

BERKELEY TOWNSHIP HOUSING AUTHORITY

REGULAR MEETING:

These Minutes are not verbatim, but a condensed version of what transpired at the Berkeley Township Housing Authority Board of Commissioners Virtual Meeting held on March 30, 2021, at 4:05 PM via Zoom video, located at the Administration Building at 44 Frederick Drive, Bayville NJ.

PRESENT: GRACE DEKKER, EXECUTIVE DIRECTOR
JENNIFER BACCHIONE, CHAIRPERSON
KELLY GROSSE, VICE CHAIRPERSON
NILDA GARIBALDI, COMMISSIONER
DENISE PELLECCCHIA, COMMISSIONER
DAVID YTREBOE, COMMISSIONER
JIM BYRNES, COMMISSIONER
KEN MIKA, COMMISSIONER
TERRENCE CORRISTON, LEGAL COUNSEL
DAVE CIARROCCA, ACCOUNTANT
BOB DEKKER, MAINTENANCE SUPERINTENDANT/INSPECTOR
Arlene Feula on Zoom.

CALL TO ORDER: Public Meetings Act, adequate notice of this meeting has been provided in the following manner: on January 6, 2021, 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.

A moment of silence was observed.

ROLL CALL: Roll call was read as listed above.

AUTHORIZATION BY THE BOARD TO APPROVE THE MINUTES FOR THE JANUARY BOARD MEETING: A motion was made to approve the January Board meeting Minutes. All were in favor except for Commissioner Pellechia who was absent. Commissioners Mika and Ytreboe abstained.

AUTHORIZATION BY THE BOARD TO APPROVE FOR PAYMENTS POINTS A THROUGH C: A motion was made to approve the payments by Commissioner Pellechia. Motion was seconded by Commissioner Byrnes. All approved. New commissioners abstained.

REPORTS TO THE BOARD: Commissioner Bacchione welcomed the 2 new Commissioners Ken Mika and Dave Ytreboe to the Board.

LEGAL COUNSEL- Legal Counsel stated there were no proceedings for evictions but are scheduled in court sometime in June because of the continuation of the moratorium due to the Virus. "Quit Notices" will continue to be sent for "non-payment" of rent. There is no excuse for

not paying the minimum amount as the rents have been reduced. A few Cease notices have been sent for other violations of the lease together with notices to “Quit.”

New Jersey passed the legalization of marijuana for use and possession. HUD (Federal Government) states that it is a controlled and dangerous substance and its use and possession on government property is prohibited and subject to eviction. Berkeley Housing has a smoking policy that states, “you must be 15 ft. from buildings.”

EXECUTIVE DIRECTOR – Welcome to our 2 new Commissioners. Had a meeting with both new Commissioners before this meeting. We discussed housing policies and also their classes.

We are considering an in-person Board meeting for May.

All “Waiting Lists” are now closed.

No one has called the office to report they have the virus. Which is good.

There are just arguments between our seniors which is being handled.

Will be discussing with Terry new policy regarding marijuana and smoking on premises.

MAINTENANCE SUPERINTENDENT – 2 apartment kitchens were fully renovated by staff and received a CO for occupancy. 1 at Site A and 1 at Site B. All Section 8 inspections were completed in 3 days and will not need to be inspected for 2 years. Only 1 inspection was completed for Lakewood. Snow removal was completed with no incidents. JIF did yearly inspection of Site A. All passed.

ACCOUNTANT – First fiscal report for 2021 on Budget. Independent Audit is being scheduled by Rich Larsen for 2020 and will be conducted off-site. They may come in office only for compliance. CARES Act funding of \$93,000 for 2020 was received and will be added to the Operating Budget. Waiting for potential CARES Act funding for 2021. Everything is stable.

NO PUBLIC PORTION - NONE

APPROVE RESOLUTIONS- 3 RFPs were received for bidding. Commissioners Bacchione and Grosse and I did the evaluation scoring and Terry Corrison scored the highest for his experience with Housing Authorities. The other 2 attorneys that sent their bids either had no experience with HUD and/or RAD. Cost was not comparable. Commissioner Pellecchia would have liked to send out a 2nd request for a local attorney but was told the Housing Authority followed the Procurement and properly advertised. What she requested was not ethical. Motion to approve Resolution 2021-3-1 for Terry Corrison of Breslin & Breslin to continue as attorney for Berkeley Housing with an increase of \$50.00; Commissioner Grosse made 1st motion, Commissioner Garibaldi 2nd. Commissioner Byrne abstained and Commissioner Pellecchia voted “no.” Commissioners Mika, Bacchione, Ytreboe approved.

UNFINISHED BUSINESS –Account for Retirees

NEW BUSINESS – Director discussed a Commissioner costing the Housing Authority \$1,400 for not completing courses. By-Laws should be followed. Motion made by Denise Pellecchia to suspended By-Laws to waive \$248.00 reimbursement from Maria Pellecchia. \$1400 was paid for courses that were not completed. The Director states that By-Laws should not be suspended. These are what we have in place. The Board can agree to waive fee. Needs to have a board resolution if all agree. Commissioner Pellecchia wants to suspend By Laws this one time. Commissioner Bacchione said it can be held and discussed at next Board Meeting.

PUBLIC SESSION - None

CLOSED SESSION – None

MOTION TO ADJOURN –A motion was made to adjourn *at 4:45 pm* in the evening by Commissioner Grosse. The motion was seconded by Commissioner Pellecchia.