

MINUTES
Regular Meeting
October 28, 2024

The regular meeting of the Housing Authority of the Township of Brick was held on Monday, October 28, 2024 at 6:30pm at the Forge Pond Community Room

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 Russell

Vice Chairman Dyer

Commissioner Linkin

Chairman Jampel

Commissioner Oliver

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

Commissioner Dunne 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 September 23rd was made by Commissioner Oliver and seconded by Commissioner Linkin. Upon roll call, Commissioners Russell, Linkin, Oliver and Vice-Chairman Dyer voted "Aye". Chairman Jampel abstained, because he was not at this meeting.

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. Chairman Jampel asked Mr. Naszimento to forward the Board a list of current investments.

Motion to approve the Section 8 payment checks #31887 through #31906 and direct deposit #6527 through #6604, BHA operating payment checks #26430 through #26433, RAD Operating payment checks #3119 through #3147, security deposit refund payment checks #166 through #167, and Tenant Service payment checks #3217 through #3218 was made by Commissioner Linkin and seconded by Commissioner Russell. Payment vouchers were approved unanimous consent.

OLD BUSINESS

None

NEW BUSINESS

Resolution #2024-18 authorizing award of contract for collection and disposal of refuse and recyclable materials for a three-year period 11/1/2024 through 10/31/2027.

Commissioner Oliver moved, and Commissioner Linkin seconded, a motion to award the contract for refuse and recyclable material collection and disposal to Republic Services of New Jersey LLC for the period from 11/1/2024 to 10/31/2027. Mr. Brady reviewed the three bids received and, despite price differences, confirmed that the law mandates awarding the contract to the lowest responsible bidder, with all documentation for the lowest bidder being in order.

Resolution #2024-19 adopting a policy of cooperation and coordination with family promise of the Jersey Shore for Family Youth Initiative Vouchers in 2025.

Commissioner Oliver moved, and Commissioner Russell seconded, a motion to approve. Mr. Naszimento mentioned that MONARCH had contacted him to consider assisting with vouchers for the Family Youth Initiative and homeless prevention, which he discussed with the policy committee. Chairman Jampel added that the policy Committee had already agreed to assist MONARCH due to an application deadline, and this resolution ratifies the agreement to help manage vouchers for

foster children aging out of the program and homeless prevention. Upon roll call, all Commissioners voted "Aye."

PUBLIC INPUT

Motion to open the meeting to the public was made by Commissioner Linkin and seconded by Commissioner Russell. The meeting was open to the public at 6:45pm.

Mr. John Bigly, a resident of George Conway, inquired whether MONARCH is based in Monmouth County. Chairman Jampel clarified that MONARCH is headquartered in Cranberry but is responsible for assisting foster youth and the homeless across various regions. He added that Ocean County has contracted MONARCH to help manage this program and we will help manage vouchers. Mr. Bigly also asked if consideration has been made to open the gate behind David Fried. Chairman Jampel said this will be discussed with building and grounds committee.

Mr. Ken Garrigan, a resident of Forge Pond, expressed concerns about the cleanliness of the Forge Pond building, particularly the stairwells and common areas. He described the conditions as deplorable and despicable, noting that the cleaning staff uses a dirty mop and water. He also mentioned that the elevator walls are damaged, more cameras with signage are needed, floors should be stripped and cleaned annually, and the garbage rooms have a foul odor requiring industrial cleaning products. Chairman Jampel thanked him for his input and instructed Mr. Naszimento to arrange a building and grounds meeting to address these concerns.

Ms. Linda Smith, a resident of Forge Pond brought to the attention of the Board that several lights are out making the back and the front of the building to be very dark at night. Mr. Naszimento said he will discuss with maintenance to have these lights fixed or replaced.

Ms. Patti Stiles inquired about the scheduling of arbitration with her neighbor. Mr. Naszimento responded that no arbitration has been scheduled as no official action has been taken regarding the dispute between her and her neighbor. Ms. Stiles expressed concerns about her neighbor's marijuana use affecting her health and safety. Several Forge Pond residents joined the discussion, noting that after office hours, people smoke cigarettes, marijuana, and vapes in their apartments and walk down the hall with lit items. Ms. Sally Smedile, another Forge Pond resident, mentioned that all floors are affected, with someone smoking in their units after hours on each floor. Mr. Naszimento acknowledged the smoking policy but stated that the housing authority cannot guarantee compliance. After a lengthy discussion,


Chairman Jampel assured that this concern would be addressed in a meeting with the building and grounds committee.

PUBLIC INPUT

Chairman Jampel thanked all those in attendance for their input and asked for a motion to close the public input portion of the meeting. Motion to close was made by Commissioner Linkin and seconded by Commissioner Oliver.

Adjournment:

There being no further business to be brought before the Commissioners, motion to adjourn was made by Commissioner Russell and seconded by Commissioner Linkin. Upon roll call, all Commissioners voted "Aye". The meeting was adjourned at 7:06 PM.



Jacob C. Naszimento,
Executive Director/Secretary