

MINUTES
Regular Meeting
AUGUST 26, 2024

The regular meeting of the Housing Authority of the Township of Brick was held on August 26, 2024 at 6:30pm at the George Conway Community Room

The meeting was called to order by Vice Chairman Dyer at 6:30 PM.

The meeting began with the reading of the Sunshine Law statement.

Upon Roll Call those present were:

Commissioner Russell	Vice Chairman Dyer
Commissioner Linkin	Chairman Jampel
Commissioner Dunne	

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

Commissioner Oliver was absent.

After the salute to the Flag, there was a moment of silence for those in need.

APPROVAL OF MINUTES

Motion to approve the open session minutes from the Board of Commissioners meeting held on July 22, 2024 was made by Commissioner Russell and seconded by Commissioner Linkin. Upon roll call, all Commissioners voted "Aye".

EXECUTIVE DIRECTOR REPORT

Mr. Naszimento read his report for those present.

TREASURER'S REPORT

Vice Chairman Dyer read the treasurer's report for those in attendance.

Motion to approve the Section 8 payment checks #31842 through #31863 and direct deposit #6375 through #6450, BHA operating payment checks #26416 through #26419, RAD Operating payment checks #3053 through #3090, and security deposit refund payment checks #162 through #164 was made by Commissioner Linkin and seconded by Chairman Jampel. Payment vouchers were approved unanimous consent.

OLD BUSINESS

None

NEW BUSINESS

- **Resolution #2024-17** authorizing the Housing Authority to submit certification for the Section 8 Management Assessment System (SEMAP).

Motion authorizing the Housing Authority to submit certification for the Section 8 Management Assessment System (SEMAP) was made by Commissioner Russell and seconded by Vice Chairman Dyer. Mr. Naszimento explained for those in attendance that this is an annual resolution that comprises of all our recertification's, failed unit inspections and other gathered information that is required for us to submit to HUD on an annual basis. Upon roll call, all Commissioners voted "Aye".

- Chairman Jampel announced that he received a resignation letter from Commissioner Mammano, he noted that she will be missed.
- Mr. Naszimento added that the Community BBQ will be held on September 20th.

PUBLIC INPUT

Ms. Judy Henry, George Conway Resident raised concerns about flooding at the front entrance of George Conway during heavy rain. She inquired about improvements to the sewer system. Commissioner Linkin explained that the drain is a cistern allowing water to seep into the ground rather than connecting to a sewer system. Ms. Henry also mentioned that her apartment walls become wet during heavy rain and asked if sealing the building could help. Mr. Naszimento acknowledged the issue, noting that maintenance has reviewed it multiple times and he will discuss it further with the Maintenance Director.

Ms. Sandra Bianchi, George Conway Resident, mentioned that several months ago, the gate allowing residents access to the gas station was locked. She reported that someone attempted to climb the hill at the jug handle to cut through and ended up falling and injuring herself. Sandra expressed concern, asking why the gate couldn't be unlocked before someone gets seriously hurt. Mr. Naszimento responded that individuals with mobility issues should not be cutting through but should use the sidewalk instead. It was brought to the Board's attention that there is no sidewalk on Ovation Way, and the yield sign where the jug handle merges onto Ovation Way is problematic as drivers do not expect pedestrians. Commissioner Linkin explained that the gate was locked and the fence was erected for the greater good of the 266 residents, as there were more complaints about loitering and criminal activity in that area. After a lengthy discussion, with comments from other residents in attendance Chairman Jampel reiterated Commissioner Linkin's points, stating that the gate would remain locked and no further discussion or decisions on the matter would be entertained. However, he instructed Mr. Naszimento to speak to the County, since the jug handle is a County Road, to replace the yield signs with stop signs or suggest a better solution for the residents' concerns.

Ms. Janet Moore, George Conway Resident, reported that there are several areas throughout the building where the new luxury vinyl flooring is lifting. In response, Mr. Naszimento stated that he will discuss the issue with the maintenance department.

Ms. Florence Oppenheimer, George Conway Resident asked if new benches can be purchased for the front of Conway. Mr. Naszimento said he will replace benches as they break throughout the complex.

Motion to close the minutes to the public was made by Commissioner Linkin 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 Commissioner Linkin and seconded by Commissioner Russell. Upon roll call, all Commissioners voted "Aye". The meeting was adjourned at 7:10 PM.



Jacob C. Naszimento,
Executive Director/Secretary