

**MINUTES**  
**Regular Meeting**  
**February 24, 2025**

The regular meeting of the Housing Authority of the Township of Brick was held on Monday, February 24, 2025 at 6:30pm at the George Conway 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	Commissioner Oliver
Commissioner Linkin	Chairman Jampel

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

Absent from the meeting was Commissioner Dunne and Vice Chairman Dyer.

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 January 27, 2025 was made by Commissioner Oliver and seconded by Commissioner Linkin. Upon roll call, all Commissioners voted "Aye".

**EXECUTIVE DIRECTOR REPORT**

Mr. Naszimento presented his report to those in attendance. Chairman Jampel expressed gratitude to Terry Brady, the Housing Authority Attorney, for his exceptional efforts in handling various issues with tenant violations and other legalities that arise from time to time. Chairman Jampel addressed the lack of hot water for several residents in George Conway, he apologized for the inconvenience and provided an update on the projected timeline for resolving the problem. He explained that the Building and Grounds Committee had determined the need to hire a professional. Currently, a request for proposal (RFP) is out for a Mechanical Engineer to draft specifications for a bid to address the issue. The goal is to implement a long-term solution; as minor repairs have not resolved the ongoing problem of inadequate hot water reaching a portion of our building. Commissioner Linkin added that the subcommittee consulted with the current boiler maintenance company, which indicated the issue was beyond their expertise. Chairman Jampel emphasized that, as a Housing Authority, the project must comply with laws and regulations when requesting proposals. He apologized again for the inconvenience and noted that while a specific completion date cannot be provided, the rough estimate is early summer. Commissioner Russell outlined the steps: first, an RFP for the Mechanical Engineer, followed by an RFP for the actual boiler work, both of which must adhere to legal guidelines.

## **TREASURER'S REPORT**

Commissioner Russell read the treasurer's report for those in attendance. Motion to approve the Section 8 payment checks #31969 through #31990 and direct deposit #6824 through #6895, BHA operating payment checks #26449 through #26453, RAD Operating payment checks #3244 through #3282, security deposit refund payment checks #173 through #175, Tenant Service payment checks #3228 through #3229 was made by Commissioner Linkin and seconded by Commissioner Russell. Payment vouchers were approved unanimous consent.

## **OLD BUSINESS**

Chairman Jampel informed the Board that the update of the Foster Youth to Independence Program will be tabled since the conference call has been postponed for another time.

## **NEW BUSINESS**

No new business to discuss.

## **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 6:54pm.

Maureen Dillon, Anthony Calabrese, and several other residents of George Conway expressed their frustration regarding the ongoing lack of hot water. Commissioner Oliver inquired whether it would be possible to move residents without hot water to other available apartments to shower. Mr. Naszimento responded that there are no vacant units and that such a move could create additional complications. Mr. Calabrese then questioned what qualifies as an emergency, as he believes the situation constitutes one. Chairman Jampel expressed understanding and sympathy for the residents' frustrations, reaffirming that the Board and staff have taken all appropriate steps in accordance with legal guidelines. In response to Mr. Calabrese's inquiry, Chairman Jampel clarified that, under current regulations, the lack of hot water does not meet the definition of an emergency. He also informed the attendees that the Board has communicated with the Township, which is aware of the issue. The Township has advised the Board to proceed with obtaining bids and following contract procedures to hire a Mechanical Engineer who can develop a long-term solution.

Judy Henry, a resident of George Conway, reported that the sidewalks are deteriorating once again due to the use of rock salt, with several areas showing signs of broken concrete as a result.

Darlene Ward Gardner, a resident of David Fried, inquired about the cleaning schedule for the vestibules and laundry rooms. Fran Staret, a resident of George Conway, also raised concerns regarding the cleanliness of the hallways, noting that both the lobby and wings are not being properly maintained. Both residents expressed that it seems the cleaning is rarely, if ever, done. Mr. Naszimento suggested that the residents meet with him during the week to discuss the custodial schedule.

**PUBLIC INPUT continued...**

Fran Staret, a resident of George Conway, expressed concern about the hot water being shut off in the laundry room, stating that it poses a health risk as tenants are unable to properly sanitize their clothes. Chairman Jampel explained that the water was turned off to avoid further disruption for residents already experiencing lack of hot water. Ms. Staret suggested posting a sign to notify residents, to which Mr. Naszimento agreed. Ms. Staret also inquired whether residents should contact the office or the gas company if they smell gas. Chairman Jampel advised that the gas company should be contacted immediately in such situations.

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 Russell.

**Adjournment:**

There being no further business to be brought before the Commissioners, motion to adjourn was made by Commissioner Linkin and seconded by Commissioner Oliver. Upon roll call, all Commissioners voted "Aye". The meeting was adjourned at 7:16 PM.

  
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Jacob C. Naszimento,  
Executive Director/Secretary