

**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 Meeting held on May 25, 2021, at 4:05 PM, located at the Administration Building at 44 Frederick Drive, Bayville NJ.*

**PRESENT:** GRACE DEKKER, EXECUTIVE DIRECTOR  
JENNIFER BACCHIONE, CHAIRPERSON  
KELLY GROSSE, VICE CHAIRPERSON (ABSENT)  
NILDA GARIBALDI, COMMISSIONER  
DENISE PELLECCCHIA, COMMISSIONER  
DAVID YTREBOE, COMMISSIONER (ABSENT)  
JIM BYRNES, COMMISSIONER  
KEN MIKA, COMMISSIONER  
TERRENCE CORRISTON, LEGAL COUNSEL  
DAVE CIARROCCA, ACCOUNTANT  
BOB DEKKER, MAINTENANCE SUPERINTENDANT/INSPECTOR  
ARLENE FEULA, TRANSCRIBER

**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.

Commissioner Pelleccchia made a motion to request to change wording on page 2, sentence 5 to "improper to rebid" instead of, "unethical", to March 2021 Board Minutes. Motion to change made by Chairperson Bacchione, 1<sup>st</sup> by Commissioner Pelleccchia, 2<sup>nd</sup> by Commissioner Garibaldi. All present approved.

**AUTHORIZATION BY THE BOARD TO APPROVE THE MINUTES FOR THE MARCH BOARD MEETING:** A motion was made to approve the January Board meeting Minutes. All were in favor except for Commissioner Pelleccchia who was absent at that meeting. 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, 1<sup>st</sup> by Commissioner Pelleccchia. 2<sup>nd</sup> by Commissioner Byrnes. All present approved.

**LEGAL COUNSEL** – Marijuana use is prohibited on all Federal housing properties and Section 8 properties. Legal Counsel stated evictions are still being filed with the courts until sometime in June/July. Pursuing Cease notices to tenants who cannot get along causing disruption. New Jersey may have passed the legalization of marijuana for use and possession, but 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.

**EXECUTIVE DIRECTOR** – Marijuana policy sent to all residents. Resolution needed for vote to waive \$248.00 for former commissioner. By-laws were put in place and that is how we run our Authority. We had hearings with our hearing officer. 5 were scheduled and only 2 were present and will proceed with eviction. Had Cease notices to 3 Site A residents for disturbing the peaceful enjoyment of others and smoking. Evictions will follow. HQS inspections, as Bob mentioned, many were awful. Basically, due to adults and children home during pandemic and not keeping up with cleaning and some most not caring because they can use the pandemic as an excuse. No one called to say they had the virus.

Discussion was brought to meeting by Commissioner Pellecchia regarding the fee for the re-payment of course fees. Chairperson Bacchione said, going forward, she did not want to set a precedent on waiving course fees for upcoming commissioners.

Motion to waive re-payment of \$248.00 for Maria Pellecchia, 1<sup>st</sup> Commissioner Pellecchia, 2<sup>nd</sup> Commissioner Byrnes, Commissioner Bacchione-Yes, Commissioner Garibaldi-No, Commissioner Mika-No. Motion failed. Need 4 votes to approve.

**MAINTENANCE SUPERINTENDENT** – We are 100% occupied at this time. Come July there will be 2 vacancies and 1 transfer. Renovations to a 1 bedroom and 4 bedroom unit will be completed over the following months. Many units failed HQS for cleanliness and extermination was completed at the same time which went well. Only a couple of units had insect issues. Bulk is not being picked up at Site B and we're continually calling. Outsiders are also using Site B dumpsters. Garbage pick-up is fine.

**ACCOUNTANT** – Pension appropriation came in higher. 82% are accrual from prior years (\$50,000/\$40,000 accrual) Rents are being collected and doing fine and Director is collecting on fraud income. Reserves are there due to in-house savings on renovations. Benefit account for retirees is set aside.

**APPROVE RESOLUTION #2021-5-1.** Motion by Chairperson Bacchione to set aside account for retiree medical benefits 1<sup>st</sup> Commissioner Byrnes, 2<sup>nd</sup> Commissioner Pellecchia. All approve.

**APPROVE RESOLUTION #2021-5-2** to add the non-use marijuana to smoking policy. Motion to add to Smoking Policy by Chairperson Bacchione. Commissioner Pellecchia 1<sup>st</sup>, Commissioner Mika 2<sup>nd</sup>. All present approved.

**APPROVE RESOLUTION #2021-5-3** – Chairperson Bacchione noted that she did not want to set this as a precedent for future commissioners. Resolution failed to be waived.

**PUBLIC PORTION - NONE**

**NEW BUSINESS – NONE**

**PUBLIC SESSION – NONE**

**CLOSED SESSION – NONE**

**MOTION TO ADJOURN** –A motion was made to adjourn *at 4:41 pm* in the evening by Commissioner Bacchione, 1<sup>st</sup> Commissioner Byrnes. The motion was seconded by Commissioner Bacchione. All approved.