

## REGULAR MEETING JUNE 17, 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 **5:34 p.m.** and Mr. Cook called Roll.

Present: Commissioners **Barksdale, Bradley, Griggs, and Williams**

Absent: Commissioners: **Foster, Holly, 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 **May 20, 2025**, were offered for approval by Commissioner **Barksdale** and seconded by Commissioner **Williams**. The “Ayes” and “Nays” were as follows:

Ayes: Commissioners **Barksdale, Bradley, Griggs, and Williams**

Nays: **None**

Abstain:

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

### Financial Report:

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

Ayes: Commissioners **Barksdale, Bradley, Griggs, and Williams**

Nays: **None**

Abstain:

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

### Bills to be paid:

A-GENERAL	\$1,030.00	NORTHWIND MECHANICAL	\$4,429.40
ACCURATE TREE	\$2,500.00	P&G MASONRY	\$4,790.00
CENTRAL JERSEY GENERATORS	\$3,275.00	PHM AFFILIATES, INC	\$7,500.00
ENVIRONMENTAL LANDSCAPING DESIGN	\$4,200.00	SHERWIN WILLIAMS	\$2,627.00
GEESE POLICE	\$1,581.66	THE NELROD COMPANY	\$1,595.00
HOME DEPOT	\$25,443.47	TOWNSHIP OF NEPTUNE-FUEL	\$1,272.68
MAZTECK	\$3,327.53	TPK CONSTRUCTION	\$66,556.50
NJ PUBLIC HOUSING AUTHORITY-JIF	\$154,609.50	WESTERN INDUSTRIES	\$2,654.00

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

Ayes: Commissioners **Barksdale, Bradley, Griggs, and Williams**

Nays: **None**

Abstain:

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

### Resident Arrears Report:

Mr. Wigenton reported that nine (9) residents have been filed for non-payment, and two (2) notices to quit have been issued. One (1) resident has already moved out, and as of now, no court date has been set. Commissioner **Bradley** moved to accept, and Commissioner **Barksdale** offered a second. The “Ayes” and “Nays” were as follows:

Ayes: Commissioners **Barksdale, Bradley, Griggs, and Williams**

Nays: **None**

Abstain:

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

**Let the record reflect Vice-Chair Fosters arrived at 5:40 pm**

## **Committee Reports:**

## **Correspondence:**

## **Old Business:**

### **New Business:**

A resolution was offered to approve the hiring of a management consulting firm for the management of the HUD Capitol Fund Programs effective July 1, 2025, to June 30, 2026. A request for Proposals was issued and only one proposal was received. The board of Commissioners awarded the contract to PHM Affiliates Inc. with a total cost of \$60,000 to be paid in monthly installments of \$5,000. A motion was offered to accept by Commissioner **Bradley** and seconded by Commissioner **Williams** the “Ayes” and “Nays” were as follows:

Ayes: Commissioners **Barksdale, Bradley, Griggs, and Williams**

Nays: **None**

Abstain: Commissioner **Foster**

**Said Motion was Resolution #2177**

A second resolution was offered approving the modification of Voucher Term Extension on the HCV program. TNHA is currently experiencing financial constraints and a budget shortfall and will temporarily suspend the granting of extensions on all existing Housing Choice Vouchers. 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, Griggs, and Williams**

Nays: **None**

Abstain: Commissioner **Foster**

**Said Motion was Resolution #2178**

## **Topic for Discussion:**

### **Public Portion:**

**Mr. Pat Brennan**, residing at **1805B Alberta Avenue, Unit #36**, addressed the Board to report that he has not experienced any recent issues with mice. However, he expressed continued concern about the maintenance of the bait boxes and inquired whether the new pest control company would be monitoring them.

Mr. Brennan also reported a sewage leak from a round plate on the building, which he had previously discussed with Maintenance Department staff, including Mr. Mauro, Mr. Dileo, and Mr. Taylor.

Additional concerns raised by Mr. Brennan included:

- The unsafe proximity of neighboring residents' grills to the building.
- Residents smoking on TNHA property.
- Homeless individuals observed sleeping on a TNHA bench.
- Drafty apartment windows, which allow rain to enter.

**Waliyah Naeem Bey**, residing at **1837 6<sup>th</sup> Avenue, Unit #6**, addressed the Board to report ongoing pest issues in her apartment and surrounding units, specifically mice and crickets. She presented photographs of mice caught in her unit, as well as images of entry points—highlighting that the spaces allowing rodent access are too large for temporary fixes such as steel wool and foam. She noted that the baseboards are rotten, contributing to the problem. MS. Naeem Bey also shared that she regularly purchases and distributes mouse traps to assist her neighbors with similar infestations.

Additional concerns included:

- Drafty windows throughout the unit.
- Radiators that are extremely dirty and in need of cleaning.

**Gina Pucciarelli**, residing at **1835 6<sup>th</sup> Avenue, Unit #7**, was also present at the meeting and confirmed that she is experiencing the same pest and maintenance issues as her neighbor, Ms. Naeem Bey.

In response, Mr. Cook, and Chairperson Griggs both acknowledged the concerns and stated that he would follow up on each of the issues raised.

## **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 **Williams** and seconded by Commissioner **Foster**. The meeting was adjourned at **6:05p.m.**

---

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