

**MINUTES OF THE NOVEMBER 12, 2019 MEETING  
OF THE HOUSING AUTHORITY  
OF THE TOWN OF NEWTON**

The regularly scheduled meeting of the Housing Authority of the Town of Newton was held **NOVEMBER 12, 2019 at 5:30 PM**, in the offices of the Housing Authority, 32 Liberty Street, Newton, New Jersey.

*Pledge of Allegiance*

The meeting was called to order by *Chairperson Fiedorczyk* at 5:38 PM and upon roll call the following members were present: Commissioners: Richard Bitondo, Carole Leonardo, Rick Turdo, Bill Nannery & Maria Fiedorczyk. Also present was Interim Executive Director/Secretary-Treasurer W. Paul Rummerfield.

The following Commissioner were excused: \_\_\_\_\_N/A\_\_\_\_\_

There were 17 members of the public present.

Chairperson Fiedorczyk announced in accordance with the Open Meetings Act, on August 10, 2012; notice of the meeting was delivered to the Town Clerks Office, the NJ Herald and posted on the website. Chairperson Fiedorczyk directed said announcement be entered in the minutes of the meeting.

**APPROVAL OF THE MINUTES OF THE REGULAR MEETING OF OCTOBER 21, 2019**

**Commissioner Bitondo** moved to approve the Minutes of the Regular Meeting of October 21, 2019; which motion was seconded by **Commissioner Leonardo**. Upon roll call the motion was as follows:

<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINS</u>	<u>ABSENT</u>
Bitondo			
Fiedorczyk			
Leonardo			
Turdo			
Nannery			

**APPROVAL OF THE MINUTES OF THE EXECUTIVE SESSION OF OCTOBER 21, 2019**

**Commissioner Leonardo** moved to approve the Minutes of the Executive Session of October 21, 2019; which motion was seconded by **Commissioner Fiedorczyk**. Upon roll call the motion was as follows:

<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINS</u>	<u>ABSENT</u>
Bitondo			
Fiedorczyk			
Leonardo			
Turdo			
Nannery			

**BILLS – OCTOBER 2019**

Commissioner Nannery moved to approve the bills list for October 2019; which motion was seconded by Commissioner Fiedorczyk. All were in favor of the motion, while Commissioner Bitondo abstained.

FINANCE/BANK BALANCES


**COMMUNICATIONS – Chairperson Fiedorczyk read a correspondence that was sent from the NHA to the PHA regarding shared serviced – the letter is attached as part of the minutes.**

**VISITORS – NONE**

**REPORT OF COMMITTEES - NONE**

**ADMINISTRATIVE REPORT**

<b>Complaints from tenants that it was too hot in the building now that the heat was turned on. To help relieve some of this, the air handler/heat wheel was turned off. Looking in to see if a timer can be installed to monitor how often the heat wheel runs.</b>
<b>Talked about Streamline Conversion.</b>

**NEW BUSINESS**

**RESOLUTIONS**

**RESOLUTION: 2019-23 Approval of Elevator Repair, Maintenance and Service to Standard Elevator.**

**BE IT RESOLVED**, the Board of Commissioners of the *Housing Authority of the Town of Newton* hereby awards the Bid for the Contract for Elevator Repair, Maintenance and Service to “Standard Elevator” at a cost of \$682.00 for monthly routine service, \$200.00 per hour for work not included in the contract, \$300.00 for overtime rate for work not included in contract and a 15% mark up for parts.

**Commissioner Leonardo moved** to adopt Resolution #: **2019-23**, which motion was seconded by **Commissioner Nannery**. All were in favor of this motion.

**RESOLUTION: 2019-24 Approval of a new 7.5-ton condenser for the community rooms to PJM Mechanical Contractors, Inc.**

**BE IT RESOLVED**, the Board of Commissioners of the *Housing Authority of the Town of Newton* hereby awards the quote for a new 7.5-ton condenser to PJM Mechanical Contractors, Inc in the amount of \$11,370.00 (this pricing also includes a stand for the condenser to sit upon).

**Commissioner Bitondo** moved to adopt Resolution #: **2019-24**, which motion was seconded by **Commissioner Turdo**. All were in favor of this motion.

**PUBLIC COMMENT**

<b>Josephine 5G - asked about garbage compactors</b>
<b>Ann Flowers - said the outside looks nice</b>
<b>Mary 3D - thanked for the heat in the building working well / storage area</b>
<b>4L - Fiber Optics via Planet Networks</b>
<b>Joan - smokers appreciate the Gazebo</b>

**EXECUTIVE SESSION**

*Commissioner Bitondo* moved to enter Executive Session which motion was seconded by *Commissioner Nannery* at **6:26 PM**. All in favor.

<b>G.K. &amp; A.K. - police matter within building</b>
<b>Compactor room - Paul to speak with (2) tenants about seeing if they can roll the dumpsters out of compactor room so they can be picked up by the service.</b>

*Commissioner Nannery* moved to exit Executive Session and return to Regular Session, which motion was seconded by *Commissioner Fiedorczyk* at **7:03 PM**.

**ADJOURNMENT**

There being no further business to come before this Authority, *Commissioner Nannery* moved at the call of *Chairperson Fiedorczyk* the meeting be adjourned, which motion was seconded by *Commissioner Turdo*. Upon roll call the motion was unanimous. The meeting was adjourned at **7:04 PM**, November 12, 2019.

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**W. PAUL RUMMERFIELD**  
Executive Director/Secretary-Treasurer

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**MARIA FIEDORCZYK**  
Chairperson