

MINUTES
Regular Meeting
August 24, 2026

The regular meeting of the Housing Authority of the Township of Brick was held on Monday, August 24, 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.

Following the Salute to the Flag, Board Attorney Thomas Kunz administered the oath of office to newly appointed Commissioner Heather Egan. The Board of Commissioners welcomed Commissioner Egan to the Brick Housing Authority. At the request of the Chairman, Commissioner Egan provided a brief introduction and shared information regarding her community involvement, including her work with a 501(c)(3) organization in Asbury Park that assists families in need with food and essential supplies. Commissioner Egan expressed her enthusiasm for serving on the Board of Commissioners and supporting the mission of the Brick Housing Authority.

Upon Roll Call those present were:

Commissioner Egan	Commissioner Linkin
Commissioner Russell	Chairman Jampel
Commissioner Oliver	

Also present were Jacob Naszimento, Executive Director, and Tom Kunz, Board Attorney, Commissioner Dunne and Vice Chairman Dyer were absent.

APPROVAL OF MINUTES

A motion to approve the open session minutes from the Board of Commissioners meeting held on June 29, 2026, was made by Commissioner Linkin, and seconded by Commissioner Oliver. Upon roll call, Commissioners Linkin, Russell, Oliver, and Chairman Jampel voted "Aye". Commissioner Egan abstained.

EXECUTIVE DIRECTOR REPORT

Mr. Naszimento presented the Executive Director's Report to the Board and those present.

TREASURER'S REPORT

Chairman Jampel read the treasurer's report for those in attendance. Motion to approve the Section 8 payment checks #32439 through #32505 and direct deposit #8084 through #8238, BHA operating payment checks #26529 through #26539, RAD Operating payment checks #3773 through #3828, Security Refund checks #199 through #203 and tenant Service payment check #3248 was made by Commissioner Linkin and seconded by Commissioner Russell. Upon roll call, Commissioners Linkin, Russell, Oliver, and Chairman Jampel voted "Aye". Commissioner Egan abstained.

OLD BUSINESS

Mr. Naszimento provided an update on the Foster Youth to Independence (FYI) Program. He reported that five participants have successfully leased units and are currently receiving housing assistance. An additional three participants are scheduled to lease units effective September 1, 2026, bringing the total number of leased FYI vouchers to eight.

Mr. Naszimento further reported that Management has submitted an updated FYI funding sufficiency review request to the HUD Newark Field Office and is awaiting a response. The request was submitted to ensure adequate funding remains available as additional participants secure housing assistance through the program.

Additionally, Management has developed a school outreach letter to increase awareness of the FYI Program throughout Ocean County. Management will continue to monitor the program and provide updates to the Board as they become available.

In regard to the RAD Loan, Chairman Jampel said the Finance Committee will meet to review the midpoint interest rate.

The Building and Grounds Committee will meet to discuss various ongoing and future projects, including capital improvements, property enhancements, and other needs identified or requested throughout the Brick Housing Authority.

NEW BUSINESS

- Resolution #2026-16 approving the Board of Commissioners scheduled Board Meeting dates for the period August 2026 through August 2027.

Motion to approve the dates for the Board of Commissioners scheduled Board Meetings was made by Commissioner Oliver and seconded by Commissioner Linkin. Upon roll call, Commissioners Linkin, Russell, Oliver, and Chairman Jampel voted "Aye". Commissioner Egan abstained.

- Resolution #2026-17 authorizing the Housing Authority to submit certification for the Section 8 Management Assessment System (SEMAP).

Motion to authorize the submission of the annual Section 8 Management Assessment Program (SEMAP) Certification was made by Commissioner Oliver and seconded by Commissioner Linkin. At the Chairman's request, Mr. Naszimento explained that the SEMAP Certification is an annual HUD-mandated requirement and part of the Authority's routine administrative responsibilities to ensure continued compliance with Section 8 program requirements. Upon roll call, Commissioners Linkin, Russell, Oliver, and Chairman Jampel voted "Aye". Commissioner Egan abstained."

PUBLIC INPUT

A motion to open the meeting to the public was made by Commissioner Oliver and seconded by Commissioner Linkin. The meeting was opened to the public at 6:50PM.

Linda Smith, Forge Pond resident is dissatisfied with the cleaning at Forge Pond.

Alice Drake, Forge Pond resident asked if we could purchase signs for the side entrance at Forge Pond to direct visitors and deliveries to go to the front entrance, Chairman Jampel asked Mr. Naszimento to look into adding signage for deliveries to the proper door . There was also discussion regarding the parking at Forge Pond and that residents are allowing family and aids to park in the lot for extended periods of time. Chairman Jampel said to contact Nancy in the office so we can address those people who are illegally parking.

Malecia Cole, Forge Pond resident requested an alternative if residents are no longer able to use the shopping carts or bring them into the building. Chairman Jampel said the Building and Grounds committee will meet to discuss alternative options regarding the shopping carts.

Darlene Ward Garnder, David Fried resident requested that she get ample notice prior to the road repairs. Chairman Jampel said notice will be given once scheduled. She also said she couldn't get a hold of maintenance on the weekend. Mr. Naszimento said she needs to call the after-hour weekend number, and that a notice of reminder will go out.

Veronica Meyer, George Conway resident asked if they could still decorate their floors and the ground floor for Christmas. Mr. Naszimento said yes, residents can decorate for Christmas.

Frank Como, George Conway resident asked where nonsmokers can go and sit, he stated that people are sitting outside the doors and smoking after office hours. Chairman Jampel said this will be discussed in the building and grounds committee meeting.

Janet Moore, George Conway resident asked for air conditioning in the laundry room and requested that speed bumps be put on ovation way. This led to a discussion regarding safety concerns near gazebo and additional camera coverage and trespassing signs which was voiced by John Bigley a resident at the George Conway building who sits under the gazebo quite often. Chairman Jampel said the building and grounds will meet to discuss the laundry room air conditioner request. He also asked the Attorney for guidance on a non-smoking area outside and the law requirement for posting non trespassing signs.

Chairman Jampel thanked all residents for their input and stated that all concerns raised would be reviewed with the Building and Grounds Committee and asked for patience and understanding as they continue to find solutions to all concerns. A motion to close the public portion of the meeting was made by Commissioner Linkin and seconded by Commissioner Russell. Upon roll call, all Commissioners voted "Aye," and the public portion was closed at 7:26 PM.

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 7:27PM.



Jacob C. Naszimento,
Executive Director/Secretary