

MINUTES
Regular Meeting
NOVEMBER 25, 2019

The regular meeting of the Housing Authority of the Township of Brick was held on November 25, 2019 at 6:30 PM at the Forge Pond Community Room, 151 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 Oliver

Commissioner Russell

Commissioner Dunne

Vice Chairman Dyer

Chairman Jampel

Also present were Jacob Naszimento, Executive Director and Tom Kunz, 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 October 28, 2019 was made by Commissioner Dunne and seconded by Commissioner Russell. Upon roll call, Commissioners Oliver, Dunne, Russell and Chairman Jampel voted "Aye". Vice Chairman Dyer abstained because he did not attend the meeting.

EXECUTIVE DIRECTOR REPORT

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

TREASURER'S REPORT

Vice Chairman Dyer read the treasurers report for those in attendance. Chairman Jampel noted that we saved a lot of money with our electric and gas bills by using the purchasing our energy supplies through the online auction.

Motion to approve Section 8 payment checks #30704 through #30730 and Direct Deposit payments #1485 through #1571 was made by Vice Chairman Dyer and seconded by Commissioner Dunne. Upon roll call, all Commissioners voted "Aye".

Motion to approve BHA operating payment checks #26184 through #26187 was made by Commissioner Oliver and seconded by Commissioner Russell. Upon roll call, all Commissioners voted "Aye".

Motion to approve BHCDC RAD Operating Payment Checks #1290 through #1323 was made by Vice Chairman Dyer and seconded by Commissioner Dunne. Upon roll call, all Commissioners voted "Aye".

Motion to approve tenant security refund check #66 was made by Commissioner Russell and seconded by Commissioner Dunne. Upon roll call, all Commissioners voted "Aye".

COMMITTEE REPORT

Judy Henry recapped the Thanksgiving feast that Epiphany Church serves at the Housing Authority and thanked the Board for their support and generous donations.

OLD BUSINESS

None to report

NEW BUSINESS

- Resolution **2019-25** authorizing the transfer of \$4,500.00 of the laundry services concessions to fund the tenant service account.

Motion to approve Resolution #2019-25 was made by Commissioner Russell and seconded by Commissioner Dunne. Upon roll call, all Commissioners voted "Aye"

- Resolution **2019-26** appointing a full time position of maintenance laborer.

Chairman Jampel said this will be discussed in closed session.

- Resolution **2019-27** authorizing the purchase of electricity supply services for public use on an online auction website.

Mr. Naszimento gave a brief re-cap of the purpose of going this route with our energy supply companies. Motion to approve resolution #2019-27 was made by Commissioner Dunne and seconded by Commissioner Dyer. Upon roll call all Commissioners voted "Aye".

- Resolution **2019-28** authorizing the purchase of natural gas supply services for public use on an online auction website.

Motion to approve resolution #2019-28 was made by Commissioner Dunne and seconded by Commissioner Russell. Upon roll call, all Commissioners voted "Aye".

PUBLIC INPUT

Several residents of Forge Pond expressed their concern over the parking lot at Forge Pond. A lengthy discussion regarding the amount of parking spots per tenant, and signage around the area followed. Chairman Jampel instructed Mr. Naszimento to look into a towing company as well as a towing sign. He also asked that the Attorney look into the ordinance to allow us to have a sign on our property for towing.

Mr. Ken Garrigan, Forge Pond resident said that the Housing Authority should have an audit of the lighting fixtures around the complex. Mr. Garrigan feels the Housing Authority is wasting a lot of money because the fixtures are so old.

Ms. Frances Vassallo, Forge Pond resident suggested the Housing Authority get a new laundry vendor since the washer and dryers are always breaking down and there has been no preventative maintenance. Mr. Naszimento explained that the contract

is due to expire with the current contractor and that this will be revisited when the time comes to go back out to bid. He also agreed on the Chairman Jampel's request to contact the company to do preventative maintenance with the machines and to clean the dryer vents.

There was an open discussion regarding smoking. Mr. Naszimento re-iterated that smoking is not allowed in the apartments and you must be 25ft away from the building to smoke.

Chairman Jampel thanked everyone for their thoughts, comments and concerns.

- Resolution #2019-29 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 employment contracts. Action may or may not be taken upon return to regular open session.

Motion to enter into closed session was made by Commissioner Oliver and seconded by Vice Chairman Dyer. Upon roll call, all Commissioners voted "Aye". The meeting was closed to the public at 7:40PM.

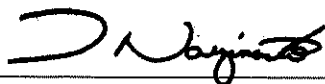
Motion to open the meeting to the public was made by Commissioner Russell and seconded by Commissioner Oliver. Upon roll call, all Commissioners voted "Aye." The meeting re-opened to the public at 8:35PM.

- Resolution #2019-26 appointing Vincent Garigliano as maintenance laborer.

Motion appointing Vincent Garigliano as maintenance laborer was unanimous.

ADJOURNMENT

There being no further business to be brought before the Commissioners, motion to adjourn was made by Commissioner Russell and seconded by Commissioner Oliver. Upon roll call, all Commissioners voted "Aye". The meeting was adjourned at 8:36 PM.



Jacob C. Naszimento,
Executive Director/Secretary