

BERKELEY TOWNSHIP HOUSING AUTHORITY

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 27, 2026, via ZOOM at 4:29 PM, located at the Administration Building at 44 Frederick Drive, Bayville NJ.

PRESENT: GRACE DEKKER, EXECUTIVE DIRECTOR
JENNIFER BACCHIONE, CHAIRPERSON (ABSENT)
KELLY GROSSE, VICE CHAIRPERSON
NILDA GARIBALDI, COMMISSIONER
DENISE PELLECCIA, COMMISSIONER
ROBERT BAUDO, COMMISSIONER
SEN. CARMEN AMATO, COMMISSIONER
DAVE TRETAWAY, COMMISSIONER
SEN. CARMEN F. AMATO
TERRENCE CORRISTON, ESQ.
DAVE CIARROCCA, ACCOUNTANT
ARLENE FEULA, TRANSCRIBER

CALL TO ORDER: Public Meetings Act, adequate notice of this meeting has been provided in the following manner: on November 16, 2025 a notice of this meeting was provided to the Clerk's Office at the Township of Berkeley, 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 2, 2025 meeting. A motion was made to approve the minutes 1st by Commissioner Pellecchia and 2nd by Commissioner Trethaway.
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 January 2026 by Commissioner Pellecchia and 2nd by Commissioner Baudo.
All others approved and in favor.

TERRY CORRISTON - Not much to report. Rent collections and tenancy are going smoothly.

DAVE CIARROCCA - 2nd step for Budget has been approved by the State

EXECUTIVE DIRECTOR - Legal counsel's contract is coming to an end and we have the option to extend for one year with no increase from April 1, 2026 to April 1, 2027.

The new maintenance charge list will be effective for March 1, 2026. All residents will be sent a copy before the effective date.

The Budget was approved by the State and now the Board adopts thru a resolution.

This year I will continue to represent the Housing Authority as JIF Fund Commissioner.

Grace said she spoke with Lauren Steiger, the attorney for Berkeley Township, regarding the appointment of Senator Amato to the Housing Authority Board as a paid employee of the County, as well as, Chairperson Jennifer Bacchione. Commissioner Pellecchia is a paid employe of the municipality. It was clarified that the Housing Authority is not part of the county.

A discussion pursued and it was decided that Senator Amato was able to sit as a commissioner on the Housing Authority Board. Senator Amato was not sworn in by the Town Council and Commissioner Pellecchia requested the oath be given to Senator Amato by the Housing Authority's Legal Counsel. Terrence Corrison, Esq. administered the oath of office to Senator Amato to become a Commissioner on the Board. Congratulations were extended to the Senator.

A motion was made for a closed session to discuss Grace's contract. 1st by Commissioner Pellecchia. 2nd by Commissioner Trethaway.
All in favor and agreed

Commission Pellecchia did not have her packet with her at this time and did not know that a copy of the Director's contract was enclosed with the packet that was distributed days before this meeting. Commissioner Pellecchia made a motion to table the discussion of the contract until she was able to review and she needed more time.

Grace said she would like if the Board could offer an 18-month contract as she was thinking of retiring from the Housing Authority at the end of 2027. The contract would be from June 1, 2026, through December 31, 2027. Commissioner Pellecchia said she has many questions regarding the contract. Grace interceded and asked if she was not happy with her performance as the Director. Commissioner Pellecchia responded, "absolutely not. You are doing a great job. (As it has been stated many times before.) I just have questions on will there be enough money in the account, how much is in the account and what is being put away for."

Commissioner Pellecchia was told that there was a line item for the retirees account for buy back vacation, sick time and medical. Commissioner Pellecchia questioned, as she did not quite understand, where (account) the monies were for pension, medical, buy back sick time and vacation payout. Who would be entitled to those monies. Only three (3) full time employees. She was told that pensions were paid from the State not out of any line item in the budget. Account was set up many years ago to prevent any problems and that was when the line item was added by the accountant. Our accountant and auditor review

this line item every year. The board setup the account. Grace told Sen. Amato that Denise, together with Commissioner Bacchione and Commissioner Grosse, asked for this line item be added.

Commissioner Garibaldi said a vote on Grace' s contract should be made at the next meeting and a motion was made by Co-chairperson Grosse to table the review of Grace' s contract until the next meeting. 1st by Commissioner Pellecchia and 2nd by Senator Amato. It was decided that a "special meeting be set for February 10th, 2026 to discuss Grace' s contract. If anyone has questions prior to the meeting, they will be sent to Grace and/or accountant by email.

All in favor and agreed

Motion to end closed session 1st by Commissioner Pellecchia and 2nd by Commissioner Baudo.

All in favor and agreed

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. Vice Chairperson Grosse asked for Consent. 1st by Commissioner Pellecchia and 2nd by Commissioner Garibaldi.

2026-1-1	APPROVE OPTION TO EXTEND LEGAL COUNSEL
2026-1-2	APPROVE 2026 MAINTENANCE CHARGES
2026-1-3	APPROVE BUDGET ADOPTION
2026-1-4	APPROVE JIF COMMISSIONER

All Approve and in favor

PUBLIC PORTION - NONE

UNFINISHED BUSINESS - NONE

NEW BUSINESS - NONE

CLOSED SESSION - EXECUTIVE DIRECTOR' S CONTRACT

Motion to adjourn by Vice Chairperson Grosse at 5:45pn. 1st by Commissioner Pellecchia and 2nd by Commissioner Trethaway

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