

**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 November 2nd, 2022, at 4:00 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)  
KEN MIKA, COMMISSIONER  
ARLENE FEULA, TRANSCRIBER

**CALL TO ORDER:** Public Meetings Act, adequate notice of this meeting has been provided in the following manner: on January 19, 2022, 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 SEPTEMBER BOARD MEETING:** A motion was made to approve the September 2022 Board meeting minutes, 1<sup>st</sup> by Commissioner Pellecchia and 2<sup>nd</sup> by Commissioner Garibaldi. All in favor.

**AUTHORIZATION BY THE BOARD TO APPROVE FOR PAYMENTS POINTS A THROUGH C:** A motion was made to approve the payments for October 2022, 1<sup>st</sup> by Commissioner Mika, 2<sup>nd</sup> by Commissioner Pellecchia. All in favor.

**LEGAL COUNSEL – NONE**

**ACCOUNTANT – NONE.**

**EXECUTIVE DIRECTOR –** Dave will complete budget by November 9<sup>th</sup> for budget committee and Board and will introduce at December meeting. There will be only 1 purchase of new vehicle this year and 1 next year. Bob will do fixes to the rack body when needed. There will be adjustments in office with some changes in office.

Updated forms submitted for 5 Year Plan. HUD needs Resolution that the 5 Year Plan was approved by Board.

CDBG Grant the Housing Authority cannot apply on our own and the county has not responded to e-mail. Would like to address this with Terry. Would talk with Ocean Inc. as they receive monies from the State.

4 Vouchers on street and hoping to have them effective for December 1<sup>st</sup>. Extremely hard to find affordable rents. FMR's were completed with a HUD approved increase up to 120%. Always ask for Board approval on FMR increases.

GASB just came out and will ask Rich Larsen to attend next meeting to discuss.

Provident raised interest rate from .025 to 1.0%.

Changing Board Meeting starting time to 4:30 pm and meeting dates in 2023.

There is no increase on insurance as they do not really know as per letter.

HUD's inspection group will resume our inspections. Stopped due to COVID.

Terry will be working on the waiting list wording due to Fair Chance Housing. Will open the waiting list in the beginning of 2023.

Terry also working on an eviction of a resident who is dealing drugs out of unit. Police have been contacted and undercover work was mentioned.

#### **MAINTENANCE – NONE**

**APPROVE RESOLUTIONS-** Any member who wishes to have a matter removed from the Consent Agenda may do so. All other matters will be voted on by a Consent Agenda Vote. Chairperson Bacchione asked for Consent.

- 2022-11-1 Voided
- 2022-11-2 Approve the 2023 Agency's 5 Year Plan
- 2022-11-3 Approve the Fair Market Rents (FMR's) Payment Extension of Regulatory Waivers
- 2022-11-4 Approve the 2023 Board Meeting Schedule

Approve Resolutions - 1<sup>st</sup> by Commissioner Mika, 2<sup>nd</sup> by Commissioner Pellecchia.  
All Approved

#### **PUBLIC PORTION – NONE**

**NEW BUSINESS –** Nomination for Chair and Vice Chair. Commissioner Pellecchia made a motion for Commissioner Bacchione and Commissioner Gross to remain as Chair and Vice Chair. Approve nomination 1<sup>st</sup> by Commissioner Pellecchia, 2<sup>nd</sup> by Commissioner Garibaldi. All approved.

#### **CLOSED SESSION – NONE**

**MOTION TO ADJOURN –**A motion was made to adjourn at 4:15 pm in the evening by Commissioner Bacchione, 1<sup>st</sup> by Commissioner Pellecchia and 2<sup>nd</sup> by Commissioner Mika. All approved and in favor.