

## REGULAR MEETING MAY 20, 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 **5:34 p.m.** and Mr. Cook called roll.

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

Absent: Commissioners: **Griggs, Williams**

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 **April 15, 2025**, were offered for approval by Commissioner **Barksdale** and seconded by Commissioner **Johnson**. The "Ayes" and "Nays" were as follows:

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

Nays: **None**

Abstain:

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

### Financial Report:

**Mr. Cook** read the financial report for **April 2025** and asked if there were any questions regarding the financial reports, and being none, Commissioner **Johnson** moved to accept, and Commissioner **Bradley** offered a second. The "Ayes" and "Nays" were as follows:

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

Nays: **None**

Abstain:

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

### Bills to be paid:

A-GENERAL PLUMBING	\$3,960.00	MAZTECK	\$4,529.53
AL AMERICAN TURF	\$1,395.74	NORTHWIND MECHANICAL	\$10,960.83
COOPER	\$1,356.89	NTN -NATIONAL TENANT NETWORK	\$5,513.00
DECOTIIS, FITZPATRICK, COLE	\$2,520.80	PILOT ELECTRIC	\$2,685.00
GEESE POLICE	\$1,581.66	STAPLES	\$1,158.71
HOME DEPOT	\$22,649.18	TOWNSHIP OF NEPTUNE FUEL	\$1,388.49
MARSHALL LLC	\$1,620.00		

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

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

Nays: **None**

Abstain:

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

### Resident Arrears Report:

Mr. Wigenton reported that court was held on April 16, 2025. Of the original seven (7) residents filed for non-payment, three (3) remained, all of whom appeared in court and entered into repayment stipulations. Commissioner **Barksdale** moved to accept, and Commissioner **Johnson** offered a second. The "Ayes" and "Nays" were as follows:

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

Nays: **None**

Abstain:

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

### Committee Reports:

Mr. Cook provided highlights from the recent Operations Committee meeting. He reported on the progress of the 1130 Heck Avenue project, noting that the development is moving forward as planned. The team is currently awaiting the

closing date, which is expected to occur in approximately two weeks. Vice chair Foster asked for the report to be entered into record. Commissioner **Johnson** moved to accept, and Commissioner **Bradley** offered a second. The “Ayes” and “Nays” were as follows:

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

Nays: **None**

Abstain:

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

**Correspondence:**

**Old Business:**

**New Business:**

**Topic for Discussion:**

Vice Chair Foster reported on the NJNAHRO Conference held in Atlantic City, which several commissioners attended last month. She shared that it was a valuable opportunity to connect with peers from across the state and learn about innovative practices being implemented by other housing authorities.

Vice Chair Foster mentioned a conversation she had with an organization that operates a hoarding intervention program and expressed interest in inviting them to deliver a presentation to the Authority. Additionally, she inquired whether the Authority would consider transitioning to laundry cash cards in place of coin-operated machines and implementing an option for residents to pay rent online. Mr. Cook asked Vice Chair Foster to provide the organization's contact information so he could follow up directly. He also stated that he would look into what would be required to implement the suggested program changes. Commissioner Holly shared that she spoke with a company that conducts water testing in the area. She noted that she would have the company reach out to Mr. Cook for further 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 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 **Bradley**. The meeting was adjourned at **5:50p.m.**

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