

MINUTES
Regular Meeting
May 18, 2026

The regular meeting of the Housing Authority of the Township of Brick was held on Monday, May 18, 2026, 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 Linkin	Vice Chairman Dyer
Commissioner Russell	Chairman Jampel

Also present were Jacob Naszimento, Executive Director, and Tom Kunz, Board Attorney, Commissioners Oliver and Dunne were absent.

Following the Salute to the Flag, the Board observed 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 April 27, 2026, was made by Commissioner Linkin, and seconded by Vice Chairman Dyer. The minutes were approved by unanimous consent of all Commissioners in attendance.

EXECUTIVE DIRECTOR REPORT

Mr. Naszimento presented the Executive Director's Report to the Board and 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 #32374 through #32403 and direct deposit #7937 through #8009, BHA operating payment checks #26520 through #26523, RAD Operating payment checks #3713 through #3742, Tenant Services payments checks #3244 through #3247, Security Refund payment checks #194 through #198 and BHCDC TD account payment checks #114 through #115 was made by Vice Chairman Dyer and seconded by Commissioner Linkin. Upon roll call, all Commissioners voted "Aye."

PRESENTATION OF RECOGNITION PLAQUE TO THE TENANTS ASSOCIATION HONORING LEADERSHIP AND SERVICE

Chairman Jampel presented the George Conway Tenants Association with a plaque in recognition of its leadership and dedicated service to the Brick Housing Authority community. He noted that, under the leadership of Ginger Oppenheimer and the late Judy Henry, he has witnessed the Tenants Association thrive. He commended the organization for its consistent efforts in supporting the community and encouraging resident engagement, expressing his admiration and appreciation for their continued commitment. Chairman Jampel explained that the plaque honors past presidents, beginning with Ginger Oppenheimer, who served from 2015 to 2020, followed by Judy Henry, who served from 2020 through 2026 and is missed at the meetings and events. He stated that he looks forward to seeing the Tenants Association remain active in the years ahead, adding future leaders to the plaque, and he wished the George Conway Tenants Association continued success.

OLD BUSINESS

Mr. Naszimento updated the Board regarding the Foster Youth to Independence (FYI) voucher program and advised that the Authority has submitted a Funding Sufficiency Review Request to HUD. He reported that the Brick Housing Authority was awarded 15 FYI vouchers effective January 1, 2026, with annual funding of approximately \$119,794; however, based on completed income certifications and current payment standards, projected Housing Assistance Payment (HAP) costs are estimated at approximately \$281,000 annually, significantly exceeding current funding levels. Mr. Naszimento explained that this shortfall is primarily due to low tenant incomes and current market rent levels. Although no FYI units have been leased to date, projections are based on verified income data. As a result, the Authority has formally requested that HUD increase funding to align with anticipated program costs, and noted that staff has begun outreach efforts, including contact with a voucher holder and preparation for intake and leasing activity. Chairman Jampel added that, under HUD regulations, the Authority has 12 months to appeal the funding determination and is therefore well within the allowable timeframe to do so. He further stated that once the initial 15 vouchers are leased, the Authority may be eligible to receive up to an additional 10 vouchers, bringing the total to 25, after which the Authority could apply for additional vouchers.

NEW BUSINESS

No new business.

PUBLIC INPUT

A motion to open the meeting to the public was made by Commissioner Linkin and seconded by Vice Chairman Dyer. The meeting was opened to the public at 6:55PM.

Janet Moore, a resident of George Conway, thanked the Board and staff for hosting the Cinco de Mayo party and expressed appreciation for the plaque presented to the Tenants Association. Ms. Moore also referenced prior discussion regarding the possibility of establishing a dog park and stated that she would not be in favor of such an addition. Mr. Naszimento responded that he had discussed the matter with the Building and Grounds Committee, as well as the Housing Authority's insurance carrier. He reported that the insurance company advised that no housing authority in the State of New Jersey currently operates a dog park and strongly recommended against pursuing one, noting that doing so would result in increased insurance costs.

John Bigley, George Conway resident requested the broken benches under the gazabo be replaced. Mr. Naszimento said broken benches will be replaced.

Anthony Calabrese, a George Conway resident, thanked the Board for addressing the flagpole repair and inquired about the status of the community garden that had been discussed the previous year. Mr. Naszimento responded that he would like to see increased resident participation and will coordinate a meeting with interested residents to further discuss and advance the project. Mr. Calabrese also brought to the Board's attention that a urinal in the men's restroom has been out of service for an extended period and remains in need of repair; Mr. Naszimento stated he will discuss the matter with maintenance. Additionally, Mr. Calabrese requested consideration for the installation of a bocce ball area for resident use outdoors, and Mr. Naszimento indicated that this request will be taken under consideration.

Fran Staret, a George Conway resident, inquired about the status of hot water service in the laundry room. Mr. Naszimento responded that, to his knowledge, hot water service had been restored; however, several residents indicated that the water remains cold. Ms. Staret also noted that signage indicating "no hot water" should be removed if the issue has been resolved. Mr. Naszimento stated that he will follow up with maintenance to verify the status of the hot water and ensure appropriate action is taken, including updating or removing any outdated signage.

Gerald Puboto, a George Conway resident, requested that side panels or tarps be installed on the gazebo to provide protection from weather conditions such as rain and wind. Mr. Naszimento responded that this request had been raised previously and noted that, after consultation with the Fire Bureau, any type of enclosure for the gazebo was not permitted.

Eric Matthews, a George Conway resident, stated that approximately one year ago he spoke with Mr. Naszimento regarding the condition of interior wood apartment doors, noting that many are cracked and splintering. Mr. Naszimento responded that he will review the matter with the Building and Grounds Department and noted that the replacement of interior doors would be considered a capital improvement project. He further stated that this item has been identified as

part of a broader list of future capital needs and larger-scale projects for the Authority and will be evaluated and prioritized accordingly.

Chairman Jampel thanked all residents for their comments. A motion to close the public portion of the meeting was made by Commissioner Linkin and seconded by Vice Chairman Dyer. Upon roll call, all Commissioners voted "Aye," and the public portion was closed at 7:04 PM.

Adjournment:

There being no further business to be brought before the Commissioners, motion to adjourn was made by Commissioner Linkin and seconded by Vice Chairman Dyer. Upon roll call, all Commissioners voted "Aye". The meeting was adjourned at 7:05PM.



Jacob C. Naszimento,
Executive Director/Secretary