

AGENDA

FREEHOLD BOROUGH HOUSING AUTHORITY

Administrative Office

107 Throckmorton Street

Freehold, NJ 07728

March 6, 2019 at 5:00 p.m. – Regular Meeting

NEW JERSEY OPEN PUBLIC MEETING ACT NOTICE

As required by NJSA 10:4-6 et.seq. known as the Open Public Meetings Act, adequate notice of this meeting has been provided by the Secretary of the Housing Authority of the Borough of Freehold by preparing an Annual Notice dated December 12, 2018 setting forth the date, time and place of this meeting. Said notice was published in the local newspapers of record and posted on the Authority's website.

ROLL CALL

APPROVAL OF MINUTES for February 6, 2019

ATTORNEY REPORT

EXECUTIVE DIRECTOR REPORT

RESOLUTIONS dated for approvable at the March 6, 2019 meeting:

720-19 Resolution for the Approval of the Payment of Invoices dated 3-6-2019

TENANT ISSUES

PUBLIC COMMENTS

ADJOURNMENT

NEXT MEETING DATE: Wednesday, April 3, 2019

**MINUTES OF THE
FREEHOLD BOROUGH HOUSING AUTHORITY
February 6, 2019**

Chairman William Cannon called the meeting to order at 5:00 p.m. in the Administrative Office of the Freehold Borough Housing Authority. The following Commissioners were present: Commissioner William Cannon, Commissioner Ruthann Broxmeyer, Commissioner Erika Woods and Commissioner Stella Mayes (via tele-communication). Also, present were Executive Director Joseph M. Billy, Attorney Peter C. Lucas, and Sharon Whetzler.

Commissioners that were excused: None

Chairman Cannon read the Open Public Meetings Act Notice, "Adequate notice of this meeting has been provided by the Secretary of the Housing Authority of the Borough of Freehold by preparing a Notice dated December 12, 2018, setting forth the date, time and place of this meeting. Said notice was published in the local newspaper for circulation and posted on the Authority's website.

THE MINUTES OF THE January 9, 2019 MEETING: Commissioner Woods motioned and seconded by Commissioner Mayes to approve the Minutes. The roll call was unanimous and the minutes were approved.

ATTORNEY REPORT: Mr. Lucas reported a Warrant for Removal was issued on January 29, 2019 for a family unit ordering them to vacate on February 1, 2019 due to non-payment of rent agreement. The family filed a Stay on February 4, 2019 with the court. The court giving them until February 8, 2019 to pay their full rental account or vacate the premise. The second family paid their full rental account.

Mr. Lucas reported that documents have been filed with the Monmouth County Small Claims Court regarding a former tenant who has fallen behind in their monthly agreement with the Housing Authority. Court date was held on January 31, 2019 whereas the former tenant failed to show. Mr. Lucas stated that his office would file for a default Judgement.

Mr. Lucas reported that a court date of February 15, 2019 is scheduled with the Monmouth County Landlord/Tenant Division for yet another family resident who is currently behind in their rent.

REPORT OF THE EXECUTIVE DIRECTOR:

At this time, Mr. Billy, Executive Director reported on the following topics:

Mr. Billy reported that the Board members received in their package an updated Treasurer report and Vacancy report as of December 31, 2018. Mr. Billy reported that the Housing Authority finance remain healthy as reported in their package.

Mr. Billy reported that the Housing Authority has 1 vacant unit at the senior location and 2 vacant units at the family site effective December 31, 2018. The Housing Authority continues to notify and interview potential applicants for its vacant units and is accepting applications for it waiting list for seniors 62 years of age and older, and families that would qualify for a 3-bedroom unit.

Mr. Billy reported that the Housing Authority received an e-mail from the Newark HUD office congratulating for meeting the require occupancy level with a 96.5% score as of January 28, 2019.

Mr. Billy asked if there were any questions pertaining to the Housing Authority's bill list.

Mr. Billy informed the Commissioners that the NJNAHRO Conference will be held on May 5th through May 8th at the Hard Rock Casino in Atlantic City. Information will follow once it has been finalized for those who wish to attend.

RESOLUTION #719-19: Commissioner Broxmeyer motioned and seconded by Commissioner Mayes to approve the list of bills presented for payment dated February 6, 2019. The roll call was unanimous. The bills were approved for payment.

TENANT ISSUES: None at this time.

PUBLIC COMMENTS: None at this time.

There being no further business before the Board, Commissioner Woods motioned and seconded by Commissioner Broxmeyer to adjourn. The motion passed by unanimous voice vote and the meeting was adjourned at 5:15 p.m.

Respectfully submitted,
Joseph M. Billy, Jr., Executive Director