

## REGULAR MEETING OCTOBER 24, 2023

The Commissioners of the Housing Authority of the Township of Neptune, in the County of Monmouth, met in the regular session in the conference room at 1810 Alberta Avenue, Neptune, New Jersey. Chairperson Griggs called the meeting to order at **5:38 p.m.** and called roll.

Present: Commissioners **Barksdale, Bradley, Foster, Griggs, Holly, Johnson, and Williams**

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 5, 2023**, 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 19, 2023**, were offered for approval by Commissioner **Johnson** and seconded by Commissioner **Bradley**. The “Ayes” and “Nays” were as follows:

Ayes: Commissioners **Barksdale, Bradley, Foster, Holly, Johnson, and Williams**

Nays: **None**

Abstain: **Griggs**

**Chairperson Griggs** thereupon declared the motion carried.

### Financial Report:

**Chairperson Griggs** asked if there were any questions regarding the **September 2023** financial report, and being none Commissioner **Foster** moved to accept, and Commissioner **Barksdale** offered a second. The “Ayes” and “Nays” were as follows:

Ayes: Commissioners **Barksdale, Bradley, Foster, Griggs, Holly, Johnson, and Williams**

Nays: **None**

**Chairperson Griggs** thereupon declared the motion carried.

### Bills to be paid for the Month of September 2023

ACTION PEST CONTROL	\$1,512.88	MAZTECK	\$2,563.53
ALL AMERICAN TURF	\$1,682.82	NORTHWIND MECHANICAL	\$17,846.94
ATLANTIC LOCK & SAFE	\$1,008.02	PILOT ELECTRIC	\$9,831.98
BILLOWS	\$1,113.86	RAPID FIRE & SECURITY	\$1,450.00
BROTHERS TOWING	\$2,000.00	SHERWIN WILLIAMS	\$1,352.70
BURKE CONTRACTING	\$6,450.00	TOWNSHIP - FUEL	\$1,606.51
EASTERN LIFT TRUCK	\$11,389.50	TPK CONSTRUCTION	\$12,400.00
GEESE POLICE	\$2,920.00	ZEP	\$1,666.62
HOME DEPOT	\$24,374.02		

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

Ayes: Commissioners **Barksdale, Bradley, Foster, Griggs, Holly, Johnson, and Williams**

Nays: **None**

**Chairperson Griggs** thereupon declared the motion carried.

### Resident Arrears Report:

Mr. Wigenton stated there were 15 non-payment complaints and he is working on one (1) Notice to Cease. He will file on November 2, 2023. Commissioner **Johnson** moved to accept, and Commissioner **Bradley** offered a second. The “Ayes” and “Nays” were as follows:

Ayes: Commissioners **Barksdale, Bradley, Foster, Griggs, Holly, Johnson, and Williams**

Nays: **None**

**Chairperson Griggs** thereupon declared the motion carried.

### Committee Reports:

### Correspondence:

### Old Business:

**Vice Chair Foster** asked Mr. Cook for an update on Neptune Court property time frame. Mr. Cook responded, NSPIRE had changed some of the terms of the application and is still in review. The changes were in our favor which is a good

thing. He also said he met with the Township to extend our agreement. Mr. Cook also mentioned to the board that the TNHA will be accepting 30 applications for our Public Housing 0 Bedroom waiting list. The application process will be ONLINE at <https://tnha.org>, opening Wednesday, November 15, 2023, at 8:00 a.m. Applicants must be 62 or older, or disabled single member. The notice will be in the paper first week of November 2023. Commissioner Williams asked that we also advertise at the library and Senior Center.

**New Business:**

A Resolution was offered to hire the annual performance contracts for the years July 1, 2023, to May 31, 2025. 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 **Johnson** and seconded by Commissioner **Barksdale** the “Ayes” and “Nays” were as follows:

Ayes: Commissioners **Barksdale, Bradley, Foster, Griggs, Holly, Johnson, and Williams**

Nays: None

**Said Motion was Resolution #2145**

A resolution was offered to hire Mikel Barone as a permanent full-time employee effective November 1, 2023. A motion was offered to accept the resolution by Commissioner **Barksdale** and seconded by Commissioner **Holly** the “Ayes” and “Nays” were as follows:

Ayes: Commissioners **Barksdale, Bradley, Foster, Griggs, Holly, Johnson, and Williams**

Nays:

**Said Motion was Resolution #2155**

The next resolution offered was the 2023 Adopted Budget for the PHA Fiscal Year Beginning 10/1/2023 and ending 9/30/2024. The named budget was completed and presented to the board for acceptance. The Board of Commissioners of the Neptune Township Housing Authority has tabled the 2023 Adopted Budget until the November 21, 2023 meeting. A motion to table said resolution was offered by Commissioner **Johnson** and seconded by Commissioner **Bradley** the “Ayes” and “Nays” were as follows:

Ayes: Commissioners **Barksdale, Bradley, Foster, Griggs, Holly, Johnson, and Williams**

Nays:

**Said Motion was Resolution #2156**

**Topic for Discussion:**

**Public Portion:**

**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.

A motion to enter into Executive session was offered by Commissioner **Foster** and seconded by Commissioner **Johnson**. The board went into Executive Session at 6:14 p.m.

The Board returned to open session at 6:46 p.m.

**ADJOURNMENT OF MEETING:**

A motion to adjourn was offered by Commissioner **Williams** and seconded by Commissioner **Holly**. The meeting was adjourned at **6:47 p.m.**

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**Bart J. Cook, Esq., PHM**  
**Executive Director**