

**HOUSING AUTHORITY OF THE TOWNSHIP OF BRICK**  
**BOARD OF COMMISSIONERS MEETING – DECEMBER 20, 2010**

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

AGENDA ITEM #

MEETING DATE

11/31/11

Dennis Salerno, Executive Director  
Terry Brady, Esq. HATB Legal Counsel  
Nancy Nicholson, Service Coordinator

**Absent:** Paul Hayes, Commissioner  
Stephen S. Scaturro, Commissioner

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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: Zabriski, Sottarelli, Sansone, Knight, and Chairman Thulen. Also present were Joe Coronato, Esq., Dennis Salerno, Executive Director, and Nancy Nicholson, Service Coordinator. Commissioners Scaturro and Hayes were absent.

**Item #1:** Authorization by the Board of Commissioners to approve and accept minutes of meeting held on November 29, 2010.

There being no additions, deletions or corrections on motion by Commissioner Sansone and seconded by Commissioner Zabriski, 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 #22326 through #22368 and Direct Deposit D40800 through D41200, Operating Account, December, 2010.

Motion to approve for payment vouchers #22326 through #22368 and Direct Deposit D40800 through D41200, Operating Account, December, 2010 was made by Commissioner Sansone and seconded by Commissioner Zabriski. Upon roll call, all Commissioners voted "Aye".

**Item #2A:** Authorization by the Board of Commissioners to approve for payment vouchers #22369 through #22378 and Direct Deposit D41300 through D41700, Operating Account, December, 2010.

Motion to approve for payment vouchers #22369 through #22378 and Direct Deposit D41300 through D41700, Operating Account, December, 2010 was made by Commissioner Zabriski and seconded by Commissioner Sansone. Upon roll call, all Commissioners voted "Aye".

**Item #3:** Authorization by the Board of Commissioners to approve for payment vouchers #23964 through #24034 and Direct Deposit D1153 through D1226, Section 8 Account, December, 2010.

Motion to approve for payment vouchers #23964 through #24034 and Direct Deposit D1153 through D1226, Section 8 Account, December, 2010 was made by Commissioner Sottarelli and seconded by Commissioner Zabriski. Upon roll call, all Commissioners voted "Aye".

**Item #4: Authorization by the Board of Commissioners to approve for payment vouchers #3114 through #3118, Tenant Service Account, December, 2010.**

Motion to approve for payment vouchers #3114 through #3118, Tenant Service Account, December, 2010 was made by Commissioner Sansone and seconded by Commissioner Zabriski. Upon roll call, all Commissioners voted "Aye".

**Item #5: Authorization by the Board of Commissioners to approve for payment vouchers #4083 through #4084, Capital Fund Account, December, 2010.**

Motion to approve for payment vouchers #4083 through #4084, Capital Fund Account, December, 2010 was made by Commissioner Zabriski and seconded by Commissioner Sansone. Upon roll call, all Commissioners voted "Aye".

**Item #6: Report of Executive Director**

Mr. Salerno read the report for those present.

**Item #7: Resolution by the Board of Commissioners of the Housing Authority of the Township of Brick approving the hiring of Michael Nilan as laborer with a starting salary of \$36,000.00**

Motion to hire Michael Nilan as laborer with a starting salary of \$36,000.00 was made by Commissioner Sansone and seconded by Commissioner Zabriski. Upon roll call, all Commissioners voted "Aye".

**Item #8: Tenant/Applicant Status Report.**

Mrs. Nicholson read the report for those present.

**Item #9: 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.

**Item #10: Report of Attorney.**

Mr. Brady said there are few issues that have to be discussed in closed session.

**Item #11: New Business**

No new business.

**Item #12: Public Portion.**

Flo Tillotson, George Conway resident wished the Board a Merry Christmas and Happy New Year. She also asked if Board member knew of anyone who had bookshelves they would like to donate, she would gladly take them for the library at George Conway.

Joe Lamb, a Brick resident said there was a woman who approached him regarding water leaking from her ceiling from the roof at Conway and he wanted to know if that was being addressed. Chairman Thulen, said that the roof on that particular wing will be replaced after the new year.

## **Public Portion .....Continued**

Nancy Chase, George Conway resident had a complaint regarding her floor in her apartment. She explained that she fell twice in her apartment because there is a dip in the concrete under her carpet. Mr. Salerno said that he has spoken to the insurance company and that Nick Sesto had inspected the apartment and there in no visible problem with the floor. Ms. Chase presented a letter to the Board that she received from Mr. Salerno. Chairman Thulen said that the letter clearly states that the Housing Authority is trying to address the issue; however Ms. Chase would have to move. She refused to move. Chairman Thulen said he will make a visit to her apartment after the New Year so she can point out the problem.

**Item #13: 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 8:00 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 8:30 P.M.

Motion was made by Chairman Thulen and seconded by Commissioner Sansone to have a statement by Commissioner Zabriski incorporated into the minutes as record. Upon roll call, all Commissioners voted "Aye".

Statement of Commission Zabriski:

I felt compelled to compose and read the following at this December meeting for all to hear. As you all know we are in turbulent and trying times. Recently "HUD" has cut our funding by \$75,000.00 and most likely we will be cut more down the road. My recent trip to Atlantic City and Reno for conferences has forewarned of what lies ahead and the picture is not a good one. HUD continually proclaims that funding will be reduced as we head into the future. Many "Authorities" through-out the country (70%+) have subsidies to create additional revenue. We do not! Opportunities are there for us to capitalize on, and we just sit here doing nothing about it.

In the past I have brought up the subject of forming a non-profit to work with the "Authority" to give us potential revenue sources. We have the extra property to develop and preliminary work has been done regarding building additional units. The ideal situation would be to cater this project to "Veterans" as funding is available through many government sources. We have already been advised by our accountant the funds are available for start up costs and also that if not used can be recalled by "HUD". I have asked, on several occasions, our attorney to go forth with setting up a non-profit, but he consistently has done nothing about it! I wonder why? Next point I would like to bring attention to is the way our monthly meetings are run. As our By-Laws state, we are to run our meetings according to "Robert's Rules of Order". Well we do not. One example is that when something is to be tabled, the "Chairman" cannot just pull it off the agenda. Certain steps must be taken to do so. Last month's meeting minute's show there were three items tabled incorrectly! Also other items have been done wrong. An example that comes to mind, when we adopted a new "Travel Policy" an addendum was added that stated "Any travel over 150 miles must be approved by the Board". Again incorrectly added as per "Robert's Rules". I suggest that our "Legal Council" review all the minutes and resolutions dating back to when our Chairman took office to ascertain if everything has been done correctly and in proper form and order.

Everyone should try to attend some of these conferences, they are extremely important for supplying updated information and related matters. Also the networking involved is advantageous to the growth of the "Authority". For the Board to deny our "Executive Director" the opportunity to attend an important "Conference" is despicable and detrimental to our "Authority".

It seems that we as a group are not working together in harmony for the best interest of ourselves and duties we have been entrusted with. I have a very strong desire to work with everyone to do what's best for the "Authority, Tenants and those who rely on us to do so". I am here numerous times during the week to follow up on issues that are at hand and strive to do my best 100% of the time. Commissioners must "ALL" play a part and be involved! If anyone is just here for the "Fame and Glory" maybe it is time for them to step down and move on! There are many more issues I could bring up, but feel if we can straighten out the basics, everything else would fall into place and we can successfully bring all of our goals to a new level and out of the "Dark Ages". Remember, we are all here to do a "Job".

Thank you for the time and allowing me to voice my concerns. If anyone has any questions or would like to make a statement. Please speak up.

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**