

**MINUTES**  
Regular Meeting  
**October 29, 2018**

The regular meeting of the Housing Authority of the Township of Brick was held on October 29, 2018 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 Gedrich- via phone	Commissioner Dunne
Commissioner McAllister	Commissioner Russell
Vice Chairman Dyer	Chairman Jampel

Also present were Jacob Naszimento, Executive Director and Terry Brady, Board Attorney.

Absent from the meeting was Commissioner Scaturro.

**APPROVAL OF MINUTES**

Motion to approve the open session minutes from the Board of Commissioners meeting held on September 17, 2018 was made by Vice Chairman Dyer and seconded by Commissioner Dunne. Upon roll call, Commissioners Gedrich, Dunne, Vice Chairman Dyer and Chairman Jampel voted "Aye". Commissioners McAllister and Russell abstained because they were not at this meeting.

Motion to approve the closed session minutes from the Board of Commissioners meeting held on September 17, 2018 was made by Commissioner Dunne and seconded by Vice Chairman Dyer. Upon roll call, Commissioners Gedrich, Dunne, Vice Chairman Dyer and Chairman Jampel voted "Aye". Commissioners McAllister and Russell abstained because they were not at this meeting.

## **EXECUTIVE DIRECTOR REPORT**

Executive Director gave monthly report to commissioners and residents in attendance and highlighted all completed and future projects.

## **TREASURER'S REPORT**

Commissioner Dyer read the report for those present.

Motion to approve Section 8 Direct Deposit payment checks #30329 through #30360 and Direct Deposit payments #346 through #430 was made by Commissioner McAllister and seconded by Commissioner Russell. Upon roll call, all Commissioners voted "Aye".

Motion to approve BHA operating payment checks #26130 through #26134 was made by Commissioner McAllister and seconded by Commissioner Russell. Upon roll call, all Commissioners voted "Aye".

Motion to approve BHCDC RAD Operating Payment Checks #785 through #818 was made by Commissioner McAllister and seconded by Commissioner Russell. Upon roll call, all Commissioners voted "Aye".

Motion to approve BHCDC Escrow check #40 through #46 was made by Commissioner McAllister and seconded by Commissioner Russell. Upon roll call, all Commissioners voted "Aye".

## **COMMITTEE REPORT**

Ms. Diana Partusch read her report for those present.

Ms. Judy Henry discussed the changes to the Epiphany Church Thanksgiving dinner that will be provided to our residents. She also thanked the Board of Commissioners for their generous donation of turkeys.

## **OLD BUSINESS**

None to report.

## NEW BUSINESS

- Resolution **2018-35** authorizing the transfer of \$4,500.00 of the Laundry Service Concession to Fund the Tenant Service Account.

Motion to approve the transfer of \$4,500.00 of the laundry service concession to fund the tenant service account was made by Commissioner Russell and seconded by Vice Chairman Dyer. Upon roll call, all Commissioners voted "Aye".

- Resolution **2018-36** awarding contract for elevator maintenance services.

Mr. Naszimento explained that we are awarding the contract based on the annual cost of the services, since the other services are hard to predict the need. Mr. Brady concurred. Motion to award the contract for elevator maintenance services to TEC Elevator Inc., was made by Commissioner Dunne and seconded by Commissioner Russell. Upon roll call, all Commissioners voted "Aye".

- Resolution **2018-37** authorizing the settlement of litigation by the Authority's Insurance Carrier Attorneys.

Motion authorizing the settlement of litigation by the Authority's Insurance Carrier Attorneys was made by Commissioner Dunne and seconded by Vice Chair Dyer. Mr. Brady explained this is the settlement for the Anthony Matthews litigation that was highly recommended by the insurance company attorney to settle and not cause additional expenses to the authority by entering into further litigation. Commissioner Russell said she would like her personal statement noted, that the State of New Jersey is a "at will" State and as employees we each work at our own will for the employer, and her personal opinion is not to sue an employer. The insurance professional attorney has recommended settlement of the litigation and for that reason she will be voting in favor of the resolution. Upon roll call, all Commissioners voted "Aye".

## PUBLIC INPUT

Geraldine Petrocz, Forge Pond resident read a prepared statement over her displeasure with the roach problem that Forge Pond currently has. She said she plans on suing the Housing Authority and she is moving out.

Reginald Durant, Forge Pond resident thanked the management for the more extensive treatment of the bug problem. He also thanked the Board and staff for replacing the benches and for addressing the need for another FOB system at Forge Pond.

## PUBLIC INPUT

Barbra Soltys, George Conway resident asked that more benches be put outside under the breezeway and more chairs and tables be put back in the lobby. Several residents agreed, however some did not, stating the benches were removed cause of the smokers and that lobby should be for people waiting for rides or the office staff and not be a place to hang out and talk.

Christa Dondero, George Conway resident said she cannot open her window because people smoke outside and it blows in her window. She also said she doesn't like how she is being treated by other tenants. Chairman Jampel said to meet with Mr. Naszimento about her concerns.

Jolanta Kozikowski, George Conway resident said her apartment is too noisy since the elevator has been fixed. Mr. Naszimento said he will look in to it.

Robert Fisk, George Conway resident said the washer and dryers are always breaking down and we should get new machines. Mr. Naszimento explained that we do not own the machines and the residents are to call the company when the machines are not working. Chairman Jampel asked Mr. Naszimento to inquire about the broken machines and to see where we are with our contract with the laundry vendor.

Angela Bardi, Forge Pond resident asked a general question about eviction of resident due to sanitation conditions of apartment. Her question was does the Housing Authority assist the resident in finding other housing if evicted for sanitation issues. Mr. Brady said no, it is the resident's responsibility to find alternative housing. Ms. Bardi asked if a non-certified health aide can come in to assist residents. Mr. Naszimento said no, that a health aide has to be certified. Ms. Partusch, Resident Services said she is willing to help any resident that would like to be help, find services to help them based on their insurance.

Mary Hamilton and several other residents of George Conway asked about the intercom usage when there is an emergency. There was an alarm set off over the weekend and nobody knew when the issue was resolved because there was no announcement. Mr. Naszimento said he will discuss this with the Fire Company and maintenance apartment.

## CLOSED EXECUTIVE SESSION

- Resolution **2018-38** authorizing the meeting to be closed to the public for the purpose of discussing and/or reviewing matters exempt under the open public meetings act; specifically, for the purpose of discussing shared service agreement with Secaucus Housing authority.

Motion to close the meeting to the public for the purpose of discussing matters exempt under the open public meetings act was made by Commissioner Russell and seconded by Vice Chairman Dyer. Upon roll call, all Commissioners voted "Aye". The meeting was closed to the public at 7:38PM.

Motion to open the meeting to the public was by Vice Chairman Dyer and seconded by Commissioner Dunne. The meeting was open to the public at 7:58PM.

- Resolution **2018-39** authorizing the execution of an inter-local service agreement for Shared Executive Director Services.

Motion to authorize the execution of an inter-local agreement for Shared Executive Director Services to commence on 10/1/2018 and expiring on 9/30/2019 at the annual rate of \$60,000 with all other matters from the existing contract staying in place was made by Commissioner Dunne and seconded by Commissioner Russell. Upon roll call, all Commissioners voted "Aye".

## ADJOURNMENT

There being no further business to be brought before the Commissioners, motion to adjourn was made by Vice Chairman Dyer and seconded by Commissioner Russell. Upon roll call, all Commissioners voted "Aye". The meeting was adjourned at 8:05 PM.



Jacob Naszimento  
Secretary/Executive Director