

**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 January 28, 2025, at 4:30 PM, located at the Administration Building at 44 Frederick Drive, Bayville NJ.

PRESENT: GRACE DEKKER, EXECUTIVE DIRECTOR
JENNIFER BACCHIONE, CHAIRPERSON (PHONE)
KELLY GROSSE, VICE CHAIRPERSON
NILDA GARIBALDI, COMMISSIONER (PHONE)
DENISE PELLECCCHIA, COMMISSIONER
DAVID TRETAWAY, COMMISSIONER
BOB DEKKER, MAINTENANCE SUPERVISOR
ARLENE FEULA, TRANSCRIBER

CALL TO ORDER: Public Meetings Act, adequate notice of this meeting has been provided in the following manner: on January 15, 2025, 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.

ROLL CALL: Roll call was read as listed above.

AUTHORIZATION BY THE BOARD TO APPROVE THE MINUTES FOR THE DECEMBER 5TH, 2024 meeting. A motion was made to approve the minutes 1st by Commissioner Pellecchia and 2nd by Commissioner Garibaldi.
All others approved and in favor.

AUTHORIZATION BY THE BOARD TO APPROVE FOR PAYMENTS POINTS A THROUGH C: A motion was made to approve the payments for December 2024 and January 2025, 1st by Commissioner Pellecchia and 2nd by Commissioner Trethaway.
All others approved and in favor.

LEGAL COUNSEL - There was a freeze put on government spending (LOCC)/Financial assistance (Capital Fund.) This will not affect Public Housing or Section 8 programs as when switched to PBV no longer have LOCC.

Resolved one repayment in Court.

Any found fraud will be reported to the 3 Credit Report Agencies. Will wait 6 months before pursuing tenant through a collection agency. Agencies take 1/3 of monies recovered.
Will cost the Housing Authority \$5,000 to file a Judgement against the tenant in Court.

EXECUTIVE DIRECTOR - Fair Market Rents will become effective on March 1st affecting transfers and new vouchers.

The House Rules have been updated as shown by the few pages as indicated. Residents will be notified 30 days in advance before it becomes effective.

An increase of \$4,304.04 in our insurance premium for 2025. The total premium will be \$58,008.00.

There is a write off of \$20,925.28 for damages to an apartment of a former resident and for fraud who were evicted. An online collection agency is listed on our PIC to report any monies that need to be collected. It will also flag their name as to not allow them to apply for government housing or assistance.

Working with Nan McKay on new Administrative Plan for the new HOTMA, NSPIRE and PBV at a cost of \$4,300.00. There are 3 more review sessions that is set from now to at least April.

Waited for update from OCEAN Inc. Was told we may not qualify for the "Weatherization Program" as it has not been 15 years since our last Grant in 2012.

Will work with a towing company to have cars towed off Housing property that are not registered with the office or no stickers on vehicles.. The Housing Authority will used their "towing signs." Terry will look over Towing Policy. Police are to issue a \$35 fine (of which they not) and the Housing Authority issues a \$25 parking fine when we notice violations..

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.

- 2025-1-1 FAIR MARKET RENT/SECTION 8
- 2025-1-2 HOUSE RULES
- 2025-1-3 JIF INSURANCE PREMIUM
- 2025-1-4 2024 RIGHT OFF

Approved Resolutions - 1st by Commissioner Pellecchia, 2nd by Commissioner Grosse.
All Approve

PUBLIC PORTION - NONE

UNFINISHED BUSINESS - NONE

NEW BUSINESS - Would like to forward to Town Council request from Kathy DiTomaso, who is a Berkeley Township resident to fill vacant seat.

CLOSED SESSION - NONE

MOTION TO ADJOURN -A motion was made to adjourn at 4:55 pm in the evening by Commissioner Pellecchia, and 2nd by Commissioner Trethaway.
All approved and in favor.

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