

REGULAR MEETING OF APRIL 19, 2022

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, Chairperson Holland called the meeting to order at 5:35p.m. and then called roll.

Present: Commissioners **Barksdale, Foster, Holland, Holly, Johnson, and Wright**

Absent: Commissioners:

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 13, 2022, 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 **March 15, 2022**, were offered for approval by Commissioner **Barksdale** and seconded by Commissioner **Johnson**. The “Ayes” and “Nays” were as follows:

Ayes: Commissioners **Barksdale, Foster, Holland, Holly, Johnson, and Wright**

Nays: **None**

Abstain: **None**

Chairperson Holland thereupon declared the motion carried.

The minutes of the re-organization meeting of **April 4, 2022**, were offered for approval by Commissioner **Wright** and seconded by Commissioner **Holly**. The “Ayes” and “Nays” were as follows:

Ayes: Commissioners **Barksdale, Foster, Holland, Holly, Johnson, and Wright**

Nays: **None**

Abstain: **None**

Chairperson Holland thereupon declared the motion carried.

Financial Report:

Chairperson Holland read the Financial Report for **March 2022** and 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 **Barksdale, Foster, Holland, Holly, Johnson, and Wright**

Nays: **None**

Chairperson Holland thereupon declared the motion carried.

Bills to be paid for the Month of April 2022

ACCURATE TREE	\$2,000.00	MAZTECK	\$2,800.24
ATLANTIC LOCK & SAFE	\$1,048.00	NORTHWIND MECHANICAL	\$17,885.01
BELFOR USA GROUP (INS. CO)	\$61,759.52	NW FINANCIAL	\$4,208.75
DECOTIIS,FITZPATRIC, COLE	\$2,860.70	SHERWIN WILLIAMS	\$1,639.60
DGB CONSULTING GROUP	\$1,462.50	SHORE INDUSTRIAL	\$2,318.52
ELD, LLC	\$1,045.00	STEWARTS HARDWARE	\$1,068.87
EVANS CABINET	\$2,728.00	TPK CONSTRUCTION	\$5,267.50
GEESE POLICE	\$1,460.00	TWO RIVER TITLE COMPANY	\$7,925.00
HOME DEPOT	\$16,255.86	ZEP	\$3,044.14

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

Ayes: Commissioners **Barksdale, Foster, Holland, Holly, Johnson, and Wright**

Nays: **None**

Chairperson Holland thereupon declared the motion carried.

Resident Arrears Report:

Mr. Wigenton stated we still have 6 outstanding cases out of the original 10 complaints filed for non-payment. Four cases were resolved by way of payments. Due to the new court process in place, it is taking longer, and each case now has two (2) separate court dates that are taking place virtually. We have 3 scheduled dates so far. April 21st & 29th as well as May 10th. The parties will have a “case management conference” followed immediately by a “settlement conference which makes the process very chaotic. Residents are still filing for the Emergency Fund Program as well. Commissioner **Johnson** moved to accept, and Commissioner **Barksdale** offered a second. The “Ayes” and “Nays” were as follows:

Ayes: Commissioners **Barksdale, Foster, Holland, Holly, Johnson, and Wright**

Nays: **None**

Chairperson Holland thereupon declared the motion carried.

Committee Reports:

Mr. Mauro stated the maintenance department is currently working on four (4) vacant units. We have passed our JIF Inspections as well as our Fire Inspections. We have 15 residents we still need to house from 1130 Heck. Only one (1) resident still resides in building 2 but will be out the middle of May. We will have the building secured for demolition once empty.

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

A resolution was offered to Amend the Section 8 Administrative Guidelines to provide a preference to existing Neptune Township Public Housing Tenants who reside in a unit whose bedroom size matches those needed to relocate the remaining tenants from the designated Neptune Court, 48-1. The TNHA Commissioners authorizes the TNHA staff to offer 15 Housing Choice Vouchers on a first come first serve basis in direct accordance with the number of bedrooms size units needed to relocate the remaining residents of Neptune Court needing immediate housing. Vouchers will be offered to TNHA eligible public housing residence. The TNHA will assist said families with the cost of the self-move or moving truck services. Moved by Commissioner **Johnson** and seconded by Commissioner **Holly**, the “Ayes” and “Nays” were as follows:

Ayes: Commissioners **Barksdale, Foster, Holland, Holly, Johnson, and Wright**

Nays:

Said Motion was Resolution #2122

Topic for Discussion:

Chairperson Holland stated she has received calls from a few seniors having difficulty getting their rent check to the mailbox at the office location. She is proposing a discussion on a way to help those who are having difficulty. One solution may be having multiple mailboxes in those senior areas.

Chairperson Holland asked the board if they wanted to continue using the Zoom format for our meetings. It was unanimous, the board would like to continue with the zoom meetings.

Public Portion:

Linda Johnson who resides at 704 Chaphagen Dr. Neptune, NJ 07753 addressed the board asking what the projected date of the demolition of 48-1 will be. Chairperson Holland stated we do not have an actual date yet as we have residents who still reside there.

Ms. Johnson also asked how many Section 8 landlords we have. Mr. Mauro answered we currently have 280 residents in the Section 8 Housing Choice Voucher Program.

Chairperson Holland asked Mr. Mauro about Mr. Cook. He responded Mr. Cook is doing well.

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 **Johnson** and seconded by Commissioner **Barksdale**. The meeting was adjourned at **6:04 p.m.**

Bart J. Cook, Esq., PHM
Executive Director