

REGULAR MEETING OF OCTOBER 19, 2021

The Commissioners of the Housing Authority of the Township of Neptune, in the County of Monmouth, met in the regular session in Zoom/Call conference, Commissioner Holland called the meeting to order at **5:39** p.m. and then called roll.

Present: Commissioners **Foster, Holland, Holly, Griggs, Vuono and Wright**

Absent: Commissioners: **Johnson**

It was announced that the requirements of R.S. 10:4-18 have been satisfied by the publication of the required advertisement in the Coaster and in the Asbury Park Press on April 17, 2021, 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 the regular meeting of September 21, 2021, were offered for approval by Commissioner **Griggs** and seconded by Commissioner **Holly**. The “Ayes” and “Nays” were as follows:

Ayes: Commissioners **Foster, Holly, Griggs, Vuono and Wright**

Nays: **None**

Abstain: **Holland**

Chairperson Holland thereupon declared the motion carried.

Financial Report:

Chairperson Holland read the Receipts Report for **September 2021** and asked if there were any questions regarding the financial report, Commissioner **Holly** asked about MOPAL and the rental of the Ridge Ave community room and why they have not paid. Joseph Mauro answered, Monmouth Ocean Police Athletic League is renting the community room and have an agreement with Mr. Cook. Chairperson Holland asked Mr. Mauro to submit the agreement to the board for next meeting. Chairperson asked if there were any other questions regarding the financial report, being none Commissioner **Wright** moved to accept, and Commissioner **Griggs** offered a second. The “Ayes” and “Nays” were as follows:

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

Nays: **None**

Chairperson Holland thereupon declared the motion carried.

Bills to be paid for the Month of October 2021

A-GENERAL PLUMBING	\$1,345.00	PILOT ELECTRIC	\$12,380.00
BALANIKAS PAINTING	\$1,300.00	RAPID FIRE	\$3,214.00
DECOTIIS,FITZPATRICK,COLE	\$1,538.60	THE HOME DEPOT PRO	\$1,026.21
HELIOS CONSTRUCTION	\$7,300.00	TPK CONSTRUCTION	\$24,673.75
HOME DEPOT	\$13,529.68	TRIMALAWN	\$4,006.28
LOWYS EXPRESS	\$1405.00	VISUAL COMPUTER SOLUTION	\$1,001.16
MAZTECK	\$3,453.55	ZEP	\$3,098.02
NORTHWIND	\$12,706.25		

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

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

Nays: **None**

Chairperson Holland thereupon declared the motion carried.

Resident Arrears Report:

Mr. Wigenton stated there is still a moratorium for lock outs. We are still able to file complaints for lease violations, removals and warrants for reasons other than nonpayment. Court house opening to the public has been changed to January 2022. Commissioner **Holly** moved to accept, and Commissioner **Foster** offered a second. The “Ayes” and “Nays” were as follows:

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

Nays: **None**

Chairperson Holland thereupon declared the motion carried.

Committee Reports:

Chairperson Holland asked Mr. Mauro if he had any Committee Reports. Mr. Mauro stated we have 34 vacant units out of the 60 units at 1130 Heck Avenue There has been a lot of progress and there are a few already on the calendar to move December 1, 2021

Correspondence:

Old Business:

Topic for Discussion:

Commissioner Foster addressed the board about an issue one of the residents at William Steele is having with a neighbor. Mr. Mauro and Mr. Wigenton stated they are aware of the problem and are handling it. Commissioner Foster also mentioned a rodent problem and asked if there was anything that could be done to enforce residents to open their door for the exterminator. Chairperson Holland asked Mr. Wigenton what TNHA can do to ensure safe sanitary housing. Mr. Wigenton will look into resolving the issue.

Public Portion:

Cheryle Haynes of 1306 11th Avenue, Neptune, NJ 07753 address the board. Ms. Haynes stated she has been following the demolition of 1130 Heck Avenue and is curious if the residents are finding local places to live. Mr. Mauro replied more than 20 residents have been relocated to existing units within TNHA and others have been issued a Section 8 voucher and are also local. Mr. Mauro continued we have a relocation company on board to help with the transition. We also pay first month and security deposits. Chairperson Holland gave Ms. Haynes her personal phone number to call with anything she or the residents need. The office hours are 8am to 4pm, but not currently open to the public without an appointment.

Ms. Haynes also asked if there was any possibility to re-establish a resident's council. Mr. Wigenton and Mr. Mauro both stated we are actively trying to establish a resident's council, but residents do not want to get involved. Ms. Haynes offered her help to get one started.

Linda Johnson of Neptune addressed the board. She had nothing to say except for the nice job we are doing for the tenants.

Chairperson Holland notice Ellis Jones of Neptune on the meeting and stated it was nice to see you. Mr. Jones also had concern about not having a resident's council and offered his help as well.

Chairperson Holland offered to send a notice to residents and have a meeting for the sole purpose of establishing a resident's council. She thanked both Ms. Haynes and Mr. Jones for their anticipated help, being they were both part of the resident council when they themselves were residents of the TNHA.

New Business:

Chairperson Holland addressed the Board with a request to go into Executive Session to review a personnel matter. A motion to go into Executive Session was offered by Commissioner **Foster** and seconded by Commissioner **Wright**, the "Ayes" and "Nays" were as follows:

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

Nays: None

The Executive Session began at 6:09 pm and ended at 6:30 pm

NOTE: Commissioner Griggs did not rejoin the meeting on return from Executive Session.

The Personnel Committee of the TNHA has reviewed the salary of the current Housing Authority salaried employees and received recommendations for an increase, and whereas with careful deliberation reviewed TNHA finances and agreed to a 3% increase to their base salary. Each staff member (with the exception of the following specific positions) shall receive a Bonus of \$1,000.00. The Executive Director shall receive a Bonus of \$2,000.00. The Director of Operations shall receive a Bonus of \$1,500.00. The part time Maintenance Landscaper shall receive a Bonus of \$1,000.00.

A resolution approving all salaried employees of the TNHA shall receive a 3% increase to their base salary with additional bonuses outlined was offered by Commissioner **Holly** and seconded by Commissioner **Foster** the "Ayes" and "Nays" were as follows:

Ayes: Commissioner **Foster, Holland, Holly, Vuono and Wright**

Nays: None

Said motion was Resolution #2115

EXECUTIVE SESSION:

Whereas, Chapter 231 of the Public Law 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 **Vuono**. The meeting was adjourned at **6:43 p.m.**