

REGULAR MEETING OF MAY 16, 2017

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. Chairman Holland called the meeting to order at 5:45 P.M. Mr. Cook called the roll.

Present: Commissioner Foster, Holly, Vuono, Wright

Absent: Commissioner Griggs, Holland, Johnson

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 15, 2017, 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.

Minutes:

The minutes of regular meeting of April 18, 2017, were offered for approval by Commissioner Holly and seconded by Commissioner Wright. The "Ayes" and "Nays" were as follows:

Ayes: Commissioner Foster, Holly, Vuono, Wright

Nays: None

The Chairperson thereupon declared the motion carried.

Financial Report:

The Chairperson asked if there were any questions regarding the financial report for April 2017, being none Commissioner Vuono moved to accept and Commissioner Wright offered a second. The "Ayes" and "Nays" were as follows:

Ayes: Commissioner Foster, Holly, Vuono, Wright

Nays: None

The Chairperson thereupon declared the motion carried.

Bills to Be Paid for the Month of May

ACTION	2,935.00
BALANIKAS PAINTING	2,440.00
MARLEE CONTRACTORS	2,904.23

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

Ayes: Commissioner Foster, Holly, Vuono, Wright

Nays: None

The Chairperson thereupon declared the motion carried.

Resident Arrears Report:

Mr. Wigenton stated a tenant who was being evicted on April 28, 2017 for non-payment of rent obtained an Order to Show Cause. The tenant posted rent and was awarded a onetime 6 month hardship stay as long as they continue to pay their rent on time. The chairperson asked if there were any questions regarding the Resident Arears report for April 2017, being none Commissioner Vuono moved to accept and Commissioner Wright offered a second. The "Ayes" and "Nays" were as follows:

Ayes: Commissioner Foster, Holly, Vuono, Wright

Nays: None

The Chairperson thereupon declared the motion carried.

Committee Reports:

Commissioner Vuono read the highlights of the Operations report into the record. Personnel Committee is scheduled to meet Monday, May 15, 2017, in the morning and the Finance Committee will meet Monday afternoon with the accountant, Dave Ciarrocca.

Correspondence:

Old Business:

New Business:

Topic for Discussion:

Public Portion:

Pat Brennan of 1803 Alberta Avenue, #36B addressed the board on a continued problem with a leak in his roof. With the heavy rains the roof opened up again, there is a belly of water on the ceiling which is causing mildew problems as well. The light over the sink is flickering and the ceiling light is filled with water. Mr. Cook assured Mr. Brennan his roof will get fixed and that he has been in contact the roofing company already about his situation.

Linda Johnson of Neptune Township addressed the board asking how we are funded and why there is a decrease in HUD funding. Ms. Johnson also asked about the waiting list opening and the difference between Section 8 Housing and Public Housing. Mr. Cook explained the reduction of funds coming from HUD and we are unsure of the amount we are going to receive each month. Mr. Cook also explained the difference between Section 8 vouchers and Public Housing. He went on to say we will be accepting applications for the waiting list for Public Housing on May 23rd, 24th & 25th and applications for Section 8 wait list will be open June 14th, 2017.

Ellis Jones, of 30 Ridge Court, #4 addressed the board on the Charter School Session held last month at 30 Ridge Court Community Room. He stated it was nice turn out for the children and their parents, and six parents enrolled in the program.

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.

The Chairperson called for an Executive Session at 6:20 PM. A motion was offered by Commissioner Foster and seconded by Commissioner Holly. The "Ayes" and "Nays" were as follows:

Ayes: Commissioner Foster, Holly, Vuono, Wright

Nays: None

Said motion was Resolution #2002

A return from Executive Session at 7:10 PM was offered by Commissioner Holly and seconded by Commissioner Vuono. The "Ayes" and "Nays" were as follows:

Ayes: Commissioner Foster, Holly, Vuono, Wright

Nays: None

Said Motion was Resolution #2003

Chairperson Foster stated the Executive Directors contract will be discussed in June.

ADJOURNMENT OF MEETING:

A motion to adjourn was offered by Commissioner Holly and seconded by Commissioner Vuono. The meeting was adjourned.

Bart Cook
Executive Director