

# REGULAR MEETING OF JULY 21, 2020

The Commissioners of the Housing Authority of the Township of Neptune, in the County of Monmouth, met in regular session in a Zoom/video conference call, Chairperson Holland called the meeting to order at 5:34 P.M. Mr. Cook called the roll.

Present: Commissioners Foster, Griggs, Holland, Holly, Johnson, Vuono and Wright  
Absent: Commissioner

It was announced that the requirements of R.S. 10:4-18 has been satisfied by the publication of the required advertisement in the Coaster and in the Asbury Park Press on April 26, 2020, posted on the bulletin board in the Central Office of the Housing Authority of the Township of Neptune and filing said notice with the Municipal Clerk of the Township of Neptune. In case of a fire, everyone please utilize your stairs and doors as emergency exits.

## **Minutes:**

The minutes of regular meeting of June 16, 2020 were offered for approval by Commissioner Wright and seconded by Commissioner Johnson. The "Ayes" and "Nays" were as follows:

Ayes: Commissioners Foster, Griggs, Holland, Holly, Johnson, Vuono and Wright  
Nays: None

The Chairperson thereupon declared the motion carried.

## **Financial Report:**

Mr. Cook read the Financial Report for June 2020. Chairperson Holland asked if there were any questions regarding the financial report. Being none, Commissioner Vuono moved to accept and Commissioner Foster offered a second. The "Ayes" and "Nays" were as follows:

Ayes: Commissioners Foster, Griggs, Holland, Holly, Johnson, Vuono and Wright  
Nays: None

The Chairperson thereupon declared the motion carried.

## **Bills to Be Paid for the Month of JUNE 2020**

A-GENERAL PLUMBING	\$4,685.00	HOME DEPOT	\$5,419.98
ALL AMERICAN TURF	\$2,765.08	NORTHWIND MECHANICAL	\$23,076.42
BALANIKAS	\$1,675.00	OCA ARCHITECTS	\$1,099.40
BELFOR USA	\$3,890.00	PILOT ELECTRIC	\$7,966.70
BURKE	\$3,750.00	SHERWIN WILLIAMS	\$2,071.60
FEDERAL RESOURCES COVID-19	\$3,837.60	SIGNS, SEALED & DELIVERED	\$1,500.00
FIORE PAVING	\$4,000.00	THE HOME DEPO PRO	\$1,141.02
GANCO, LLC	\$3,800.00	TPK CONSTRUCTION	\$8,234.50
GE APPLIANCES	\$2,997.00	ZEP	\$1,443.78
GEESE POLICE	\$2,920.00		

A motion was offered to pay the presented bills by Commissioner Johnson and Commissioner Wright offered the second. The "Ayes" and "Nays" were as follows:

Ayes: Commissioner Foster, Griggs, Holland, Holly, Johnson, Vuono and Wright  
Nays: None

The Chairperson thereupon declared the motion carried.

**Resident Arrears Report** Mr. Wigenton stated the eighteen (18) filed non-payments for February have been rescheduled for August 28, 2020 at 1:30pm. Most residents have paid and or entered into stipulations. Mr. Wigenton went on to say a resident has to be current with rent before they would be dismissed. Commissioner Vuono moved to accept and Commissioner Foster offered a second. The "Ayes" and "Nays" were as follows:

Ayes: Commissioners Foster, Griggs, Holland, Holly, Johnson, Vuono and Wright  
Nays: None

The Chairperson thereupon declared the motion carried.

## **Committee Reports:**

Mr. Cook read the operations reports into record. Mr. Cook mentioned Monmouth Ocean Police Athletic League (MOPAL) has been renting the office space at 30

Ridge since January 2020. MOPAL has operated the TNHA's summer program for the past few years and have extended their services by delivering food to the residents during COVID. We have received CARES ACT funds and are able to cover MOPAL's rent February through July.

**Correspondence:**

**Old Business:**

**New Business:**

TNHA has 5 offices adjacent to the 30 Ridge Court Community Room. TNHA wishes to rent to Monmouth Ocean Police Athletic League (MOPAL) effective January 1, 2020 and unless otherwise cancelled shall terminate on December 31, 2021. The TNHA and the Executive Director are hereby empowered to execute a Rental Lease for the Office Space with MOPAL "pursuant to the terms and conditions more particularly described in the Agreement." Commissioner Johnson moved to accept and Commissioner Holly offered a second. The "Ayes" and "Nays" were as follows:

Ayes: *Commissioners* Foster, Griggs, Holland, Holly, Johnson, Vuono and Wright  
Nays: None

**Said Motion was Resolution #2083**

The Neptune City Housing Authority (NCHA) has requested the TNHA provide general building maintenance and repair services of its building located at 2000 6th Avenue, Neptune City, NJ 07753. TNHA and NCHA have negotiated a 2nd interlocal agreement to commence the 11th day of March 2020 through December 31, 2020. NCHA will compensate TNHA three thousand eighty-three dollars for each month of service. A resolution was offered Commissioner Holly moved to accept and Commissioner Wright offered a second. The "Ayes" and "Nays" were as follows:

Ayes: *Commissioners* Foster, Griggs, Holland, Holly, Johnson, Vuono and Wright  
Nays: None

**Said Motion was Resolution #2084**

The TNHA has a need for Relocation Services for Section 18 Application for 60 units located at 1130 Heck Avenue. TNHA is permitted to contract for such services, pursuant to New Jersey Public Contract Law and has so budgeted for this in the Capital Fund Program. TNHA has received a proposal from DGB Consulting Group, LLC. Mr. Cook, Mr. Mauro and the RAD Consultant Ms. Petrosky interviewed and reviewed DGB Consulting Group's prior relocation services for other housing authorities and found their qualifications to be very favorable. The Board of Commissioners agreed the contract be awarded to DGB Consulting Group, LLC. Commissioner Foster moved to accept and Commissioner Johnson offered a second. The "Ayes" and "Nays" were as follows:

Ayes: *Commissioners* Foster, Griggs, Holland, Holly, Johnson, Vuono and Wright  
Nays: None

**Said Motion was Resolution #2085**

On March 18, 2020 Governor Murphy issued Executive Order #104 stating that COVID-19 pandemic is a national crisis which impacts the normal day-to-day operations which we are accustomed to. The maintenance department has worked diligently to be at the forefront of policy and process ensuring all staff, residents and visitors are safe throughout the crisis without the benefit of reduced hours afforded to other staff. A resolution was offered to compensate all maintenance staff that worked through COVID-19 pandemic to be granted a \$1,500.00 hazard pay stipend. Commissioner Vuono moved to accept and Commissioner Johnson offered a second. The "Ayes" and "Nays" were as follows:

Ayes: *Commissioners* Foster, Griggs, Holland, Holly, Johnson, Vuono and Wright  
Nays: None

**Said Motion was Resolution #2086**

**Topic for Discussion:**

**Public Portion:**

Brenda Shuler, 30 Ridge Court #60 asked Mr. Cook what happens to the extra vouchers if not all the residents move back after 1130 Heck Avenue is finished and ready for residents. Mr. Cook stated the process is to then go to the waiting list to fill the vacancies. Ms. Schuler asked what it took to open the waiting

list. Mr. Cook answered there is no schedule, when the waiting list gets low and there is a need we advertise and open the list.

Linda Johnson, Neptune, NJ asked Commissioner Griggs if the general public is able to apply for additional monies for rental assistance. Commissioner Griggs said there was information at [www.housingall.org](http://www.housingall.org).

**EXECUTIVE SESSION:**

***Whereas***, Chapter 231 of the Public Laws of 1975, known as the "Open Meetings Law," authorizes a public body to meet in executive or private session under certain limited circumstances; and.

***Whereas***, said law requires the Board of Commissioners to adopt a resolution at a public meeting before it can meet in such executive or private session;

***Now, Therefore Be It Resolved*** that the Township of Neptune Housing Authority does hereby determine that it is necessary to meet in session prior to adjournment of this public meeting to discuss legal/personnel matters and the matters to be discussed are excluded from public discussion under the law and will be made public when the confidentiality is no longer required.

**ADJOURNMENT OF MEETING:**

A motion to adjourn was offered by Commissioner Vuono and seconded by Commissioner Johnson. The meeting was adjourned at 6:10 p.m.

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Bart Cook, Esq., PHM  
Executive Director