

NEWTON HOUSING AUTHORITY
32 LIBERTY STREET
NEWTON, NEW JERSEY 07860

September 14, 2026

(This is a condensed version of the
Regular Scheduled Meeting of the
Board of Commissioners)

Chairman Richard Bitondo called the meeting to order at 5:30 P.M.

ROLL CALL:

Present: Chairman Rick Bitondo
Commissioner Karen Crossley
Commissioner Wendy Vandermaas
Commissioner MaryAnn Carlson
Commissioner Melissa Helmer

Also Present: Executive Director William Snyder

FLAG SALUTE

OPEN PUBLIC MEETINGS STATEMENT

Pursuant to the Open Public Meetings Act, Chapter 231, Public Law 1975, Adequate Notice as defined by Section 3D of Chapter 231, P.L. 1975, has been provided by the filing of a revised annual meeting notice. Such notice being submitted on June 24, 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 by 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.

There will be a streamline meeting this evening as Board of Commissioners has an Executive Session Meeting scheduled for 5:45 to deal with critical pending legal matters. As a result of that, presentation of Emergency Response Plan has been postponed to October meeting.

EXECUTIVE DIRECTOR'S REPORT – ED WILLIAM SNYDER

Only one vacancy in the building.

Presentation put off until next month.

We had a knock box installed in front of building; keys were put in today. Newton Police Department recommended it. Police and fire can get in there electronically now – cost \$811, but what they recommended.

RAD Program – tonight we will approve Phase II study, which has delayed things. When I get it back, I will be able to move ahead.

Notice sent out on space heaters. Four people have already registered them.

Make-up area: I sent a letter to Construction Code Official; he responded back, but unfortunately, maybe as part of the RAD, we can have the engineer look at that as to when it can be on/off. I cannot say.

There were no public comments or questions on the 2 agenda items: Resolution #2026-9-1 or #2026-9-2.

APPROVAL OF MINUTES – AUGUST 10, 2026

Motion to approve minutes of August 10, 2026 made by Commissioner Crossley; 2nd by Commissioner Helmer.

VOTE: AYES/All Present Commissioners (5)

RESOLUTION #2026-9-1 – APPROVAL OF BILL LIST FOR SEPTEMBER 2026 MEETING

Motion to approve bill list in amount of \$35,795.75 made by Commissioner Crossley; 2nd by Commissioner Carlson.

VOTE: AYES/All Present Commissioners (5)

Commissioner Crossley reviewed Execu-Tech invoice and all was in order.

RESOLUTION #2026-9-2 – APPROVAL OF CONTRACT FOR PHASE II ENVIRONMENTAL SURVEY (being awarded to TTI Environmental, Moorestown, N.J.)

Motion to approve contract for Phase II Environmental Survey to TTI Environmental in amount of \$10,006 made by Commissioner Crossley; 2nd by Commissioner Vandermaas.

VOTE: AYES/All Present Commissioners (5)

PUBLIC COMMENTS - GENERAL NATURE

MARK - #3M – Revisit talk about Optimum. Vice-President of Tenant Association. Is there any way to get discount for everyone that subscribes?

ED SNYDER: They're stalling with me and I didn't get anywhere. Perhaps with the Tenant Association, we could type up something and get a petition and send it to our legislators to say statewide, they should be providing people in buildings like this, a better deal/discount. We can help produce letter in a petition and get everybody to sign it.

We've been getting complaints about people smoking marijuana in the building. I have gone several times and I don't smell it, but I sent a notice around telling everybody, we are going to be monitoring this and I will knock on people's doors and if I see it coming out of the apartment, we're going to make a move to evict people. They've been warned now, but I'm getting a lot of complaints about it and some people are ill. The odor is very pungent at certain times during the day. Chairman Bitondo asked about medical marijuana. ED Snyder: No marijuana at all, no smoking. And if you're on medical marijuana, they've described edibles.

ADJOURNMENT

Motion to adjourn to Closed Special Meeting made by Commissioner Crossley; 2nd by Commissioner Helmer.

VOTE: AYES/All Present Commissioners (5)

Respectfully submitted,

Deborah L. Alvarez
Secretary/Transcriber