

AGENDA

FREEHOLD BOROUGH HOUSING AUTHORITY

Administrative Office
107 Throckmorton Street
Freehold, NJ 07728
June 3, 2020 at 5:00 p.m.

-TELECONFERENCE-

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 7, 2019 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 on May 6, 2020

ATTORNEY REPORT

EXECUTIVE DIRECTOR REPORT

RESOLUTIONS dated for approvable at the June 3, 2020 meeting:

748-20 Resolution for the Approval of the Payment of Invoices dated 6-3-2020

TENANT ISSUES

PUBLIC COMMENTS

ADJOURNMENT

NEXT MEETING DATE: Wednesday, August 5, 2020

HAVE A HAPPY & SAFE JULY 4TH

**MINUTES OF THE
FREEHOLD BOROUGH HOUSING AUTHORITY
May 6, 2020 at 5:00 p.m. – Regular Meeting**

Executive Director Joseph M. Billy, Jr. 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 (via-telecommunication): Commissioner William Cannon, Commissioner Ruthann Broxmeyer, Commissioner Erika Woods and Commissioner Stella Mayes. Also, present were Executive Director Joseph M. Billy, Sharon Whetzler and Attorney Peter C. Lucas.

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 7, 2019, setting forth the date, time and place of this meeting.

THE MINUTES OF THE March 4, 2020 MEETING: Commissioner Broxmeyer motioned and seconded by Commissioner Mayes to approve the Minutes. The roll call was unanimous and the minutes were approved.

ATTORNEY REPORT: At this time, Mr. Lucas reported that tenants have been quiet. Mr. Lucas informed the Board that the Tenancy Court access is limited to serious lease violation regarding evictions. Non-payment of rent evictions are currently placed on a 90-day delay due to the Covid19 pandemic.

Mr. Lucas inquired under the open public meeting act, if the office was opened to the public during the Board’s tele-conference meeting. Ms. Whetzler informed Mr. Lucas and the Board that she is currently stationed in the office and there is no one for the public.

REPORT OF THE EXECUTIVE DIRECTOR:

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

Mr. Billy reported to the Board of Commissioners that he sent a letter to Mr. Kevin Kane, Mayor and Mr. Stephen Gallo, Administrator regarding the vacant seats on the Board. Mr. Billy stated that the Borough Mayor and Council are responsible for appointing two new members to the Board.

Mr. Billy reported that the Board members received in their monthly package an updated Treasurer report and Vacancy report as of February 29,

2020 and March 31, 2020. Mr. Billy reported that the Housing Authority finance remain solid as reported in their package.

Mr. Billy reported that the Housing Authority currently has 5 vacant units at the senior location and 4 vacant units at the family site a of 3/31/2020. Mr. Billy reported that due to the Covid19 pandemic the Housing Authority has delayed move ins due to concerns and safety of our current residents.

RESOLUTION #746-20: Commissioner Woods motioned and seconded by Commissioner Woods to approve the list of bills presented for payment dated March 4, 2020. The roll call was unanimous. The bills were approved for payment.

RESOLUTION #747-20: Commissioner Woods motioned and seconded by Commissioner Woods to approve the list of bills presented for payment dated May 6, 2020. The roll call was unanimous. The bills were approved for payment.

COMMISSIONER COMMENTS: Commissioner Woods inquired about tenants with no income, how would this affect their rent. Mr. Billy, Director explained that anyone with no income would have their rent re-evaluated and lowered to the maximum allowed by Housing Authority's policy to \$50.00 per month.

TENANT ISSUES: At this time, Commissioner Broxmeyer noted that the senior residents have mentioned their concerns with the laundry room machines not working. Mr. Billy stated that he would look into the new card system for the building.

PUBLIC COMMENTS: None at this time.

There being no further business before the Board, Commissioner Broxmeyer motioned and seconded by Commissioner Mayes to adjourn. The motion passed by unanimous voice vote and the meeting was adjourned at 5:20 p.m.

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