

# REGULAR MEETING OF MARCH 16, 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 5:38 P.M. Executive Director, Bart Cook called the roll.

Present: Commissioners Foster, Griggs, Holland, Holly, Johnson and Vuono  
Absent: 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 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 regular meeting of February 16, 2021 were offered for approval by Commissioner Foster and seconded by Commissioner Vuono. The "Ayes" and "Nays" were as follows:*

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

*Nays: None*

The Chairperson thereupon declared the motion carried.

## **Financial Report:**

Chairperson Holland read the Financial Report for February 2021. Chairperson Holland asked if there were any questions regarding the financial report. Being none, Commissioner Johnson moved to accept, and Commissioner Vuono offered a second. The "Ayes" and "Nays" were as follows:

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

*Nays: None*

The Chairperson thereupon declared the motion carried.

## **Bills Paid for the Month of March 2021**

A-GENERAL PLUMBING	\$3,660.00	OCA	\$37,485.87
BALANIKAS	\$1,375.00	PILOT ELECTRIC	\$3,351.00
GE APPLIANCES	\$3,015.00	RAPID FIRE & SECURITY	\$3,936.00
GEESE POLICE	\$1,460.00	SHERWIN-WILLIAMS	\$2,403.20
HOME DEPOT	\$5,164.45	TRIMALAWN	\$4,047.97
MAZTECK	\$1,735.55	W.W. GRAINGER	\$1,103.20
NORTHWIND MECHANICAL	\$3,202.65	ZEP	\$3,560.46
NW FINANCIAL GROUP	\$3,330.00		

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

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

*Nays: None*

The Chairperson thereupon declared the motion carried.

## **Resident Arrears Report**

Mr. Wigenton stated there was no news; there is still a moratorium for non-payments of rent. No evictions. Court is still closed; 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 and Vuono*

*Nays: None*

The Chairperson thereupon declared the motion carried.

## **Committee Reports:**

## **Correspondence:**

## **Old Business:**

**New Business:**

A Resolution authorizing the submission of an application for the subdivision of certain property owned by the Housing Authority of The Township of Neptune located at tax block 304, lot 1, sheet 3, commonly known as 1130 Heck Avenue and 16 Atkins Avenue. In connection with the conversion of the Authority's housing units located in the William Steele housing development to the Rental Assistance Demonstration Program, P.L. 112-55 (2012) administered by the United States Department of Housing and Urban Development, and in order for the Authority to convey the Neptune Court housing development to a third party, it has been determined that each of the housing developments should be located on individual tax lots. The Housing Authority of the Township of Neptune does hereby authorize its officers and consultants to take the necessary steps, procedures and notifications including the execution of all necessary applications, affidavits, and other documents in order to obtain a subdivision of the aforementioned Property from the planning board of the Township of Neptune. A motion was offered to accept the resolution by Commissioner Johnson and seconded by Commissioner Holly the "Ayes" and "Nays" were as follows:

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

Nays:

**Said Motion was Resolution #2102**

A Resolution was offered to hire the annual performance contracts for years April 1, 2021 to March 31, 2023. All bids were received, reviewed, and evaluated by the Executive Director and the Director of Operations. A motion was offered to accept the resolution by Commissioner Vuono and seconded by Commissioner Foster the "Ayes" and "Nays" were as follows:

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

Nays:

**Said Motion was Resolution #2103**

Next resolution was the hiring of Legal Services for the year starting April 1, 2021 to March 31, 2022. Two proposal were received and reviewed by the Executive Director. A motion to hire Kevin P. Wigenton, Esq. as legal counsel for the Authority was moved by Commissioner Holly and second by Commissioner Foster to hire Mr. Wigenton, Esq. "Ayes" and "Nays" were as follows.

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

Nays:

**Said Motion was Resolution #2104**

The Township of Neptune Housing Authority sought proposals for annual year end audits for both September 30, 2020 and September 30, 2021. A resolution was offered to hire Novogradac & Company, LLP as our auditor for the 2020- and 2021-year end audits. A motion to accept the Resolution was moved by Commissioner Griggs and second by Commissioner Johnson the "Ayes" and "Nays" were as follows.

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

Nays:

**Said Motion was Resolution #2105**

**Topic for Discussion:**

**Public Portion**

Linda Johnson of 704 Chaphagen Drive, Neptune, questioned when the TNHA website will be updated with the Commissioners Minutes and Resolutions. Mr. Mauro stated he believed it was as the information was sent to the webmaster over 3 weeks ago.

**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 6:05 P.M.

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Bart Cook, Esq., PHM  
Executive Director