

## REGULAR MEETING NOVEMBER 18, 2025

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. Vice-Chair Foster called the meeting to order at **5:34p.m.** and Mr. Cook called Roll.

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

Absent: Commissioners: **Griggs, and 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 on **April 10, 2025**, and in the Asbury Park Press on **April 6, 2025**, 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 **October 21, 2025**, were offered for approval by Commissioner **Barksdale** and seconded by Commissioner **Bradley**. The “Ayes” and “Nays” were as follows:

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

Nays: **None**

Abstain: **Williams**

**Vice-Chair Foster** thereupon declared the motion carried.

### Financial Report:

**Mr. Cook** presented the Financial Report for **October 2025** and asked if there were any questions regarding the financial reports, being none, Commissioner **Holly** moved to accept, and Commissioner **Bradley** offered a second. The “Ayes” and “Nays” were as follows:

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

Nays: **None**

Abstain:

**Vice-Chair Foster** thereupon declared the motion carried.

### Bills to be paid:

A-GENERAL PLUMBING	\$5,630.00	MAZTECK	\$2,609.54
ACCURATE TREE SERVICE	\$3,000.00	MURRAYS	\$1,190.00
ALL AMERICAN TURF	\$4,106.48	NORTHWIND MECHANICAL	\$15,423.74
DONNA MATOZZI NCHA	\$1,200.00	NW FINANCIAL	\$1,650.00
DONNA MATOZZI TNHA	\$3,040.00	PHM AFFILIATES	\$5,000.00
FERGUSON ENTERPRISE	\$4,938.06	PILOT ELECTRIC	\$5,540.48
GEESE POLICE	\$1,581.66	SHERWIN WILLIAMS	\$2,344.00
HOME DEPOT	\$27,402.23	TWP OF NEPTUNE-FUEL	\$1,183.67
MARSHALL LLC	\$3,130.00	WESTERN INDUSTRIES	\$1,010.00

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

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

Nays: **None**

Abstain:

**Vice-Chair Foster** thereupon declared the motion carried.

### Resident Arrears Report:

Mr. Wigenton reported court was held on October 31, 2025, four (4) cases were paid in full and dismissed, two (2) entered into stipulations. November 11, 2025, seven (7) non-payments were filed along with one (1) notice complaint and two (2) Notices to Cease for lease violations. Commissioner **Bradley** moved to accept, and Commissioner **Barksdale** offered a second. The “Ayes” and “Nays” were as follows:

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

Nays: **None**

Abstain:

**Vice-Chair Foster** thereupon declared the motion carried.

### Committee Reports:

The committee reports were reviewed and accepted.

**Correspondence:**

**Old Business:**

**New Business:**

A resolution was presented to the Board to approve funds from the Development Corporation to offset and support the cost difference associated with moving the employees from Tier 4 to Tier 3 health benefit rates. Commissioner **Barksdale** moved to accept the audit review, and Commissioner **Holly** offered a second. The “Ayes” and “Nays” were as follows:

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

Nays: **None**

Abstain:

**Said Motion was Resolution #2183**

**Vice-Chair Foster** thereupon declared the motion carried.

A second resolution was presented to the Board to approve the introduction of the proposed annual budget for the fiscal year beginning 10/1/2025 and ending 9/30/2026. Commissioner **Bradley** moved to accept and seconded by Commissioner **Barksdale**; the “Ayes” and “Nays” were as follows:

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

Nays: **None**

Abstain:

**Said Motion was Resolution #2184**

**Vice-Chair Foster** thereupon declared the motion carried.

A resolution was presented to the board to approve a 4% pay increase to all staff employees’ base pay with the exception of the executive director. Retroactive to October 1, 2025. Commissioner **Williams** moved to accept and seconded by Commissioner **Holly**; the “Ayes” and “Nays” were as follows:

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

Nays: **None**

Abstain:

**Said Motion was Resolution #2185**

**Vice-Chair Foster** thereupon declared the motion carried.

**Topic for Discussion:**

Vice-Chair Foster requested the new fee accountant attend a commissioner meeting.

**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 the 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 **Holly** and seconded by Commissioner **Barksdale**. The meeting was adjourned at **6:37p.m.**

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