

REGULAR MEETING OF JANUARY 19, 2021

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 5:35 P.M. Executive Director, Bart Cook called the roll.

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

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 the December 1, 2020 Special Meeting were offered for approval by Commissioner Vuono and seconded by Commissioner Johnson. The "Ayes" and "Nays" were as follows:

Ayes: Commissioners Griggs, Holland, Holly, Johnson, Vuono and Wright

Nays: None

The Chairperson thereupon declared the motion carried.

The minutes of the regular meeting of December 15, 2020 were offered for approval by Commissioner Wright and seconded by Commissioner Holly. The "Ayes" and "Nays" were as follows:

Ayes: Commissioners Griggs, Holland, Holly, Johnson, Vuono and Wright

Nays: None

The Chairperson thereupon declared the motion carried.

Financial Report:

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

Ayes: Commissioners Griggs, Holland, Holly, Johnson, Vuono and Wright

Nays: None

The Chairperson thereupon declared the motion carried.

Bills Paid for the Month of January 2021

ACCURATE TREE SERVICE	\$2,600.00	NJ PUBLIC HOUSING AUTHORITY JIF	\$87,986.00
ACTION PEST CONTROL	\$1,770.00	NORTHWIND MECHANICAL	\$11,147.77
A-GENERAL PLUMBING	\$2,610.00	NW FINANCIAL GROUP	\$2,266.25
BALANKAS PAINTING	\$1,300.00	RUDCO	\$1,311.00
DGB CONSULTING GROUP, LLC	\$2,918.75	SHARK RIVER LAND SURVEY	\$6,300.00
GE APPLIANCES	\$5,087.00	THE HOME DEPOT PRO	\$1,426.54
GEESE POLICE	\$1,460.00	TPK CONSTRUCTION	\$2,760.50
HOME DEPOT	\$2,406.38	VIONAIRE INC	\$3,424.75
M.T.B. LLC	\$5,695.00	ZEP	\$3,560.46
MAZTECK	\$1,735.55	HELIOS CONSTRUCTION	\$67,135.50

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

Ayes: Commissioner Griggs, Holland, Holly, Johnson, Vuono and Wright

Nays: None

The Chairperson thereupon declared the motion carried.

Resident Arrears Report

Mr. Wigenton stated we are still in a holding pattern when it comes to landlord tenant matters are concerned. Court is still closed and it will be a while before it opens due to COVID-19 spiking and housing authorities fall under the Cares-Act for landlord tenant non-payment. Commissioner Vuono moved to accept, and Commissioner Holly offered a second. The "Ayes" and "Nays" were as follows:

Ayes: *Commissioners Griggs, Holland, Holly, Johnson, Vuono and Wright*

Nays: None

The Chairperson thereupon declared the motion carried.

Committee Reports:

Correspondence:

Old Business:

New Business:

Chairperson Holland offered a resolution approving the Township of Neptune Housing Authority's 5-year and Annual Plan and authorizing submittal of said plan to HUD. The Board of Commissioners of the TNHA ratify, adopt and approve its 5-year and Annual Plan and submit same to the U.S. Department of Housing and Urban Development as required. A motion was offered to accept the resolution by Commissioner Johnson and seconded by Commissioner Vuono the "Ayes" and "Nays" were as follows:

Ayes: *Commissioners Griggs, Holland, Holly, Johnson, Vuono and Wright*

Nays:

Said Motion was Resolution #2099

Neptune Township Housing Authority has been approved by the U.S. Department of Housing and Urban Development (HUD) to be designated as a Moving to Work (MTW) Housing Authority and as such must execute and submit to HUD for approval the MTW Amendment to the Annual Contributions Contract(s) (MTW ACC Amendment). The Neptune Township Housing Authority Board of Commissioners and Bart Cook, Esq, PHM, Executive Director recommends that the Moving to Work Amendment to the Annual Contributions Contract(s) be executed and submitted to HUD for approval. Commissioner Holly moved to accept, and Commissioner Griggs offered a second. the "Ayes" and "Nays" were as follows:

Ayes: *Commissioner Griggs, Holland, Holly, Johnson, Vuono and Wright*

Nays: None

Said Motion was Resolution #2100

Topic for Discussion:

Public Portion

Linda Johnson of 704 Chaphagen Drive, Neptune, expressed her deepest sympathy to Chairperson Holland for the loss of her mother. Ms. Johnson also thanks the Housing Authority for being so compassionate assisting the residents with programs that will help with paying their rent during this trying time.

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 Wright and seconded by Commissioner Johnson. The meeting was adjourned at 6:05 P.M.

Bart Cook, Esq., PHM
Executive Director