

**HOUSING AUTHORITY OF THE TOWNSHIP OF BRICK**  
**BOARD OF COMMISSIONERS MEETING – JANUARY 31, 2011**

**Present:** Michael Thulen, Chairman  
John Zabriski, Vice-Chairman  
Paul Hayes, Commissioner  
Stephen S. Scaturro, Commissioner  
Rocco Sottarelli, Commissioner  
John Sansone, Commissioner  
Madeline Knight, Resident Commissioner

Dennis Salerno, Executive Director  
Joseph Coronato, Esq. HATB Legal Counsel  
Nancy Nicholson, Service Coordinator

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**Call To Order:** Chairman Michael Thulen called the Regular Meeting of the Housing Authority of the Township of Brick to order at 7:30 P.M. at David M. Fried Community Room. He announced that this meeting was being held in accordance with the Open Public Meetings Act of the State of New Jersey (Sunshine Law) and adequate notice has been given.

**Salute to  
The Flag:**

Chairman Thulen led the assembly in the salute to the Flag.

**Roll Call:**

Upon roll call, the following Commissioners answered present: Hayes, Sansone, Zabriski, Knight, Scaturro, Sottarelli, and Chairman Thulen. Also present were Joe Coronato, Esq., Dennis Salerno, Executive Director, and Nancy Nicholson, Service Coordinator.

**Item #11: Tenant Comments.**

Wilma Flagg, Forge Pond Tenant wanted it noted that she is very happy with the new maintenance man Michael. She also wanted it noted that she is very unhappy with the snow plow contractor and the job they did on the parking lots. Mr. Salerno said we had rented a bob cat to remove the additional snow that is blocking parking spots and other areas around the complex.

**Item #12: Report of Attorney.**

Mr. Coronato said he wrote a letter to a tenant on behalf of the Authority because the tenant had not paid her rent, he also spoke to the tenant who has since paid her rent and it was a clerical error on her part and it should not happen again.

**Item #13: New Business**

None to report.

**Item #14: Resolution by the Board of Commissioners authorizing the meeting to be closed to the public for the purpose of discussing and/or reviewing matters exempt under the Public Open Meetings Act (P.L. #1975) in executive session.**

Motion to close the meeting to the public and go into Executive Session for the purpose of discussing potential litigation was made by Commissioner Sansone and seconded by Commissioner Zabriski. Upon roll call, all Commissioners voted "Aye". The meeting was closed at 8:45 P.M.

Motion to open the meeting to the public was made by Commissioner Zabriski and seconded by Commissioner Sansone. The meeting was opened at 9:06 P.M.

**Item #15: Public Portion.**

None to report

**Item #16: Resolution by the Board of Commissioners awarding a temporary elevator maintenance contract for \$760.00 a month for all of our elevators to Otis Elevator.**


Motion to approve for a month to month contract for elevator maintenance was made by Chairman Thulen and seconded by Commissioner Sansone. Upon roll call, all Commissioners voted "Aye".

**Item #17: Resolution by the Board of Commissioners of the Housing Authority of the Township of Brick authorizing the execution of a settlement agreement, mutual release and assignment.**

Motion to approve for authorizing the execution of a settlement agreement, mutual release and assignment to American Builders was made by Commissioner Hayes and seconded by Commissioner Sottarelli. Upon roll call, all Commissioners voted "Aye".

Chairman Thulen requested that a subcommittee to work on bid specifications for elevators to be rebuilt at George Conway. He requested Commissioners Zabriski, Sansone and Scaturro to arrange when they could meet to discuss the elevator modification. The Chairman also requested that the personnel committee get together to discuss and draft up a policy regarding employee uniforms.

There being no further business to be brought before the Commissioners, motion to adjourn was made by Commissioner Zabriski and seconded by Commissioner Sansone. Upon roll call, all Commissioners voted "Aye".

  
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Dennis Salerno,  
Secretary/Executive Director

**Adjournment**