

MINUTES: HOUSING AUTHORITY OF THE TOWN OF NEWTON, NJ

March 14, 2016 As Amended

“In accordance with the Open Public Meetings Act, notice of this public meeting was given to the newspaper of record and posted on the official bulletin Board on December 30, 2015.”

The regular monthly meeting of the Board of Commissioners for the Newton Housing Authority was held on Monday, March 14, 2016 in the Community Room at Liberty Towers. The meeting was called to order by Chairman Nannery at 5:38 pm and roll call was taken. Chairman Nannery, Vice Chairman Carr (excused), Commissioner Rochelle, Cmsr. Leonardo, Cmsr. Fiedorczyk, and Cmsr. Izquierdo. Executive Director, Kimberly Iozzi and Retired Commissioner Fellner were also present.

Minutes of the February 8, 2016 regular monthly meeting were reviewed. Cmsr. Fiedorczyk made a motion to approve the minutes; seconded by Cmsr. Izquierdo. Motion approved.

Bills for the period 2/11/16-3/9/16 were reviewed: There is a total of \$57,736 for normal operating prepaid. Motion made by Cmsr. Leonardo; seconded by Cmsr. Fiedorczyk to approve payment of bills. Motion approved.

Communications:

Treasurer’s Report: Account balances as of 2/29/16: general ledger balance \$13,506.65; tenant security/escrow \$56,725.21; and \$63,639.56 NJ Cash Management Fund; NHA Post Employee Benefit Cost, \$37,548.10. Motion made by Cmsr. Leonardo; seconded by Cmsr. Izquierdo to accept the Treasurer’s report. Motion approved.

Secretary’s Report/ Old Business:

RESIDENTS: A girl scout troop visited with refreshments and played bingo with residents this past weekend. Residents are having corned beef sandwiches on Thursday. Pass it Along is hosting their serve-a-thon in May. A sign-up for residents who need help with chores has been posted. A resident passed away unexpectedly. Her apartment will be occupied by April 1. There are no other vacancies.

BUILDING/GROUNDS: The survey of the property indicated which walls belonged to the Housing Authority. Quotes have already been obtained to repair one wall. Our fire extinguishers have been serviced. Another active bed bug infestation has been identified. However, the scope of the infestation is minor and was caught immediately by the tenant, who has cooperated fully with all instructions. Treatment has begun. A plan for the work needed on the water main has been drafted. As soon as the work is complete, the side yard will be refurbished. A request for proposals for landscaping services has been advertised.

ADMINISTRATION: The Housing Authority may be required to eliminate its waiting list preferences, which give priority to those who reside in Newton, followed by those from Sussex County. It is believed that by giving preference to people in these areas, we are keeping people from other areas out, people potentially of color.

FINANCE: While only the second floor recertifications have been completed to date, it is evident that a majority of the rent payments will be going down as a result of rising medical costs and no increase in social security.

COMMISSIONER ITEMS: Vangie Rochelle was appointed to the Board of Commissioners at this meeting.

OPEN TO THE PUBLIC “At this point in the meeting, the Board of Commissioners welcomes comments from any member of the public on any topic. To help facilitate an orderly meeting and to permit the opportunity for anyone who wishes to be heard, speakers are asked to limit their comments to 5 minutes. If reading from a prepared statement, please provide a copy and email a copy to the Main Office of the Newton Housing

Authority after making your comments so it may be properly reflected in the minutes.” President of the Resident Association, Janet Dodd, reported that there were 30 residents signed-up already for corned beef sandwiches. Barbara Darrohn reported that 20 residents were going to the Hampton Diner for corned beef dinner. Janet Dodd brought up the garden beds needing repair. Cmsr. Rochelle mentioned a group at Sussex County Community College that may be looking for projects to do. Finally, Janet mentioned the need for a new stove in the kitchen. The Board discussed the possibility of soliciting donations to help afford the cost of it. The residents also expressed an interest in having an herb garden again and asked if the Housing Authority was going to do it this year. Executive Director Iozzi said yes, but asked for help, as planting is not her forte.

New Business: The Board acknowledged the need to revise its waiting list preferences. It also acknowledged Retired Commissioner, Hyla June Fellner’s dedication and service to the Board for 14 years. A motion was made by Cmsr. Fiedorczyk; seconded by Cmsr. Leonardo to issue a citation to June in appreciation for everything she has done. Motion approved. Since June has retired as resident commissioner, the remaining tenant on the board is Carole Leonardo. Cmsr. Nunnery made a motion to designate Carole Leonardo as the resident commissioner; seconded by Cmsr. Fiedorczyk. Cmsr. Leonardo abstained. Motion approved.

Closed Session: A motion to enter closed session in order to discuss an open investigation was made by Cmsr. Fiedorczyk, seconded by Cmsr. Nannery at 6:10pm. Motion approved. A motion to end closed session was made at 6:30pm by Cmsr. Leonardo, seconded by Cmsr. Rochelle. Roll call vote was taken: Chairman Nannery, Vice Chairman Carr (excused), Commissioner Rochelle (yes), Cmsr. Leonardo (yes), Cmsr. Fiedorczyk (yes), and Cmsr. Izquierdo. Motion approved.

Adjournment: There being no further business, Motion was made by Cmsr. Izquierdo; seconded by Cmsr. Rochelle. Motion approved, meeting adjourned at 6:52pm.

Respectfully submitted,

Kimberly Iozzi, PhD, Secretary to the Board