

BERKELEY TOWNSHIP HOUSING AUTHORITY

REGULAR MEETING: November 25, 2014

These Minutes are not verbatim, but a condensed version of what transpired at the Berkeley Township Housing Authority Board of Commissioners Meeting held on October 28, 2014 at 4:00 PM in the Community Room, located at the Administration Building at 44 Frederick Drive, Bayville NJ.

PRESENT: GRACE DEKKER, EXECUTIVE DIRECTOR
LYNNE NUTLEY, CHAIRPERSON
KATHLEEN NUNN, VICE-CHAIRPERSON
JUDITH NOONAN, COMMISSIONER
NIKOLAUS SEITZ, COMMISSIONER
NILDA GARIBALDI, COMMISSIONER
TERRENCE CORRISTON, LEGAL COUNSEL

ABSENT: KATHERINE FULCOMER, COMMISSIONER
SOPHIE KAUCHAK, COMMISSIONER
JANET MALANGA, TRANSCRIBER

CALL TO ORDER: Public Meetings Act, adequate notice of this meeting has been provided in the following manner; on January 17, 2014 a notice of all meetings was provided to the Township of Berkeley Clerks Office, the Asbury Park Press, and was posted on the Authority official public bulletin board at the BTHA's Administration Buildings as well as the BTHA's Website.

PLEDGE OF ALLEGIANCE: All those present recited the Pledge of Allegiance.

MOMENT OF SILENCE: A moment of silence was observed for the troops oversea.

ROLL CALL: Roll call was read as listed above.

Joe Alpert from the Alpert Group, Richard Brown from Monarch Housing and Steve Shock from Kitchen Associates were there to talk to the Board. Mr. Alpert said that he thought everyone had the same visions for the project. He wanted to say that there are some great aspects from Mr. Dekker touring the Site and walking both Sites with the architect with the whole group. They are looking to us the side of the Site at Frederick Drive to maximize the parking. They can put a bigger building back there, fifty units in a three story building. The parking would change to best utilize the project. The project would be fifty new affordable senior units. It would be a three story building and would have a sense of home. The HA is allowed to cover 80% of the surface area. The payment in lieu of tax is \$75,000. There are two shots of getting funding for this project, either the 9% senior round or leftover Sandy money.

Traffic was discussed and if that would create a problem because of only one entrance. There was also discussion of a secondary fire access but not to be used for an everyday active driveway. The units will be handicap accessible and will have elevators. They will also have individual controlled heat. If someone has a voucher and applies with Section 8 they cannot be denied. The 55 plus target would be workforce people. The HA property has to be sold to the partnership. HUD has to approve. The HA is bringing the land to the partnership. All the units will be energy star certified. A one bedroom unit is approximately 650 square feet. There will be two elevators and central air. We do energy modelling on all of the buildings. Centralized water system is more efficient. There are stairs on both ends of the corridors. The entire building is set up with sprinklers and updated for fire hazards. Camera angles were discussed for security. The laundry would be on the second floor. They said there will still be a lot of discussion.

Site B will be an improvement for the area. The design there is using the existing loop road that is there and eliminating the dumpster and parking on the river side and flipping it to the inside. There would be a four story building. Fire marshals could drive all around the building and parking would be behind the building. Civil engineers in doing research found out that Site B is a suburban planning area. In that area you can only pave 30% of your land area, 70% has to be just vegetation. The entire property right now exceeds 30%. The way the law is now they cannot pave a parking spot without taking away a parking spot. None of this can happen without dealing with this problem and get it taken out of suburban. The state planning commission would have to approve that and it is a long process. They discussed ways to correct the suburban planning area.

They feel they are full steam ahead. Research has been done and they would like to proceed on the Senior Site and the Family Site they should take time and have meeting to get idea if they can move on that project. The project at

Site A would not break ground for another year. The Board agreed to schedule a meeting with the Mayor and discuss both projects.

AUTHORIZATION BY THE BOARD TO APPROVE THE MINUTES FOR THE OCTOBER BOARD MEETING: A motion was made Commissioner Noonan. Commissioner Seitz seconded the motion. Roll call found all in favor.

AUTHORIZATION BY THE BOARD TO APPROVE THE MINUTES FOR THE CLOSED SESSION OF THE OCTOBER BOARD MEETING: No Closed Session

AUTHORIZATION BY THE BOARD TO APPROVE FOR PAYMENTS POINTS A THROUGH F: A motion was made by Commissioner Noonan to approve the payments. Commissioner Nunn seconded the motion. Roll call found all in favor.

REPORTS TO THE BOARD:

LEGAL COUNSEL –Mr. Corrison spoke to the Board and handed out the draft cooperation pilot agreement with the town to look over. Typically this agreement is done before HUD finances any project in the town. Services they will provide and amount the HA will pay for them is not negotiable, it is 10% of the rent charge minus utilities. That formula is from HUD.

EXECUTIVE DIRECTOR- Grace had one Resolution to hand out at the meeting which was the Board dates. Resolution 2014-9-3 needs to be amended as her name was left off of the Resolution. The HA is a high performer again.

MAINTENANCE SUPERVISOR – Bob said that they are still working on the LED lights. They had a couple move outs with minimal damage. He did Section 8 inspections and had a lot of port-ins.

APPROVE RESOLUTIONS

2014-11-1 To Approve the Meeting Dates for 2015

Commissioner Seitz made a motion to approve the Resolution. Commissioner Noonan seconded the motion. Roll call found all in favor.

2014-9-3 To Amend the Resolution to have Grace Dekker to be put on as an assignee for the Checking Account.

Commissioner Noonan made a motion to approve the amended resolution. Commissioner Seitz seconded the motion. Roll call found all in favor.

UNFINISHED BUSINESS – None

NEW BUSINESS –None

PUBLIC PORTION - None

CLOSED SESSION – None

MOTION TO ADJOURN – Commissioner Nutley made a motion to adjourn. Commissioner Noonan seconded the motion. Roll call found all in favor.