

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

Present: Michael Thulen, Chairman
John Zabriski, Vice-Chairman
Paul Hayes, Commissioner
Rocco Sottarelli, Commissioner
John Sansone, Commissioner
Madeline Knight, Resident Commissioner

Dennis Salerno, Executive Director
Kim Pascarella, Esq. HATB Legal Counsel
Nancy Nicholson, Service Coordinator

Absent: Stephen S. Scaturro, Commissioner

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, Sottarelli, and Chairman Thulen. Also present were Kim Pascarella, Esq., Dennis Salerno, Executive Director, and Nancy Nicholson, Service Coordinator. Commissioner Scaturro was absent.

PRESENTATION OF AWARDS TO TENANTS:

Chairman Thulen presented trophy's to tenants whom completed a computer course that the Housing Authority held in the computer lab, in the David Fried Community Room.

Item #1: Authorization by the Board of Commissioners to approve and accept minutes of meeting held on April 25, 2011.

There being no additions, deletions or corrections on motion by Commissioner Zabriski and seconded by Chairman Thulen, the minutes were accepted as submitted. Upon roll call, Commissioners Zabriski, Knight, Chairman Thulen voted "Aye". Commissioners Hayes, Sansone, and Sottarelli abstained.

Item #2: Authorization by the Board of Commissioners to approve for payment vouchers #22623 through #22676 and Direct Deposit D47700 through D48800, Operating Account, May, 2011.

Motion to approve for payment vouchers #22623 through #22676 and Direct Deposit D47700 through D48800, Operating Account, May, 2011 was approved by Commissioner Sottarelli and seconded by Commissioner Zabriski. Upon roll call, Commissioners Zabriski, Sottarelli, Knight and Chairman Thulen voted "Aye". Commissioner Hayes voted "Aye" on all except for payment voucher #22645 which he voted "No". Commissioner Sansone abstained.

Item #3A: Resolution by the Board of Commissioners authorizing Travel and Attendance for William Snyder at the 40th Annual National Lease Association (NLHA), June 22-June 24, 2011 in Washington, DC.

Motion authorizing travel for William Snyder to attend the 40th Annual National Lease Association (NLHA) in June was made by Commissioner Hayes and seconded by Chairman Thulen. Upon roll call, Commissioners Hayes, Zabriski, Knight, Sottarelli, Chairman Thulen voted "Aye". Commissioner Sansone abstained.

Item #3: Authorization by the Board of Commissioners to approve for payment vouchers #24336 through #24411 and Direct Deposit D1517 through D1588, Section 8 Account, May 2011.

Motion to approve for payment vouchers #24336 through #24411 and Direct Deposit D1517 through D1588, Section 8 Account, May, 2011 was made by Commissioner Hayes and seconded by Commissioner Sottarelli. Upon roll call, Commissioners Hayes, Zabriski, Knight, Sottarelli, Chairman Thulen voted "Aye". Commissioner Sansone abstained.

Item #4: Authorization by the Board of Commissioners to approve for payment vouchers #2108 through #2111, Tenant Security Refund Account, May, 2011.

Motion to approve for payment vouchers #2108 through #2111, Tenant Security Refund Account, May, 2011 was made by Commissioner Zabriski and seconded by Commissioner Sottarelli. Upon roll call, Commissioners Hayes, Zabriski, Knight, Sottarelli, Chairman Thulen voted "Aye". Commissioner Sansone abstained.

Item #5: Authorization by the Board of Commissioners to approve for payment vouchers #4098 through #4100, Capital Fund Account, May, 2011.

Motion to approve for payment vouchers #4098 through #4100, Capital Fund Account, May, 2011 was made by Commissioner Hayes and seconded by Commissioner Sottarelli. Upon roll call, Commissioners Hayes, Zabriski, Knight, Sottarelli, Chairman Thulen voted "Aye". Commissioner Sansone abstained.

Item #6: Report of Executive Director

Mr. Salerno read the report for those present. Commissioner Zabriski asked the Executive Director if the Educational Expo will be for all Tenants of the Authority. Mr. Salerno said yes, it will be held outside in the David Fried cul-de-sac. Commissioner also asked if the new phones will include phone charges. Mr. Salerno said yes.

Item: 7: Report regarding FSS Program.

Mr. Salerno read the report for those present.

Item #8: Resolution by the Board of Commissioners authorizing award of contract for Collection and Disposal of Refuse and Recyclable Materials for a one-year period 6/1/11 through 5/31/12.

Mr. Pascarella said he checked with the Executive Director in regards to item numbers #8, #12 and #13 and the funds are available. Mr. Salerno said that is correct. Motion to approve authorization of contract for Collection and Disposal of refuse and recyclable materials was made by Commissioner Zabriski and seconded Knight. Upon roll call, Commissioners Hayes, Zabriski, Knight, Sottarelli and Chairman Thulen voted "Aye". Commissioner Sansone abstained.

Item #9: Resolution by the Board of Commissioners of the Housing Authority of the Township of Brick approving a Facilities Use Policy.

Motion to approve a Facilities Use Policy was made by Commissioner Zabriski and seconded by Chairman Thulen. Upon roll call, Commissioner Zabriski, Knight and Chairman Thulen voted "Aye". Commissioners Hayes and Sottarelli voted "No". Commissioner Sansone abstained.

Item #10: Resolution by the Board of Commissioners of the Housing Authority of the Township of Brick authorizing William Snyder to proceed with the Clean Energy Audit.

Mr. Salerno said two years ago we started this process to have William Snyder prepare the grant for the Clean Energy Audit. Mr. Pascarella asked if there is a payment involved for this. Mr. Salerno said no, Mr. Snyder is volunteering to do this and finish what he started. Motion to authorize William Snyder to proceed with the Clean Energy Audit was made by Chairman Thulen and seconded by Commissioner Zabriski. Upon roll call, Commissioners Hayes, Zabriski, and Chairman Thulen voted "Aye". Commissioners Sansone and Knight abstained. Commissioner Sottarelli voted "No".

Item #12: Resolution to retain Nicholas Sesto to assist in the REAC Inspection, pay will be at standard rate.

Mr. Salerno explained the reasons why he felt that Nick Sesto should be brought back as a consultant to meet with the REAC Inspector. Commissioner Hayes asked what rate he would be getting. Mr. Salerno said at the same rate. There was discussion regarding insurance, pension and the rate of pay that Mr. Sesto would receive. Chairman Thulen made a motion for Mr. Salerno to go into negotiations with Mr. Sesto to create a consulting contract for the purposes of our REAC inspection. Commissioner Zabriski seconded the motion. Upon roll call, Commissioners Hayes, Zabriski and Chairman Thulen voted "Aye". Commissioners Knight and Sottarelli voted "No". Commissioner Sansone abstained.

Item #13: Resolution by the Board of Commissioners authorizing award of contract for the replacement of phones and walkie-talkies.

Mr. Salerno explained to the Board the reason for the new phone and the replacement of the walkie-talkie and the discussed how over time this will save the Authority money. Motion was made by Commissioner Zabriski and seconded by Chairman Thulen. Upon roll call, Commissioner Zabriski, Knight and Chairman Thulen voted "Aye". Commissioners Hayes and Sottarelli voted "No". Commissioner Sansone abstained

Item #14: Resolution by the Board of Commissioner establishing an energy surcharge for Forge Pond.

Chairman Thulen read the proposed policy for those present and said that the Director will discuss with HUD and DCA to approve the surcharge. Upon roll call, Commissioners Zabriski and Chairman Thulen voted "Aye". Commissioners Hayes and Sottarelli voted "No". Commissioners Sansone and Knight abstained.

Item #15: Discussion of accepting surplus vehicles from the Brick MUA.

Chairman Thulen asked for a motion to accept two vehicles donated from the MUA. Motion was made by Commissioner Zabriski and seconded by Commissioner Knight. Commissioner Hayes asked what is needed to complete the transaction. Mr. Pascarella said that a resolution from both parties and a bill of sale should be all that is needed. Upon roll call Commissioner Zabriski, Knight and Chairman Thulen voted "Aye". Commissioners Hayes and Sottarelli voted "No". Commissioner Sansone abstained

Item #16: Tenant/Applicant Status Report.

Mrs. Nicholson read the report for those present.

Item #17: Committee Reports

A. Building and Grounds Committee

Commissioner Zabriski read the report for those present.

B. Budget and Finance Committee

B-1: Budget Comparison Report

Chairman Thulen read the report for those present.

C. Personnel Committee

None to report.

Item #18: Tenant Comments.

Mabel Gurski, Forge Pond complained about residents having people living with them and nothing is being done about it. Chairman Thulen said he will meet with Mabel to discuss. Wilma Flagg, Forge Pond resident thanked the Board for the Windows at Forge Pond. Carmen Serrano and Rosalie Conlin both residents of George Conway complained about the smell in the garbage rooms. Mr. Salerno said he will look into it.

Item #19: Report of Attorney.

Mr. Pascarella said the only issue that he is aware of is that Title 39 is still being discussed and worked on with the Executive Director. Also before the lease for the phone is signed that the Attorney review the paperwork.

Item #20: New Business

Mr. Dennis Levine gave the Board a presentation regarding Honeywell's audit. There was a discussion amongst the Board. Commissioner Zabriski asked if there was a cost to the Authority. Mr. Levine said there is no cost to the Authority and the energy savings would be approximately 27-28% savings.

Item #21: 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 contracts and personnel was made by Chairman Thulen and seconded by Commissioner Zabriski. Upon roll call, all Commissioners voted "Aye". The meeting was closed at 8:25 P.M.

Motion to open the meeting to the public was made by Commissioner Zabriski and seconded by Commissioner Sottarelli. The meeting was opened at 9:50 P.M.

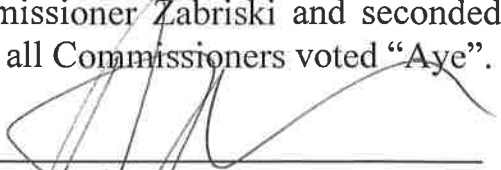
Commissioner Sansone stated that effective June 1, 2011 he will be resigning as a Commissioner to the Board due to a personal issue.

Chairman Thulen asked that a motion be made for the Executive Director to seek a onetime cleaning of the Forge Pond Building to Dove Cleaning. Motion was made by Commissioner Zabriski and seconded by Commissioner Sottarelli. Upon roll call, Commissioners Hayes, Zabriski, Knight, Sottarelli and Chairman Thulen voted "Aye". Commissioner Sansone abstained.

Item #20: Public Portion.

None to report

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".



Dennis Salerno,
Secretary/Executive Director

Adjournment