

NEWTON HOUSING AUTHORITY

AGENDA

Special Meeting

Date: Monday, July 20, 2026

Time: 5:30 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
	Melissa Helmer	5/1/24-4/30/29
	Wendy Vandermaas	5/1/23-4/30/28

3. Flag Salute

4. ANNOUNCEMENT OF OPEN PUBLIC MEETINGS ACT

Pursuant to the Open Public Meetings Act, Chapter 231, P.L. 1975 Adequate Notice as defined by Section 3D of Chapter 231, P.L. 1975, has been provided by the filing of a special meeting notice. Such notice being submitted on July 15th, 2026, from the Newton Housing Authority, located at 32 Liberty Street, Newton, New Jersey to the following: New Jersey Herald and Star Ledger. It is also posted on the Newton Housing Authority website and bulletin board maintained in the Newton Housing Authority Building for public announcements.

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.

At this time, please mute all electronic devices.

5. COMMITTEE REPORTS

5.1 Executive Director's Reports & Discussion

6. PUBLIC COMMENTS-Agenda Items

7. APPROVAL OF THE MINUTES:

7.1 June

8. OLD BUSINESS

9. NEW BUSINESS

10. RESOLUTIONS

RESOLUTION #2026-7-1 (Approval of Bill List for July 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 July 2026 meeting in the amount of \$60,129.40 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 #2026-7-2 (Blanket Consent to Settle Authorization for Chairperson to Settle Lawsuit)

WHEREAS, the Newton Housing Authority has been notified that it is being sued by former maintenance worker Edward LaRose on three (3) counts which include Hostile Workplace Harassment, Wrongful Termination and NJ Laws Against Discrimination-Retaliation; and

WHEREAS, the suit has been filed in Superior Court of New Jersey Law Division of Sussex County: Docket No.: SSX-L-0079-26; and

WHEREAS, the Housing Authority's insurance attorney (Mari I. Gangadean) has notified the Housing Authority that the case is scheduled for mediation on August 6th, 2026; and

WHEREAS, the Housing Authority's insurance attorney has requested that the Board Chairperson, Richard Bitondo, be authorized with a blanket consent to settle within the carrier's (USLI) policy limits; NOW THEREFORE

BE IT RESOLVED by the Board of Commissioners of the Newton Housing Authority that the Chairperson, Richard Bitondo, is hereby authorized with a blanket consent to settle this lawsuit within the EPL policy limits as provided by USLI; and

BE IT FURTHER RESOLVED that this resolution shall become effective immediately and terminated upon the conclusion of the suit.

RESOLUTION #2026-7-3
(Approval of Financing Proposal for RAD)

WHEREAS, The Newton Housing Authority has received approval from the U.S. Department of Housing & Urban Development to convert Liberty Towers under the Rental Assistance Demonstration Program (RAD); and

WHEREAS, the Housing Authority has committed to financing up to \$5,000,000.00 to make various improvements at Liberty Towers; and

WHEREAS, the Newton Housing Authority issued a Request for Proposals for financing the proposed improvements; and

WHEREAS, the Housing Authority received two (2) proposals from banks for loans up to \$5,000,000.00 with their terms and conditions; and

WHEREAS, the Executive Director has reviewed the 2 proposals and is recommending that the proposal submitted by Provident Bank be approved; NOW THEREFORE

BE IT RESOLVED by the Board of Commissioners of the Newton Housing Authority that the financing proposal submitted by Provident Bank for a loan up to \$5,000,000.00 be hereby approved; and

BE IT FURTHER RESOLVED that the Chairperson and Executive Director are authorized to execute the necessary documents to effectuate the loan upon approval by the U.S. Department of Housing & Urban Development.

RESOLUTION #2026-7-3
(Approval of Phase 1 Environmental Study)

WHEREAS, The Newton Housing Authority has received approval from the U.S. Department of Housing & Urban Development (HUD) to convert Liberty Towers under the Rental Assistance Demonstration Program (RAD); and

WHEREAS, HUD is requiring that the Housing Authority complete a Phase 1 Environmental Assessment prior to submitting the Financing Plan; and

WHEREAS, the Newton Housing Authority has already completed a Part 58 Environmental Survey as part of the RAD conversion; and

WHEREAS, the Housing Authority received a proposal for the Phase 1 study from the same vendor that completed the Part 58 study-TTI Environmental Inc.; and

WHEREAS, the Executive Director has reviewed the proposal and has determined that the proposal is reasonably priced and is recommending approval by the board; NOW
THEREFORE

BE IT RESOLVED by the Board of Commissioners of the Newton Housing Authority that the proposal submitted by TTI Environmental, Inc of Moorestown, New Jersey be hereby approved in the amount of \$1,900.00; and

BE IT FURTHER RESOLVED that the Chairperson and Executive Director are authorized to execute the necessary documents to effectuate the Phase 1 Study.

11.PUBLIC COMMENTS-General Items

12.EXECUTIVE SESSION (Pending Litigation)

13. ADJOURNMENT

Attachments:

- 1) June 8th Meeting Minutes**
- 2) July Bill List**
- 3) Report from the Executive Director**
- 4) Hernandez Settlement**
- 5) 6/16/26 Memo with Bank Proposals**
- 6) 7/20/26 Special Meeting Notice**
- 7) Phase 1 Proposal-TTI**