

NEWTON HOUSING AUTHORITY

AGENDA

Regular Meeting

Date: Monday, June 10th, 2024

Time: 5:15 PM

Location: 32 Liberty Street, Newton, NJ

1. CALL TO ORDER

2. ROLL CALL

		Term of Office
Chairperson:	Richard Bitondo	5/1/24-4/30/29
Vice-Chairman:	Karen Crossley	5/1/22-4/30/27
Commissioners:	Mary Ann Carlson	5/1/24-4/30/29
	Mark Fiedorczyk	5/1/20-4/30/25
	Wendy Vandermaas	5/1/23-4/30/28
	Joseph Ricciardo	5/1/24-4/30/29

3. ANNOUNCEMENT OF 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 New Jersey Herald and Star Ledger on December 6th, 2023. 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.

All members of the public should be cognizant of the rights and feelings of any individual they feel compelled to discuss at an open public meeting. General comments and statements should be made in a calm and civil manner. Comments that violate the rights of employees, residents or members of the public could be subject to a civil lawsuit for damages. The

individual making such statements will be personally liable for any monetary damages resulting from their statements.

4. **PUBLIC COMMENTS-Agenda Items**
5. **APPROVAL OF THE MINUTES:**
 - 6.1 May 13, 2024, Meeting Minutes
6. **ADMINISTRATIVE REPORT**
 - 7.1 Executive Director's Report & Discussion
7. **RESOLUTIONS**

**RESOLUTION #2024-15
(Approval of Bill List for June 2024 Meeting)**

WHEREAS, while administering the operations of the Newton Housing Authority expenses are incurred; and

WHEREAS, it is necessary to pay invoices monthly after being presented to the Board of Commissioners.

NOW THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Newton Housing Authority as follows:

1. That the attached list of bills for June 2024 meeting in the amount of \$52,455.93 be approved for payment.
2. That the proper officers of the Authority be authorized to pay for all items on the list of invoices.
3. That this Resolution shall take effect immediately.

**RESOLUTION #2024-16
Approval of Policy Changes**

WHEREAS. The Newton Housing Authority has undertaken a review of its policies to ascertain that the exist and current; and

WHEREAS, the Newton Housing Authority Executive Director has reviewed all policies and made recommendations on potential revisions for consideration by the Board of Commissioners; and

WHEREAS, all policies were made available to the Board of Commissioners via a shared file for their review and comment; and

WHEREAS, the residents of Liberty Towers were all notified, in writing, that they could comment on the proposed policy changes prior to adoption by the Board of Commissioners; and

WHEREAS, the resident comment period has expired, and the Board of Commissioners would like to proceed with the recommended revisions; **NOW THEREFORE**

BE IT RESOLVED by the Board of Commissioners of the Newton Housing Authority would like to make the following policy revisions:

1) Grievance Procedure

The hearing panel is revised to provide for a 3-person hearing panel as follows:

- a) Person selected by the Housing Authority
- b) 1 Person selected by the complainant; and
- c) person mutually agreed to by both parties.

2) Parking Policy

The policy is revised as follows:

- a) 1 parking space per family.
- b) Parking space waiting list will provide preference to physically disabled/handicapped residents.
- c) To include procedures for towing vehicles including notices and charges where vehicles are abandoned or causing damage. Also, in instances where the residents do not provide evidence of a valid registration and insurance card, the parking space will be revoked.

3) Resident Charges-Listing attached

4) Pet Policy

The policy is revised to incorporate a section on service animals and emotional support animals in accordance with FHEO 2020-01.

5) By-Laws-Article III Revised

Regular Monthly Meetings. The regular monthly meetings of the Housing Authority shall be held on the second (2nd) Monday of each month at 5:15 PM unless adjusted by the Board of Commissioners. The Board of Commissioners will not meet during the month of July.

BE IT FURTHER RESOLVED that these revisions shall be incorporated into the specific policies and made available to the public and shall become effective immediately.

8. PUBLIC COMMENTS-General Items

9. EXECUTIVE SESSION (if necessary)

10. ADJOURNMENT

Attachments:

- 1) **5/13/24 Meeting Minutes**
- 2) **June Bill List**
- 3) **Executive Director Report**
- 4) **Resident Charges**
- 5) **Resident Notice-Ventilation**