

**MINUTES OF THE JUNE 8, 2020 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 **JUNE 8, 2020 at 5:30 PM**, via teleconference that was posted on the NHA Website.

***Pledge of Allegiance***

The meeting was called to order by *Chairperson Fiedorczyk* at 5:31 **PM** and upon roll call the following members were present: Commissioners: Richard Bitondo, Rick Turdo, Bill Nannery, Joyce Franklin & Maria Fiedorczyk. Also present was Interim Executive Director/Secretary-Treasurer W. Paul Rummerfield.

The following Commissioner were excused:           N/A          

There were   0   members of the public present.

Chairperson Fiedorczyk announced in accordance with the Open Meetings Act, on August 10, 2012; notice of the meeting was posted on the website. Chairperson Fiedorczyk directed said announcement be entered in the minutes of the meeting.

The New Jersey Open Public Meeting Law was enacted to ensure the right of the public to have advance notice of and to attend the meetings of public bodies at which any business affecting their interests is discussed or acted upon. In accordance with the provisions of this Act, the Newton Housing Authority has caused notice of this meeting to be advertised by having the date, time, and place posted on the Newton Housing Authority Website.

In light of the Governor's Issuance of Executive Order 107, we have been strongly encouraged to conduct all public meetings subject to the Open Public Meetings Act exclusively using communications equipment (e.g., telephonic conference call-in connections, internet streaming, etc.) for the foreseeable future without providing a physical meeting place. All members of the public may access the meeting (either video or telephone) via Cisco Webex.

**APPROVAL OF THE MINUTES OF THE REGULAR MEETING OF APRIL 20, 2020**

***Commissioner Bitondo*** moved to approve the Minutes of the Regular Meeting of April 20, 2020; which motion was seconded by ***Commissioner Turdo***. Upon roll call the motion was as follows:

| <b><u>AYES</u></b> | <b><u>NAYS</u></b> | <b><u>ABSTAINS</u></b> | <b><u>ABSENT</u></b> |
|--------------------|--------------------|------------------------|----------------------|
| Bitondo            |                    |                        |                      |
| Fiedorczyk         |                    |                        |                      |
| Turdo              |                    |                        |                      |
| Nannery            |                    |                        |                      |
| Franklin           |                    |                        |                      |

**BILLS – April & MAY 2020**

Commissioner     **Turdo**     moved to approve the bills list for April & May 2020; which motion was seconded by Commissioner     **Nannery**    . All were in favor of the motion.

**COMMUNICATIONS – NONE**

**VISITORS – NONE**

**REPORT OF COMMITTEES – NONE**

**ADMINISTRATIVE REPORT**

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| <b>Paul mentioned the email he sent out with updates and if everyone had a chance to review; everyone did.</b>   |
| <b>Underground oil tank was repaired and passed the pressure test. Paul said the insurance carrier is good with the repair and coverage is in place.</b>   |
| <b>Air conditioners were all installed over two days, May 29<sup>th</sup> &amp; 30<sup>th</sup> for everyone at Liberty Towers. Paul mentioned doing a credit on all residents that paid for May but didn't have the air conditioner installed through no fault of their own. It was due to caution with Covid-19.</b> |
| <b>Talked about residents wanting a chest freezer. Will look into parameters and if ok to do.</b>  |
| <b>Exterminator looking to start service back up in June. Will talk to them to make sure all proper safety protocols are in place.</b>   |
| <b>Hair Salon: looking to start back in June as well. Also, will discuss all safety protocols with her and look at rent situation.</b>   |
|  |

**NEW BUSINESS:** It was discussed that the PHA voted to end the shared service agreement with the NHA effective December 31s, 2020. Commissioner Bitondo expressed his disappointment with the decision and the vote and thought that PHA Chairman Korp was gutless and was lacking in leadership. Chairwoman Fiedorczyk echoed Commissioner Bitondo's sentiments.

RESOLUTIONS -

**RESOLUTION #: 2020-11 Approval of Generator Maintenance Services to "EM Electrical Contractors"**

WHEREAS, *the Housing Authority of the Town of Newton* has advertised for proposals for Generator Maintenance Services for Liberty Towers;

WHEREAS, the following proposals were received:

GenServe LLC  
EM Electrical Contractors

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Housing Authority of the Town of Newton that after reviewing the above proposals, hereby awards the Generator Maintenance Services to "EM Electrical Contractors" at the rate of

*Commissioner Bitondo* moved to adopt Resolution #: 2020-11, which motion was seconded by *Commissioner Turdo*. All were in favor of this resolution.

**RESOLUTION #: 2020-12 Approval to waive hairdresser rent at Liberty Tower for the months of May, June & July 2020.**

*Commissioner Bitondo* moved to adopt Resolution #: 2020-12, which motion was seconded by *Commissioner Fiedorczyk*. All were in favor of this resolution.

**RESOLUTION #: 2020-13 Approval to credit any resident that paid for May 2020 air conditioner fee but did not have their air conditioner installed.**

*Commissioner Turdo* moved to adopt Resolution #: 2020-13, which motion was seconded by *Commissioner Nannery*. All were in favor of this resolution.

**RESOLUTION #: 2020-14 Acknowledge Resolution by Phillipsburg Housing Authority to dissolve shared service agreement with the Newton Housing Authority effective December 31<sup>st</sup>, 2020. Authorize Paul Rummerfield to finalize a RFP for Newton HA to advertise a new shared service for Liberty Towers.**

*Commissioner Turdo* moved to adopt Resolution #: 2020-14, which motion was seconded by *Commissioner Nannery*. All were in favor of this motion.

**PUBLIC COMMENT - NONE**

**EXECUTIVE SESSION - NONE**

**ADJOURNMENT**

There being no further business to come before this Authority, *Commissioner Bitondo* moved at the call of *Chairperson Fiedorczyk* the meeting be adjourned, which motion was seconded by *Commissioner Nannery*. Upon roll call the motion was unanimous. The meeting was adjourned at 6:15 PM, June 8, 2020.

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

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**MARIA FIEDORCZYK**  
Chairperson