

MINUTES
Regular Meeting
OCTOBER 27, 2025

The regular meeting of the Housing Authority of the Township of Brick was held on Monday, October 27, 2025, at 6:30pm at the Forge Pond Community Room

The meeting was called to order by Chairman Jampel at 6:30 PM.

The meeting began with the reading of the Sunshine Law statement.

Upon Roll Call those present were:

Commissioner Linkin

Commissioner Russell

Commissioner Dunne

Chairman Jampel

Commissioner Oliver

Also present were Jacob Naszimento, Executive Director, and Terry Brady, Board Attorney.

Vice- Chairman Dyer was absent.

After the salute to the Flag, there was a moment of silence for those in need.

APPROVAL OF MINUTES

A motion to approve the open session minutes from the Board of Commissioners meeting held on September 29, 2025, was made by Commissioner Linkin, and seconded by Commissioner Dunne. Upon roll call, Commissioners Linkin, Dunne, Russell, and Oliver voted "Aye". Chairman Jampel abstained.

EXECUTIVE DIRECTOR REPORT

Mr. Naszimento presented the Executive Director's report to those in attendance. Chairman Jampel addressed the potential impact of the Government Shutdown, as referenced in Executive Director report. He noted that the Housing Authority is currently funded through the end of the calendar year. However, should the shutdown be expected or anticipated to extend beyond that period, the Board will convene a special meeting in December—given that no regular meeting is scheduled for that month—to consider and, if necessary, approve the use of reserve funds to support the Section 8 and Project-Based Voucher Programs.

TREASURER'S REPORT

Chairman Jampel read the treasurer's report for those in attendance. Motion to approve the Section 8 payment checks #32180 through #32207 and direct deposit #7417 through #7491, BHA operating payment checks #26484 through #26488, RAD Operating payment checks #3496 through #3532, Tenant Security Refund payment checks #187 was made by Commissioner Linkin and seconded by Commissioner Oliver. Upon roll call, all Commissioners voted "Aye."

OLD BUSINESS

None to report

NEW BUSINESS

- **Resolution 2025-28 approving a change order for expansion tank replacement, George Conway Boiler Project .**

Mr. Naszimento reported that during the preparation of bid documents for the boiler replacement project at George Conway, the replacement of the expansion tank was inadvertently omitted. Upon installation of the new boilers, it was discovered that the existing expansion tank was over 40 years old and incompatible with the new system's efficiency requirements. As a result, a change order was necessary to include the expansion tank replacement, representing approximately 2% of the total contract value. A motion to approve the change order was made by Commissioner Linkin and seconded by Commissioner Oliver. Upon roll call, all Commissioners voted "Aye."

Chairman Jampel informed the Board that a request had been received from Epiphany Church in Brick for support of their annual Thanksgiving feast, which serves many Brick residents, including individuals from the Brick Housing Authority. The event delivers a hot, cooked meal to many residents on Thanksgiving Day. He noted that in previous years, the Housing Authority has donated \$1,000 toward this effort. This year, with the Board's approval, Chairman Jampel proposed increasing the donation to \$1,250. The Board unanimously agreed to the increased contribution.

PUBLIC INPUT

A motion to open the meeting to the public was made by Commissioner Russell and seconded by Commissioner Linkin. The meeting was opened to the public at 6:41 PM.

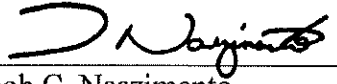
Janet Westervelt, a resident of Forge Pond, raised concerns regarding a designated handicap parking space that currently lacks proper signage. She noted that without a posted handicap sign, non-handicapped individuals have been parking in the space. Additionally, Ms. Westervelt reiterated ongoing frustrations about the overall shortage of parking in the Forge Pond lot, a concern she has voiced at previous meetings without resolution. Chairman Jampel acknowledged the issue and directed Mr. Naszimento to arrange a Building and Grounds Committee meeting to explore potential solutions. He also noted that when the building was originally constructed in the 1970s, it was built to code, including parking requirements, which at the time were considered sufficient. Tracy Edmonds, another Forge Pond resident, echoed Ms. Westervelt's concerns, stating that parking at Forge Pond continues to be a source of frustration for residents.

Angela Bardi, a resident of Forge Pond, requested that the hand sanitizer station located on the third floor be refilled, noting that the dispenser is currently empty. She also took a moment to congratulate the Brick Housing Authority on its recent recognition by HUD as a well-run housing authority. Ms. Bardi expressed her appreciation for the quality of management and shared that she is very happy living at Forge Pond.

Chairman Jampel thanked all residents for their input. A motion to close the public portion of the meeting was made by Commissioner Russell and seconded by Commissioner Linkin.

Adjournment:

There being no further business to be brought before the Commissioners, motion to adjourn was made by Commissioner Linkin and seconded by Commissioner Linkin. Upon roll call, all Commissioners voted "Aye". The meeting was adjourned at 6:50PM.



Jacob C. Naszimento,
Executive Director/Secretary