

Neptune City Housing Authority

Meeting Minutes

September 8, 2021

Call to order

Authority Chairman Eugene Stewart called to order the regular meeting of the Neptune City Housing Authority at 6:03 p.m. on September 8, 2021 via telephonic conference with all participants.

Pledge of Allegiance

The Pledge of Allegiance was omitted.

Open Public Meetings Act

Chairman Stewart informed that notice of the meeting was given in compliance with the Open Public Meetings Act. Supplemental notice of the telephonic conference due to the COVID-19 health emergency was given in accordance with the guidelines established by the New Jersey Department of Community Affairs.

Roll Call

Authority Attorney Aikins called the roll and the following persons were present by telephone: Chairman Stewart, Vice Chairman Goldberg, Commissioner Adcock, Commissioner Shafai, Commissioner Jardine and Commissioner Farry. Commissioner Whalen and Superintendent Lynda Muszynski were absent. Executive Director Bart Cook joined the meeting at 6:10 p.m.

Minutes

The Meeting Minutes of the meeting held on July 14, 2021 were approved on a motion by Vice Chairman Goldberg, seconded by Commissioner Shafai.

Regular Session

Executive Director Cook advised that all went well for the balance of the Summer. He welcomed Alex Clark from the Authority Architect's office. Mr. Clark discussed his firm's recommendations as to improving the first floor public bathrooms which included moving walls and doors to meet ADA accessibility requirements. He also suggested that a new flooring material of epoxy be considered (and also be considered for the laundry room). Chairman Stewart noted drainage and plumbing issues and Mr. Clark recommended that the MEP consultant become formally involved at this time (with Mr. Clark having had preliminary discussions with the MEP consultant recently). Commissioner Shafai noted that consideration should be given for the color scheme and Mr. Clark advised a color scheme along the lines of the gray and black scheme used for the Township of Neptune Housing Authority public bathrooms could be utilized. Mr. Clark will provide a color board and recommendation for the next meeting. Chairman Stewart called for a motion to authorize the Authority Architect to proceed

for the next phase and on a motion by Commissioner Shafai, seconded by Vice Chairman Goldberg, the Commissioners unanimously approved same.

Discussion was next held as to the washers and dryers. Chairman Stewart noted he had emailed a packet of information on the washer options to each Commissioner and he noted that at least one front loading washer will be required to meet accessibility requirements. He encouraged the Commissioners to review the information so that further discussion and action can be taken by the October 13, 2021 meeting.

Building/Grounds Committee

Vice Chairman Goldberg had no report.

Finance Committee

Commissioner Adcock had no report, but added at the request of Chairman Stewart that the 2022 budget will be developed as the fourth quarter approaches. Executive Director Cook shared that funding from the N.J. Housing and Mortgage Finance Agency is now on its way with the prior logjam having been broken.

Regular Bills

Deferred to the October 13, 2021 meeting.

Unfinished Business

None.

New Business

Chairman Stewart shared that through his contacts at The Home Depot, valuable protective and sanitary supplies have been donated to the Authority. He requested that all Commissioners meet Friday, September 10, 2021 at 5 p.m. at the Authority for a group picture to recognize these charitable efforts and to promote good community relations with this corporate neighbor and supporter.

Public Portion

John Merenka commented as to elevator telephones and Chairman Stewart reminded him that such comments should please be timely reviewed with the Authority Superintendent via the Authority offices. Also, discussion was held as to seeking to resume bus transportation services for residents seeking to shop in the local area.

Good of the Authority

None.

Adjournment

On a motion by Vice Chairman Goldberg, seconded by Commissioner Shafai, the meeting was adjourned at 6:54 p.m.