

MINUTES
Regular Meeting
JULY 28, 2025

The regular meeting of the Housing Authority of the Township of Brick was held on Monday, July 28, 2025, 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 Linkin

Vice Chairman Dyer (via zoom)

Commissioner Dunne

Chairman Jampel

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

Commissioner Russell and Commissioner Oliver were absent.

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

APPROVAL OF MINUTES

A motion to approve the open session minutes from the Board of Commissioners meeting held on June 30, 2025, was made by Commissioner Linkin, and seconded by Commissioner Dunne. Upon roll call, all Commissioners voted "Aye".

EXECUTIVE DIRECTOR REPORT

Mr. Naszimento presented the Executive Director's report to those in attendance. During the discussion, Commissioner Linkin inquired about the nature of the negative feedback received regarding the replacement of old chairs with wooden benches. Mr. Naszimento suggested that it would be best to wait for the public comment portion of the meeting to gather further input. Chairman Jampel then requested clarification on the recent increase to the bid/quote threshold for contracting units with a Qualified Purchasing Agent (QPA), specifically in relation to the \$7,950 amount. Mr. Naszimento provided an explanation and noted that if the Board decides to adopt the updated threshold, a resolution will be prepared for consideration at a future meeting.

TREASURER'S REPORT

Vice Chairman Dyer read the treasurer's report for those in attendance. Motion to approve the Section 8 payment checks #32100 through #32124 and direct deposit #7190 through #7264, BHA operating payment checks #26471 through #26475, RAD Operating payment checks #3403 through #3428, was made by Commissioner Linkin and seconded by Commissioner Dunne. Upon roll call, all Commissioners voted "Aye."

OLD BUSINESS

None to report.

NEW BUSINESS

- **Resolution 2025-18 authorizing execution of a contract for Independent Audit Services for the period FYE June 30, 2025.**

Mr. Naszimento reported that the Housing Authority solicited bids for audit services and received only one response—from Novogradac & Company. He noted that their proposed fee increase \$450.00 from last year's amount of \$13,180.00 to \$13,630.00. Chairman Jampel stated that the Audit Committee recommended awarding the contract to Novogradac based on their satisfactory performance in prior audits and the fact that they were the sole bidder. A motion to approve the contract was made by Commissioner Linkin and seconded by Commissioner Dunne. Upon roll call, all Commissioners voted in "Aye".

- **Resolution 2025-19 approving the Board of Commissioners scheduled Board Meeting dates for the period August 2025 through July 2026.**

Motion to approve the Board of Commissioners schedule for the period August 2025 through July 2026 was made by Commissioner Dunne and seconded by Commissioner Linkin. Upon roll call all Commissioner voted "Aye".

- **Resolution 2025-20 amending the Administrative Plan to include the Foster Youth Initiative Program.**

Mr. Naszimento explained that this resolution pertains to the Foster Youth Initiative Program, which the BHA has been working on for several months. He noted that a revision to the Administrative Plan is necessary to incorporate the program's vouchers and to manage the associated waiting list. A motion to approve the resolution was made by Commissioner Linkin and seconded by Commissioner Dunne. 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 Dunne. The meeting was open to the public at 6:45pm.

Several residents of the Forge Pond Complex voiced their concerns and frustrations regarding the ongoing parking issues within the community. A lengthy discussion followed between the Board and the residents. Chairman Jampel acknowledged the residents' concerns and stated that the Buildings and Grounds Committee will convene to explore potential solutions, including the possibility of adding more parking spaces.

Darlene Ward-Gardener, David Fried resident asked that the door to her complex be looked at since her disabled husband has a hard time exiting the building without the handicap button. Mr. Naszimento said he will discuss with her during the week.

Reggie Durant, Forge Pond resident addressed the Board with several accessibility and safety concerns. He requested that a microphone or Bluetooth speaker be provided during meetings, as it is often difficult to hear Board members speak. He also asked that the dog waste station be relocated closer to the sidewalk to better accommodate individuals using wheelchairs or walkers, noting that its current placement in the dirt poses a fall risk. Additionally, Mr. Durant requested the installation of handicap-accessible dumpsters at the Forge Pond Complex, as the current dumpster lids are difficult to lift.

Judy Henry, a resident of George Conway, thanked all involved in repairing the American flag. She expressed concerns about the newly installed benches, stating that they are not appropriate for the location and requested that more comfortable seating be considered. Ms. Henry also noted that the air conditioning unit in the library needs replacement and that the surrounding hole should be repaired. Mr. Naszimento responded, stating that the hole was repaired earlier that day. He explained that the unit is custom fitted to the building, which may delay replacement, but to his knowledge, the unit is still functioning, but he will ask for proposal from firms submitting proposals for the boiler replacement.

Ms. Henry further requested new tables and chairs for the Community Room and citing the poor condition of the flooring. The Board discussed the possibility that the luxury vinyl plank flooring may have been improperly installed. The Buildings and Grounds Committee will add this issue to their list for review. Ms. Henry shared photos of the damaged floor and expressed concern that someone could get hurt.

Additionally, she reported that the men's restroom door does not close properly and asked whether the exterior of the building would be decorated for Christmas.

Chairman Jampel thanked everyone for their input and asked for a motion to close public portion. Motion to close was made by Commissioner Dunne and seconded by Commissioner Linkin. All Commissioners voted "Aye" on roll call.

- Resolution **#2025-21** Resolution to enter closed executive session for the purpose of discussing TWU Local 220 Collective bargaining agreement. Action may or may not be taken upon return to regular open session.

Motion to close the meeting to the public to discuss the TWU Local 220 Collective bargaining agreement was made by Commissioner Linkin and seconded by Commissioner Dunne. Upon roll call, all Commissioners voted "Aye". The meeting entered closed session at 7:15PM


Motion to return to regular session was made by Commissioner Linkin and seconded by Commissioner Dunne. The meeting opened at 7:20PM.

- Resolution **#2025-22** authorizing contract between the Housing Authority and Transport workers union, Local #220, for the three-year period July 1, 2025 through June 30, 2028.

Chairman Jampel reiterated the contract changes and asked for a motion. Motion was made by Commissioner Linkin and seconded by Commissioner Dunne. 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 Dunne. Upon roll call, all Commissioners voted "Aye". The meeting was adjourned at 7:25PM.



Jacob C. Naszimento,
Executive Director/Secretary