

HOUSING AUTHORITY OF THE TOWNSHIP OF BRICK
BOARD OF COMMISSIONERS MEETING – FEBRUARY 22, 2010

Present:

George Stavrou, Chairman
Paul Hayes, Commissioner
Michael Thulen, Commissioner
John Zabriski, Commissioner
Stephen S. Scaturro, Commissioner
Rocco Sottarelli, Commissioner

AGENDA ITEM #

MEETING DATE

3
3/29/10

Joe Coronato, Esq. HATB Legal Counsel
Dennis Salerno, Executive Director
Tony Matthews, Council-Liaison
Nicholas Sesto, Maintenance Supervisor
Nancy Nicholson, Service Coordinator

Absent: **Wilma Flagg, Resident Commissioner**

Call To Order: Chairman George Stavrou 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 Stavrou led the assembly in the salute to the Flag.

Roll Call:

Upon roll call, the following Commissioners answered present: Hayes, Thulen, Zabriski, Scaturro, Sottarelli and Chairman Stavrou. Also present were Joe Coronato, Esq., Dennis Salerno, Executive Director, Tony Matthews, Council-Liaison, Nicholas Sesto, Maintenance Supervisor, Administrative Assistant and Nancy Nicholson, Service Coordinator. Commissioner Flagg was absent.

Item #1: Authorization by the Board of Commissioners to approve and accept minutes of meeting held on January 25, 2010.

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

Item #2: Authorization by the Board of Commissioners to approve for payment vouchers #21718 through #21771 and Direct Deposit D26600 through D27700, Operating Account, February 2010.

Motion to approve for payment vouchers #21718 through #21771 and Direct Deposit D26600 through D27700, Operating Account, was made by Commissioner Thulen and seconded by Commissioner Zabriski. Upon roll call, all Commissioners voted "Aye".

Item #3: Authorization by the Board of Commissioners to approve for payment vouchers #23126 through #23212 and Direct Deposit D489 through D543, Section 8 Account, February, 2010.

Motion to approve for payment vouchers #23126 through #23212 and Direct Deposit D489 through D543, Section 8 Account was made by Commissioner Sottarelli and seconded by Commissioner Thulen. Upon roll call, Commissioners Thulen, Zabriski, Scaturro, Sottarelli, and Chairman Stavrou voted "Aye". Commissioner Hayes voted "Aye" on all except for #23140 in which he abstained.

Item #4: Authorization by the Board of Commissioners to approve for payment vouchers #2076 through #2079, Tenant Security Refund Account, February, 2010.

Motion to approve for payment vouchers #2076 through #2079, Tenant Security Refund Account was made by Commissioner Zabriski and seconded by Commissioner Thulen. Upon roll call, all Commissioners voted "Aye".

Item #5: Authorization by the Board of Commissioners to approve for payment voucher #4063, Capital Fund Account, February, 2010.

Motion to approve for payment voucher #4063, Capital Fund Account, was made by Commissioner Sottarelli and seconded by Commissioner Thulen. Upon roll call, all Commissioners voted "Aye".

Item #6: Report of Executive Director

Mr. Salerno read his report for those present. He pointed out that the Township donated 10 computers and discussed his plans to set up a computer lab for the tenants and Section 8 participants. Commissioner Zabriski asked if this cost the Housing Authority any money. Mr. Salerno said no, the costs are covered under the grant money.

Item #7: Resolution by the Board of Commissioners to approve a revised Budget for Fiscal Year ending 6/30/2010.

Mr. Tom Furlong, Fee Accountant explained that he was asked to revise the budget for FYE 6/30/10 to include money that would be used for several projects that Mr. Salerno desires to do, such as windows, roofs, and security cameras. Mr. Furlong spoke in depth, in regards to reserves and capital fund. The budget was introduced and will be sent to the State, when it is returned the Board will move forward to adopt. Motion to approve was made by Commissioner Zabriski and seconded by Commissioner Thulen. Upon roll call, all Commissioners voted "Aye".

Item #8: Resolution by the Board of Commissioners authorizing contract between the Housing Authority and Transport Workers Union, Local #225, For the Three-Year Period July 1, 2009 through June 30, 2012.

Chairman Stavrou announced this will be discussed in closed session.

Item #9: Resolution by the Board of Commissioner authorizing award of contract for Collection and Disposal of Refuse and Recyclable Materials for a one-year period 3/01/10 through 02/28/11.

Mr. Salerno explained that we solicited a one year contract and added a dumpster to be placed by David Fried, and by doing so, this would alleviate the maintenance men from carting the garbage to the dumpster behind George Conway, essentially saving them time that they could be spending on doing other work. Motion to award contract to Tri-State Carting, Toms River was made by Commissioner Thulen and seconded by Zabriski. Upon roll call, all Commissioners voted "Aye".

Item #10: Resolution by the Board of Commissioners authorizing the approving of an easement over the Authority's Roadway to the Brick Township Municipal Utilities Authority.

Mr. Coronato has been in contact with the MUA and reviewed the resolution, in regards to the flow pipe that was installed at the Forge Pond complex. Motion to approve an easement over the Authority's Roadway to the Brick Township Municipal Utilities Authority was made by Commissioner Scaturro and seconded by Commissioner Zabriski. Upon roll call, all Commissioners voted "Aye".

Item #11: Tenant/Applicant Status Report.

Ms. Nicholson read the report for those present.

Item #12: Committee Reports

A. Building and Grounds Committee

Commissioner Zabriski read the report for those present.

B. Budget and Finance Committee

Commissioner Thulen read the report for those present.

C. Personnel Committee

Chairman Stavrou said that personnel matters will be discussed in closed session.

Item #13: Report of Attorney.

Mr. Coronato said he sent Notice to Vacate, per Mr. Salerno's request to a few tenants who have people living with them and/or pets that have not been registered under the Housing Authority's pet policy.

Item #14: New Business

No new business.

Item #15: Public Portion.

Council-Liaison Tony Matthews commented on the snow storm that we recently had and reminded residents that the Township is required to clean the main roads first.

Ms. Peggy Gray, George Conway resident said she has a leak in her ceiling from the roof. She also complained about a problem with a neighbor. Mr. Richard Amato, George Conway resident had a similar complaint regarding the same individual. Mr. Coronato will review and discuss this matter with the Executive Director, Dennis Salerno.

Carmen Serrano, George Conway resident, asked what is being done about the two big dogs that are residing with a tenant in the George Conway complex. Mr. Coronato said he has written the individual a letter and the matter is being handled accordingly.

Several residents complimented the janitorial company the Housing Authority is currently using and that they would like the Board to consider keeping them regardless of bid results. Ms. Ronita Herzer, George Conway resident said she had a signed petition from several residents requesting that the cleaning company be kept on contract.

Mr. Sal Abazia, Forge Pond resident, said that he witnessed two young people walking in and out of the parking lot looking in cars. Mr. Coronato said that the police should be called immediately if something like that is witnessed.

Item #16: 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 personnel issues was made by Commissioner Sottarelli and seconded by Commissioner Thulen. 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 Thulen. The meeting was opened at 9:15 P.M.

Chairman Stavrou asked for a motion to adopt the three (3) year Union Agreement between the Housing Authority and the Transport Workers Union. Motion to adopt the union contract was made by Commissioner Thulen and seconded by Commissioner Zabriski. Upon roll call, all Commissioners voted "Aye".

Mr. Coronato asked for a motion for himself and Mr. Furlong to explore and present sample bylaws and to begin to explore a non-profit 5013.c not to exceed 10,000.00 and report back to the Board with their findings. Commissioner Hayes made a motion for exploratory only. Commissioner Zabriski seconded the motion. Upon roll call, all Commissioners voted "Aye"

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

Adjournment


Dennis Salerno, Executive Director