

STATE OF NEW JERSEY
NEWTON HOUSING AUTHORITY
32 Liberty Street
Newton, New Jersey 07960

August 29, 2022

(This is condensed version of minutes of Regularly Scheduled Monthly Meeting of
Newton Housing Authority
Commencing at 5:09 P.M.)

ROLL CALL:

Present: Chairman Maria Fiedorczyk
Vice-Chairman Richard Bitondo
Commissioner Mary Ann Carlson
Commissioner Karen Crossley
Commissioner Joseph Ricciardo
Commissioner Wendy Vandermaas

Also Present:
Executive Director William F. Snyder
Deborah Alvarez, Secretary/Transcriber

OPEN PUBLIC MEETINGS ACT

Adequate notice of this meeting has been provided by the filing of an Annual Meeting Notice with Municipal Clerk, posting on the official bulletin board and delivery of same to the Herald News and Star Ledger on December 14th, 2021. 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.

Members of the public are welcomed and encouraged by the Newton Housing Authority to comment during the "Public Comments" portions of the meeting. There will be two (2) "Public Comments" sections of the meeting. Residents can address the Board of Commissioners on agenda items during the "Public Comment-Agenda Items" portion of the meeting and general subjects of interest during the "Public Comments-General Items" portion of the meeting (for items not on the agenda segment of the meeting). All questions and comments from the public will be directed to the Chairperson. When addressing the Board of Commissioners, please give your name and address.

SWEARING IN OF NEW COMMISSIONER JOSEPH RICCIARDO

Executive Director swore in Joseph Ricciardo as a Commissioner of Newton Housing Authority. Commissioner Ricciardo had previously served in this capacity.

FLAG SALUTE

PUBLIC COMMENT – AGENDA ITEMS – nothing at this time

APPROVAL OF MINUTES OF JUNE 13, 2022

Motion to approve minutes of June 13, 2022 made by Commissioner Crossley; 2nd by Chairman Fiedorczyk.

VOTE: AYES/All Present Commissioners (6)

ADMINISTRATIVE REPORT – ED WILLIAM SNYDER

There is a pending legal matter regard an eviction. Dog was left in apartment and family has removed said dog.

Vents in hallways have been closed.

August 15th – Center for Prevention of Smoking & Non Smoking gave a presentation to residents.

Lease for cell tower on our building with Verizon has expired. NHA no longer receives any payment. Tower will be removed properly without damaging the roof.

At this time, there are three vacancies in the building.

Financial audit completed. Normally, HUD has a 120 day time limit for it to be completed, because of COVID pandemic, it was extended to nine months. ED Snyder noted NHA is doing fine.

HUD has a field office in Newark. There was a REACT inspection in 2019 with some negative notations. Corrective action plan has taken place here and back sidewalks were repaired. Commissioner Vandermaas mentioned the RAD Program seminar. Commissioner Bitondo asked about REACT in HUD buildings across the USA. ED Snyder said 10 points were lost due to a particular fire extinguisher and another 10 points due to some improper electrical wires.

Regarding paving and curbing – this will be part of the RAD Program. A catch basin has sunken in back area; asphalt is needed. NHA apartments were inspected in March and now items are being fixed.

Concrete bands on the building will be washed with new power washer just purchased and new awnings installed. New gazebo has been ordered and forthcoming. Curbs

have been painted yellow out front. Aprons out front and curbing has been replaced. There will be new cards issued to tenants for entrance to NHA. Windows will get washed. New cameras will be purchased after ED Snyder gets a 3rd price, as required by HUD regulations. Radiators have been cleaned; there is a new flower box out front; new wood on chairs outside, thanks to maintenance man.

Painting in the building is done by "cycle painting". The roof had an infrared study completed. Repairs were done and roof in fairly good condition. Company was EPDM. As part of REACT inspection, it was noted doors on roof are sticking.

Neighbor has his home and backyard drains draining onto NHA property. This is not allowed. All NHA stairwells were cleaned. Elevator doors are rusted at the bottom. Maintenance will fix. Elevators are to be maintained, but present company not doing a good job; ED Snyder has put them on written notice and is not happy at all with their service. It appears jack in other elevator will have to be replaced.

OLD BUSINESS

Chairman Fiedorczyk asked about the Terms of Office of the Commissioners. ED Snyder explained how it all works.

NEW BUSINESS

RESOLUTION #2022-31 – CANCELANATION OF SERVICE CONTRACT WITH EXCEL ELEVATOR REPAIR – proposed by Commissioner Ricciardo postponed until Monday, September 12, 2022. (Recorder malfunction; verbiage for Resolution not recorded.)

Commissioner Bitondo asked about extending his Term of Office as it expires on October 31, 2022. He will speak with Newton's Municipal Clerk Terry Oswin about being reappointed to NHA.

RESOLUTIONS #2022-27 THROUGH #2022-31

1. RESOLUTION #2022-27 – APPROVAL OF BILL LIST FOR JULY CHECKS AT THE AUGUST MEETING

Motion to approve payment of July bills totaling \$57,957.24 made by Commissioner Crossley; 2nd by Commissioner Carlson.

VOTE: AYES/All Present Commissioners (6)

2. RESOLUTION #2022-28 – APPROVAL OF BILL LIST FOR THE AUGUST 2022 MEETING

Motion to approve payment of August bills totaling \$64,660.64 made by Commissioner Bitondo; 2nd by Commissioner Ricciardo.

VOTE: AYES/All Present Commissioners (6)

3. RESOLUTION #2022-29 – CONTRACT AWARD EPOXY FLOORING

Motion to approve contract award made by Chairman Fiedorczyk; 2nd by Commissioner Crossley.

VOTE: AYES/All Present Commissioners (6)

4. RESOLUTION #2022-30 – CONTRACT WATER CONDITIONING REPLACEMENT

Motion to approve Culligan do water conditioning replacement at cost of \$29,672.00 made by Commissioner Bitondo; 2nd by Commissioner Crossley. Commissioner Ricciardo asked to see the proposal.

VOTE: AYES/All Present Commissioners (6)

(Commissioner Bitondo left the meeting at 5:40 P.M.)

PUBLIC COMMENTS – GENERAL ITEMS

NOLA - #2K – Asked where the fire extinguishers were located. ED Snyder: 1 at 2P, 2W; Joan added 1 at 2C, 2E – there are 6 on each floor.

GEORGE - #2P – Asked about the Verizon cell tower. Loss of this income to NHA will not affect cost to tenants.

JOSEPHINE – Requested again that seconds be added to the time doors remain open. They are heavy and difficult for a handicapped person or people with walkers & wheelchairs to maneuver. ED Snyder is looking into it, even regarding the size of the doors. They might not be legal size. Josephine also requested sidewalk on left side be made into an ADA sidewalk.

CATHY ESPOSITO - #5W – Asked about having a garage sale in lobby. ED Snyder said that comes under Tenant Association group. Please speak to them.

JOYCE – Mentioned she has spoken with Walgreens about them coming to NHA to give flu shots again this Fall.

ANN - #5N – What about the parking on Liberty Street? Discussion ensued among many. Final thought was to contact Newton Police Department and also Mayor & Council.

Ann also asked about cable company that was discussed. ED Snyder said man never got back to him. Commissioner Vandermaas is a friend of company owner and will call him. Ann said she gets charged every time she has a problem with Optimum Cable -- \$59 a visit.

JOYCE – 2 years ago called a cable company – now Optimum – major problem is wiring in this building.

PHYLLIS - #5M – Asked if it's possible to have a railing placed on one side of door so that a hook could be attached to railing and door to keep it open for people entering building with groceries. ED Snyder said that is a reasonable request.

JOSEPHINE - #5G – Concerned about anonymous letters sent out speaking about other residents. She felt people were making up stories. ED Snyder answered and said when new cameras are installed, they will help with answering issues. Josephine felt the letters pitted one resident against another.

ADJOURNMENT

Motion to adjourn meeting made by Commissioner Ricciardo; 2nd by Commissioner Carlson.

VOTE: AYES/All Present Commissioners (5)

Excused: Bitondo

Respectfully submitted,

Deborah L. Alvarez
Secretary/Transcriber