

REGULAR MEETING OF APRIL 16, 2019

The Commissioners of the Housing Authority of the Township of Neptune, in the County of Monmouth, met in regular session in the conference room at 1810 Alberta Avenue, Neptune, New Jersey. Chairperson Holland called the meeting to order at 5:32 P.M. Mr. Cook called the roll.

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

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 5, 2019, 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, the stairways to the right and left will be utilized as our emergency exits.

Let the record reflect Commissioner Wright arrived at 5:34pm.

Minutes:

The minutes of regular meeting of March 19, 2019 were offered for approval by Commissioner Vuono 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.

The minutes of reorganization meeting of April 2, 2019 were offered for approval by Commissioner Johnson and seconded by Commissioner Vuono. 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 March 2019 and brought to the boards attention the group Rise and Shine that has been renting the offices at 30 Ridge Court will be leaving soon and will be looking to rent the space again. Chairperson Holland asked if there were any questions regarding the financial report being none Commissioner Foster 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

The Chairperson thereupon declared the motion carried.

Bills to Be Paid for the Month of April 2019

<i>A- GENERAL PLUMBING</i>	<i>\$1,125.00</i>	<i>HOME DEPOT</i>	<i>\$3,176.53</i>
<i>BILLOWS</i>	<i>\$1,347.32</i>	<i>NJNAHRO</i>	<i>\$2,470.00</i>
<i>BRADLEY CAR CARE</i>	<i>\$1,347.07</i>	<i>NORTHWIND MECHANICAL</i>	<i>\$10,884.59</i>
<i>GE APPLIANCE</i>	<i>\$3,506.00</i>	<i>WINNER FORD</i>	<i>\$33,798.00</i>
<i>HARD ROCK HOTEL & CASINO</i>	<i>\$2,142.00</i>	<i>STAPLES</i>	<i>\$1,767.57</i>

A motion was offered to pay the presented bills by Commissioner Johnson and Commissioner Holly 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 there were eight (8) non-payments filed on March 26, 2019. Court is scheduled for April 26, 2019. Commissioner Wright 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

The Chairperson thereupon declared the motion carried.

Committee Reports:

Commissioner Vuono read the highlights of the operations reports that were submitted into the record.

Correspondence:**Old Business:****New Business:**

Mr. Cook addressed the board he had great news regarding the RAD Conversion. The needs assessment for 1130 Heck Ave has been completed and revealed the potential reasons for Demolition/Disposition. The report showed it would take in excess of 12 million dollars to rehab that location making it infeasible to keep; therefore we would be able to demolish the existing building and build new. This is in the beginning stage he told the board but it is a great start. Mr. Cook also told the board he will be going to the upcoming NJNAHRO Conference in Atlantic City as our HUD representative, Sheila Jones will be in attendance and it would be a great opportunity to meet with her.

Topic for Discussion:

Chairperson Holland addressed the Board about the upcoming NJNAHRO Conference in Atlantic City and if there were any questions or concerns and asked the bookkeeper, Janine Schriefer when the packet will be ready for the conference. Janine stated all arrangements have been taken care of and the packets will be ready for pick up at the end of the month.

Chairperson Holland also reviewed the TNHA Commissioner's Committees with the rest of the board. All of the commissioners agreed to stay in the committees they were assigned the previous year.

Public Portion:

Ms. Johnson of Neptune addressed the board with questions about RAD and what will happen to the tenants when they have to move and after the conversion to RAD will the tenants be able to move back? She went on to ask what happens when they have to break the lease with the new landlord to move back into housing? Mr. Cook and the board assured Ms. Johnson the tenants have a lot of rights and they will not be overlooked during the process. HUD has established laws and guidelines protecting tenant rights in RAD implementation. The residents will be given a voucher to move and when the project is completed the residents will have first choice to whether they will be moving back or not. They will not have to break a lease, if they want to move back an apartment will be ready and waiting for them.

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 Johnson and seconded by Commissioner Vuono. The meeting was adjourned at 6:08pm.

Bart Cook, Esq., PHM
Executive Director