REGULAR MEETING APRIL 29, 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 Johnson called the meeting to order at **5:38 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 and in the Asbury Park Press on **April 9, 2026**, 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 17, 2026,** were offered for approval by Commissioner **Griggs** and seconded by Commissioner **Barksdale.** The "Ayes" and "Nays" were as follows:

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

Financial Report:
Chair Johnson presented the Financial Report for **March 2026** and asked if there were any questions. Commissioner Griggs requested reports from the fee accountant, Donna Matozzi. Commissioner Griggs stated at a previous meeting he would not approve the report without implementing the new procurement process. Mr. Cook responded that the PHA & Section 8 Financial Reports and Narrative for the past 6 months ending March 30, 2026, prepared by Ms. Matozzi, were included in the folders provided to the board. He apologized for the delay, explaining that we have been diligently preparing for the annual budget and ensuring timely completion and submission of materials to the auditors. Commissioner **Barksdale** moved to accept, and Commissioner **Williams** offered a second. The "Ayes" and "Nays" were as follows:

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

Bills to be paid:
Chair Johnson asked the Board to review the bills list. Mr. Cook was happy to report to the board on Friday, May 8th at 10:30 am we have a presentation for the Procure Desk system and invited them to attend. A motion was offered to pay the presented bills by Commissioner **Barksdale** and Commissioner **Bradley** offered a second. Commissioner Griggs stated at a previous meeting he would not approve the report without implementing the new procurement process. The "Ayes" and "Nays" were as follows:

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

Resident Arrears Report:
Mr. Wigenton reported that court was scheduled for Friday May 1, 2026, for five (5) non-payment cases and two (2) warrants to remove. Today at court we had one (1) order to remove granted with seven (7) days to vacate the property. Commissioner **Griggs** asked what the total due to the authority for the five (5) residents with nonpayment, Mr. Wigenton stated $21,395.00 owed. Commissioner **Griggs** moved to accept, and Commissioner **Holly** offered a second. The "Ayes" and "Nays" were as follows:

Ayes: Commissioners **Barksdale, Bradley, Foster, Griggs, Holly, Johnson, and Williams**
Nays: **None**
Abstain:
Chair Johnson thereupon declared the motion carried.

Committee Reports:

Old Business:
Due to a tie vote for Vice Chair between Commissioners Foster and Holly, the decision was postponed until a meeting with a full board was present. Ballots were distributed and counted, resulting in Commissioner Holly being elected Vice Chair with a vote of 5 to 2. Chair Johnson noted for the record Commissioner Holly will serve as Vice Chair for the 2026-2027 term.

New Business:
Commissioner Foster asked Mr. Cook why the benches at the William Small Playground had been removed. Mr. Cook responded that he was not aware of their removal and would look into the matter. He also noted that the Authority is exploring potential upgrades to the playgrounds. Commissioner Foster further inquired about the status of Shanae Bell's request to rent the Community Room for a Tenant Association/Resident Council meeting. Mr. Cook stated that Ms. Bell had complied with the rental requirements, that the obligation fee had been waived, and that the key was prepared for pick up; however, she did not appear as scheduled.

Mr. Cook welcomed Samantha Hennessey of The Alpert Group to present a redevelopment vision for the former Becker Plating site located at 121 Highway 35, Neptune, New Jersey. The proposal outlines transforming the property into a landmark senior affordable housing community consisting of 66 units.
Ms. Hennessey explained that The Alpert Group is proposing a partnership with TNHA and intends to utilize funding through the NJDEP Hazardous Discharge Site Remediation Fund (HDSRF) grants. She noted that this approach would involve no upfront cost to the Authority. She provided an overview of the redevelopment process, stating that the initial step would require the Authority to submit an application to the New Jersey Department of Environmental Protection (NJDEP) to secure grant funding for environmental review and necessary studies. Upon approval, the Authority would receive funds to support remediation of the property.
Ms. Hennessey requested that the Board review the packet distributed at the meeting, as well as the proposed resolution included therein.
Ms. Hennessey then introduced Mike, representing AKRF, an engineering and environmental consulting firm. He discussed his preliminary investigation of the site, including existing contamination concerns, prior NJDEP studies, and available grant opportunities. He noted that the property is currently abandoned, vacant, and underutilized, and indicated that it is well-suited for this type of grant. He further stated that the grant application process for the initial phase is expected to take approximately four to six weeks for approval.
A discussion followed, during which Board members raised questions regarding the site location, anticipated timeline, required level of effort, and potential liability. Commissioner Griggs expressed concerns about approving a resolution at this time. The Board agreed and requested additional information for review before taking further action.

Operations Reports:
Operations Reports were submitted by Melissa Garaio; Public Housing Coordinator and Victoria Bardsley Section 8 Coordinator

Public Portion:
The following residents addressed the Board:
- Pat Brennan, 1805B Alberta Avenue, Unit #36
- Sheilia Solomon, 1815 6th Avenue, Unit #17
- Waliydah Naeem Bey, 1837 6th Avenue, Unit #6
- Tyquasia Small, 136 Taylor Avenue, Unit #24

Residents raised concerns regarding conditions in their apartments, including pest control issues, drafty windows, and dusty heating vents. Mr. Brennan reported that the dryer in the laundry room adjacent to the office appeared to be clogged and that he detected a gas odor. Mr. Cook asked Mr. Brennan to report such issues as they arise so they can be addressed promptly, rather than waiting an extended period.
Ms. Solomon thanked the Board for her new oven. Ms. Small raised a concern regarding an issue with a neighbor. The Board listened to all comments, offered suggestions, and stated that they would follow up on the concerns presented.

<u>EXECUTIVE SESSION:</u>

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 **Griggs** and seconded by Commissioner **Foster.** The meeting was adjourned at **6:41 p.m.**

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Bart J. Cook, Esq., PHM
Executive Director