REGULAR MEETING MARCH 17, 2026

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. Chair 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 **February 17, 2026,** were offered for approval by Commissioner **Johnson** and seconded by Commissioner **Barksdale.** The "Ayes" and "Nays" were as follows:

Ayes: Commissioners **Barksdale, Bradley, Foster, Holly, Johnson, and Williams**
Nays:
Abstain: **Griggs**
Chair Griggs thereupon declared the motion carried.

Financial Report:
Chair Griggs presented the Financial Report for **February 2026** and asked if there were any questions, Commissioner Holly asked for clarification on dates for Theo's bill, the bookkeeper responded stating he worked during the Hernando Blizzard for a few consecutive days. and Commissioner Foster asked why there was only one invoice for the fee accountant, usually there would be one for NCHA as well. Ms. Matozzi, Fee Accountant, responded, the time spent was on TNHA only. Commissioner **Barksdale** 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**
Abstain:
Chair Griggs thereupon declared the motion carried.

Bills to be paid:
Chair Griggs asked the Board to review the bills list. After review, he stated that he had reached out to the auditor, Rich Larsen of Novogradac, for insight regarding the Procurement Policy, program, and invoices, noting that it was a productive conversation. Chair Griggs stated for the record that this would be the last time he would vote on the bills list as currently presented, and that TNHA would have thirty (30) days to implement a new program, policy, and procedures.
A lengthy discussion followed regarding the current Procurement Policy and the approval process for bills. Ms. Matozzi stated that she could not guarantee that new procedures and policy would be in place within 30 days, noting that it is a complex process already underway. Commissioner Johnson remarked that, once the Fee Accountant compiles the bills, they should be presented to the Finance Committee for review. Upon committee approval, the bills would then be presented to the Board for final approval.
Chair Griggs inquired about the membership of the Finance Committee. The bookkeeper responded that the committee consists of Commissioner Holly and Chair Griggs. Chair Griggs questioned the composition and asked who appointed the committees. Mr. Cook responded that the Chair appoints the members to the committees at the Re-Organization Meeting in April and that this process had been followed the previous year.
Chair Griggs agreed to have the Finance Committee review the bills and present them, upon approval, to the Board for final consideration. A motion was offered to pay the presented bills by Commissioner **Johnson** 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**
Abstain:
Chair Griggs thereupon declared the motion carried.

Resident Arrears Report:

Mr. Wigenton reported that court was held on February 27, 2026. Six (6) non-payment cases were presented; three (3) were paid, and three (3) resulted in stipulations. He further reported that there were two (2) warrants of removal issued.
Mr. Wigenton also stated that on March 10, 2026, he was provided with a list of seven (7) additional non-payment complaints. A court date for these matters has not yet been scheduled.
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**
Abstain:
Chair Griggs thereupon declared the motion carried.

Committee Reports:
Mr. Cook addressed the Board and commended the maintenance staff for their outstanding work during the recent blizzard. He highlighted their efforts in removing snow and ice, maintaining safe conditions across TNHA sites, and effectively managing any maintenance emergency that occurred during that time. Mr. Cook also reviewed the progress of the 1130 Heck Project. Commissioner Williams joined in commending those involved in the project, stating that it looks great and expressing anticipation for its completion.

Old Business:

New Business:

Operations Reports:
The Operations Reports submitted by the Director of Operations; Joeseph L. Mauro, IV, Melissa Garaio; Public Housing Coordinator and Victoria Bardsley Section 8 Coordinator along with PHA & Section 8 Financial Summary's, Donna Matozzi, Fee Accountant were not reviewed, Chair Griggs requested the board to review the reports independently and contact him with any questions or concerns.

Topic for Discussion:

Public Portion:
The following residents addressed the Board:

- Sheilia Solomon, 1815 6th Avenue, Unit #17
- Waliydah Naeem Bey, 1837 6th Avenue, Unit #6
- Asianai Foster, 1113 Embury Avenue, Unit #29
- Shanae Bell, 1112 Heck Avenue, Unit #37
- Tyquasia Small, 136 Taylor Avenue, Unit #24
- Mr. Pat Brennan, 1805B Alberta Avenue, Unit #36
- Mike Scanapico, 2100 Wells Avenue #19

Residents raised concerns regarding conditions in their apartments, including pest control issues, drafty windows, and lack of adequate hot water.
Chair Griggs requested that a plan be developed to address the window and extermination (pest control) issues and suggested that TNHA consider utilizing Capital Funds for these improvements.
Chair Griggs further stated for the record that residents should not feel threatened or discouraged from attending TNHA meetings to voice their concerns. He noted that he had personally been informed by residents of alleged threats discouraging attendance or complaints, including statements suggesting residents could be removed for doing so. Chair Griggs stated that he could not address these allegations at this time, as Mr. Mauro was not present to respond.
Chair Griggs also provided his personal phone number and stated that he is available to residents who wish to contact him with any issues or concerns.

Mike Scanapico, 2100 Wells Avenue #19, addressed the board spoke about a prior incident involving Joe Mauro, Mike DiLeo, and Melissa Gariao, which he stated resulted in a court matter.
Mr. Scanapico noted that he assists neighbors, including helping shoveling snow during recent storms, and expressed that he tries to be helpful within the community. He questioned the reason for his relocation from a unit across from the office to his current residence at 2100 Wells Avenue.
Mr. Scanapico also raised concerns regarding activity at the office during late-night hours.

Asianai Foster, 1113 Embury Avenue, Unit #29, addressed the Board again regarding allegations concerning TNHA funds reported in the *Asbury Park Press* and discussed on social media.
Chair Griggs responded that he holds a financial degree and clarified that there is a distinction between Capital Funds and Operating Funds. He stated that he supports utilizing TNHA Capital Funds for housing improvements, specifically to address maintenance issues such as drafty windows and pest control.

Karen Davage, 320 Myrtle Avenue, addressed the Board regarding the 1130 Heck Project, inquiring about income limit ratios for residents and project oversight. Mr. Cook responded that the 1130 Heck Project is a joint venture with the Alpert Group, with shared responsibility for management, and confirmed that the site will be designated as a low-income property.

Shanae Bell addressed the Board regarding how to start a Tenant Association/Resident Council. Chair Griggs advised her to contact Vice-Chair Foster, noting that Vice-Chair Foster had previously been involved with the Resident Council and would be able to provide guidance. Vice-Chair Foster explained the steps for getting started and encouraged Ms. Bell to reach out for further assistance as needed.

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 **Foster** and seconded by Commissioner **Barksdale.** The meeting was adjourned at **7:02 p.m.**

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Bart J. Cook, Esq., PHM
Executive Director