

REGULAR MEETING APRIL 15, 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. Chairperson Griggs called the meeting to order at **5:32 p.m.** and Mr. Cook 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 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 **March 18, 2025**, were offered for approval 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**
Abstain:

Chairperson Griggs thereupon declared the motion carried.

The minutes of the reorganization meeting of **April 1, 2025**, were offered for approval by Commissioner **Williams** and seconded by Commissioner **Bradley**. The “Ayes” and “Nays” were as follows:

Ayes: Commissioners **Barksdale, Bradley, Foster, Griggs, Holly, Johnson, and Williams**
Nays: **None**
Abstain:

Chairperson Griggs thereupon declared the motion carried.

Financial Report:

Mr. Cook read the financial report for **March 2025** and asked if there were any questions regarding the financial reports, and being none, Commissioner **Foster** moved to accept, 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**
Abstain:

Chairperson Griggs thereupon declared the motion carried.

Bills to be paid:

A-GENERAL PLUMBING	\$2,640.00	MAZTECK	\$2,609.53
BALANIKAS PAINTING	\$1,775.00	NORTHWIND MECHANICAL	\$16,475.27
BRADLEY CAR CARE	\$1,437.60	NOVOGRADAC & COMPANY LLP	\$16,440.00
COOPER	\$4,384.29	NTN -NATIONAL TENANT NETWORK	\$2,664.00
DECOTIIS, FITZPATRICK, COLE	\$1,934.30	PILOT ELECTRIC	\$1,809.00
EVANS CABINET CORP	\$3,267.32	RAPID FIRE	\$1,508.50
FERGUSON ENTERPRISE	\$2,633.34	SHERWIN WILLIAMS	\$1,960.00
GEESE POLICE	\$1,581.66	TBK CONSTRUCTION	\$37,132.00
HOME DEPOT	\$16,495.54	TOWNSHIP OF NEPTUNE FUEL	\$1,519.08
ISLAND TECH SEVICES	\$13,501.50	TRIMALAWN EQUIPMENT	\$4,524.27

A motion was offered to pay the presented bills by Commissioner **Johnson** 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**
Abstain:

Chairperson Griggs thereupon declared the motion carried.

Resident Arrears Report:

Mr. Wigenton stated four (4) of the seven (7) complaints for nonpayment have been paid. We are hopeful the remaining three (3) will pay or enter into repayment stipulations. One (1) Notice to cease has been filed. Court is scheduled for tomorrow, April 16, 2025. Commissioner **Williams** 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**

Abstain:

Chairperson Griggs thereupon declared the motion carried.

Committee Reports:

Chairperson Griggs reported that he, Mr. Cook, and Joe Mauro convened for the Finance Committee meeting earlier today, and also met last week for the Operations Committee meeting. The highlights from the Operations Committee, including updates on the Public Housing Authority (PHA) and Section 8 reports, were presented to the Board and entered into the official record.

Mr. Cook provided an update on the 1130 Heck Avenue project, noting that progress is proceeding well. All necessary permits have been secured, and the required Section 3 notices have been posted at all relevant sites and distributed to residents. Several local contractors have expressed interest in participating in the project. Pending approval of the Deed of Trust, the project is anticipated to close approximately two weeks thereafter.

Additionally, Mr. Cook announced that the 0-bedroom waitlist will open on **May 1, 2025**. A public notice has been submitted to the local newspaper and posted on TNHA’s website. A total of **fifty (50)** applications will be accepted online.

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

A resolution was offered approving the hiring of the annual contractors effective April 1, 2025, to March 31, 2027.

A motion was offered to accept by Commissioner **Barksdale** and seconded by Commissioner **Bradley** the “Ayes” and “Nays” were as follows:

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

Nays:

Abstain:

Said Motion was Resolution #2176

Chairperson Griggs read **Resolution 25-162** from the Township Committee of The Township of Neptune reappointing Commissioner Winifred Johnson to another five (5) year term; April 1, 2025, to March 31, 2030

Topic for Discussion:**Public Portion:**

Mr. Pat Brennan, residing at 1805B Alberta Avenue, Unit #36, addressed the Board. He reported that he has not experienced any issues with mice recently and attributed the improvement to the pest control measures implemented, specifically the boxes placed by the pest control company. However, he noted that the exterior boxes appear to be in need of replacement.

Mr. Brennan also expressed concern about the proximity of his neighbors' grills to the building. In response, Mr. Cook stated he would look into the matter regarding the grills and expressed satisfaction that the pest control efforts have been effective.

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 **Johnson** and seconded by Commissioner **Foster**. The meeting was adjourned at **5:49p.m.**

Bart J. Cook, Esq., PHM
Executive Director