

NEWTON HOUSING AUTHORITY

AGENDA

Regular Meeting

Date: Monday, January 12, 2026

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	5/1/25-4/30/30
	Wendy Vandermaas	5/1/23-4/30/28

3. Flag Salute

4. 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 3, 2025. The New Jersey Open Public Meeting Law was enacted to ensure the right of the public to have advance notice 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 damage resulting from their statements.

5. ANNUAL REORGANIZATION OF OFFICERS

6. COMMITTEE REPORTS

5.1 Executive Director's Reports & Discussion

7. PUBLIC COMMENTS-Agenda Items

8. APPROVAL OF THE MINUTES:

6.1 December 8, 2025, Meeting

9. OLD BUSINESS

10. NEW BUSINESS

11. RESOLUTIONS

RESOLUTION #2025-1-1
(Approval of Bill List for January 2026 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 January 2026 meeting in the amount of \$81,586.53 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 #2025-1-2
(Approval to solicit Drain Cleaning Proposals)

WHEREAS, the Newton Housing Authority has a need for drain cleaning services, at Liberty Towers, as a preventative maintenance measure; and

WHEREAS, the Housing Authority's Procurement Policy requires that the Authority solicit bids & proposals for all goods & services; and

WHEREAS, Liberty Towers needs the waste lines cleaned on a scheduled basis to avoid sewer backups into units and common areas; NOW THEREFORE

BE IT RESOLVED by the Board of Commissioners of the Newton Housing Authority that Executive Director is authorized to prepare and issue a Request for Proposals (RFP) for the drain cleaning Liberty Towers.

11. PUBLIC COMMENTS-General Items

12. EXECUTIVE SESSION (if necessary)

12.1 Potential Litigation

13. ADJOURNMENT

Attachments:

- 1) 12/8/25 Meeting Minutes
- 2) January Bill List
- 3) Report from the Executive Director
- 4) 2026 Flat Rents schedule
- 5) Laundry Collections

