

AGENDA

FREEHOLD BOROUGH HOUSING AUTHORITY

Administrative Office

107 Throckmorton Street

Freehold, NJ 07728

December 1, 2021 at 5:00 p.m.

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 8, 2020 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 November 3, 2021

ATTORNEY REPORT

EXECUTIVE DIRECTOR REPORT

RESOLUTIONS dated for approvable at the December 1, 2021 meeting:

780-21 Resolution for the Approval of the Payment of Invoices dated 12-1-2021

781-21 Resolution approving 2022 Fund Commissioner to PHA JIF

782-21 Resolution approving the introduction of the 2022 State budget submission

TENANT ISSUES

PUBLIC COMMENTS

ADJOURNMENT

NEXT MEETING DATE: Wednesday, January 5, 2022

**MINUTES OF THE
FREEHOLD BOROUGH HOUSING AUTHORITY
November 3, 2021 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: Commissioner William Cannon, Commissioner Ruthann Broxmeyer, Commissioner Susan Sweetman, and Commissioner Erica Woods. Also, present were Executive Director Joseph M. Billy, Sharon Whetzler, and Attorney Peter C. Lucas.

Commissioners that were excused: Commissioner Stella Mayes and Commissioner Meg Thomann

Executive Director Joseph M. Billy, Jr. 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 8, 2020, setting forth the date, time and place of this meeting”.

THE MINUTES OF THE October 6, 2021 MEETING: Commissioner Sweetman motioned and seconded by Commissioner Woods to approve the Minutes. The roll call was unanimous and the minutes were approved.

ATTORNEY REPORT: Mr. Lucas reported that his office is currently working on a tenant case that under reported income and possibility owes the Housing Authority.

Mr. Lucas reported that the personal injury case continues.

Mr. Lucas reported that the Landlord/Tenant Court Division is operating under virtual hearings.

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 monthly package an updated Treasurer report as of September 30, 2021. Mr. Billy

reported that the Housing Authority finance continue to be solid as reported in their package.

Mr. Billy also reported that the Board received in their package an updated vacancy report as of September 30, 2021. The Housing Authority currently has 1 remaining vacant unit at the senior location and 4 vacant units at the family site. Mr. Billy reports that the Housing Authority continues to accept application for seniors age 62 years and older and family applications that would qualify for our 3-bedroom units. Ms. Whetzler continues to schedule interviews for potential tenants.

At this time, Mr. Billy reported to the Board a revised bill list has been distribute with additional invoices added from various contractors/services.

Mr. Billy reported that the Housing Authority had received several proposals to replace the roof at Building 119. During a recent rain it was noted that a vacant unit ceiling was leaking. Mr. Billy reported that there remains only one building left to replace the roof (building 117).

RESOLUTION #778-21: Commissioner Broxmeyer motioned and seconded by Commissioner Sweetman to approve the list of bills presented for payment dated November 3, 2021. The roll call was unanimous. The bills were approved for payment.

RESOLUTION #779-21: Commissioner Sweetman motioned and seconded by Commissioner Woods to approve the 2022 Board Meeting schedule. The roll call was unanimous. The 2022 Board Meeting schedule was approved.

TENANT ISSUES: None at this time.

COMMISSIONER COMMENTS: None at this time.

PUBLIC COMMENTS: None at this time.

At this time, Mr. Billy, Executive Director again would like to congratulate Commissioner Woods in receiving her Certificate from Rutgers for her completion of her Commissioner Training Courses.

There being no further business before the Board, Commissioner Woods motioned and seconded by Commissioner Sweetman to adjourn. The motion passed by unanimous voice vote and the meeting was adjourned at 5:22 p.m.

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