital improvements.

Motion to approve was made by Commissioner Dyer and seconded by Commissioner Dunne. Upon roll call, all Commissioners voted "Aye".

- Resolution 2016-12 authorizing the advertisement for landscaping services.

Motion to approve was made by Commissioner Catalano and seconded by Commissioner Dyer. Upon roll call, all Commissioners voted "Aye".

PUBLIC INPUT

Siobhan Noonan, Forge Pond resident thanked the maintenance staff for the wonderful job they did after the snow storm.

Judy Garcia, Forge Pond resident said she is new to the Authority however the windows in her unit rattle in the wind, and her thermostat doesn't work. Mrs. Watson informed and requested that Ms. Garcia notify the office regarding work orders in the future and not wait until a board meeting to report apartment issues.

Tom Struble, David Fried resident asked when the lights between building 6 and 7 would be fixed. Mrs. Watson said she would look into it.

Reginald Durant, Forge Pond resident mentioned the residents are not receiving adequate notice regarding the meetings. Mr. Brady said adequate notice means it was advertised in advance in local papers. Mrs. Nicholson added that she was over in Forge Pond and that notices were posted and that she supplied Mr. Durant with the scheduled meeting dates. Mr. Durant had other request for new garbage cans on the grounds at Forge Pond. Mrs. Watson said she would look into the need to replace them.

ADJORNMENT

There being no further business to be brought before the Commissioners, motion to adjourn was made by Commissioner Russell and seconded by Commissioner Catalano. Upon roll call, all Commissioners voted "Aye". The meeting was adjourned at 7:52PM.

Alesia R. Watson, PHM RPPO
Secretary/Assistant Executive Director