

**MINUTES**  
Regular Meeting  
**July 31, 2017**

The regular meeting of the Housing Authority of the Township of Brick was held on July 31, 2017 at 6:30 PM at the George Conway Community Room, 165 Chambers Bridge Road, Brick, NJ 08723.

The meeting was called to order by Chairman Jampel at 6:30 PM.

The meeting began with the reading of the Sunshine Law Statement.

Upon Roll Call those present were:

Commissioner Terebush

Vice Chair Russell

Commissioner Dyer

Chairman Jampel

Commissioner Dunne

Also present were Terry Brady, Board Attorney and Nancy Nicholson, Board Secretary.

Commissioner Scaturro and Commissioner Gedrich were absent.

**APPROVAL OF MINUTES**

Motion to approve the minutes of the Board of Commissioners meeting that was held on June 26, 2017 was made by Commissioner Dunne and seconded by Vice Chair Russell. Upon roll call, all Commissioners voted "Aye".

**TREASURER'S REPORT**

Commissioner Dyer read the treasurers report for those present.

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

**EXECUTIVE DIRECTOR REPORT**

Ms. Nicholson read the report for those present which included highlights of solicitation quotes that are being sought, and contracted work that has been completed as well as apartment turnovers, work orders and correspondents received and delegated.

Commissioner Terebush asked if we would be looking into a new architect since in the past Barlo and Associates has been expensive. Chairman Jampel said the concrete work at Forge Pond poses a safety issue and the max fee will be \$1,000.00.

**COMMITTEE REPORT**

Chairman Jampel that the personnel committee report will be discussed in closed session.

## NEW BUSINESS

- 2017-18 amending the By-Laws of the Housing Authority of the Township of Brick.

Commissioner Terebush suggested that the wording also include “with board approval” in regards to the change in meeting date. Commissioner Jampel asked for a motion to amend the by-laws with the wording edited to include with Board Approval. Motion was made by Vice-Chair Russell and seconded by Commissioner Dyer. Upon roll call, all Commissioners voted “Aye”.

- 2017-19 approving the Board of Commissioners scheduled Board Meeting dates for the period August 2017 through July 2018.

Motion to approve the scheduled Board Meeting dates for the period August 2017 through July 2018 was made by Commissioner Dyer and seconded by Commissioner Dunne. Upon roll call all Commissioners voted “Aye”.

- 2017-20 authorizing the execution of deeds related to the subdivision of undeveloped authority property.

Motion to approve the execution of deeds related to the subdivision for undeveloped authority property was made by Vice-Chair Russell and seconded by Commissioner Dyer. Upon roll call, all Commissioners voted “Aye”.

- 2017-21 authorizing the solicitation of price quotations for concrete repairs at Forge Pond.

Motion to approve the solicitation of price quotations for concrete repairs at Forge Pond was made by Commissioner Dunne and seconded by Commissioner Dyer. Upon roll call, all Commissioners voted “Aye”.

- 2017-22 authorizing the solicitation of price quotations for elevator maintenance contract for Forge Pond & George Conway.

Motion authorizing the solicitation of price quotations for elevator maintenance contract for the high rise buildings was made by Vice Chair Russell and seconded by Commissioner Dyer. Upon roll call, all Commissioners voted “Aye”.

- 2017-23 authorizing the replacement of the entry system key pad at George Conway.

Motion authorizing the replacement of the entry system key pad at George Conway was made by Vice-Chair Russell and seconded by Commissioner Dunne. Upon roll call, all Commissioners voted “Aye”.

- 2017-24 authorizing the solicitation of price quotations for pest control on a quarterly basis.

Motion authorizing the solicitation of price quotations for pest control on a quarterly basis was made by Commissioner Dyer and seconded by Commissioner Dunne. Upon roll call, all Commissioners voted “Aye”.

## PUBLIC INPUT

Wilma Flagg, Forge Pond resident commended the Social Worker, Diana Partusch and thanked the Board for providing the service to the residents. She also asked if something can be done about the resident who hangs his bedding out of his apartment windows.

Ann Selk, David Fried resident complained about feral cats and squirrel are being fed by residents of David Fried.

Flo Tillotson, George Conway resident asked if the Board will present to the Woman's Auxiliary Veterans of Foreign Wars with a plaque for graciously providing the Housing Authority with an American Flag and the POW Flag on an as needed basis for many years.

Linda Rogers, George Conway resident asked if there was any way we could get a group rate with Comcast. Commissioner Dunne said he was looking into options with Direct TV and AT&T.

Margaret Gervasi, George Conway resident said there is no ventilation in the laundry room and the fans are placed to high on the wall. She would like to also see more handicap spaces provided and handicap button installed on the back door of George Conway.

Sandra Finaldi, George Conway resident said she needs to have her apartment moved because she is over the Garbage room and it's affecting her health cause of the smells and noises.

Jennifer Stewart, George Conway resident said that people are smoking in their apartments and it is affecting her health. Mr. Brady said there are new guidelines and the authority is looking into updating policy.

Krista Dondero, George Conway resident asked that a strobe light be installed in her bedroom to alert her in case of a fire since she is deaf.

Florence Oppenheimer, George Conway resident would like to know when George Conway will have their sidewalks repaired. Chairman Jampel said that each complex will get their sidewalk concerns repaired and that we are simply starting at Forge Pond.

Nancy George, Forge Pond said that one of the washing machines in Forge Pond has not been working in months and that the company has been called and no one is responding.

Judy Henry, George Conway resident asked if vending machines with laundry products can be installed in the laundry room.

Domenic Renzi, Forge Pond resident had several complaints. First was the Board needed a better PA system because most residents are hard of hearing and it's difficult to hear the Board discussion. The Security Guard has to be taught what he needs to be doing and taught how to use the cameras. The lights around the complex stay on all the time. The smokers using the smoking area cannot get back in building because there is no fob system there. Diana or someone else should have access to make announcements on all call system, library in Forge Pond still has no carpet even though it was promised to them and lastly complaint forms should be left a Forge Pond so tenants do not need to walk to George Conway office.

**Chairman Jampel thanked everyone for their thoughts, comments and concerns.**

## EXECUTIVE SESSION

- 2017-25 Resolution by the Board of Commissioners authorizing the meetings to be closed to the public for the purpose of discussing and/or reviewing matter exempt under the open public meetings act in executive session, specifically for the purpose of discussing potential litigation regarding RAD program, Employment of an Executive Director and financial investigation of former Executive Director.

Motion to enter into closed session was made by Commissioner Dyer and seconded by Commissioner Dunne. Upon roll call all Commissioners voted "Aye". The meeting was closed to the public at 7:42PM

Motion to open the meeting to the public was made by Vice-Chair Russell and seconded by Commissioner Dyer. The meeting re-opened to the public at 9:52PM

## Adjournment

There being no further business to be brought before the Commissioners, motion to adjourn was made by Vice Chair Russell and seconded by Commissioner Dyer. Upon roll call, all Commissioners voted "Aye". The meeting was adjourned at 7:53PM

  
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Ron Jampel  
Board Chairman