

MINUTES
Regular Meeting
NOVEMBER 24, 2025

The regular meeting of the Housing Authority of the Township of Brick was held on Monday, November 24, 2025, at 6:30pm at the George Conway 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	Vice Chairman Dyer
Commissioner Dunne	Chairman Jampel
Commissioner Russell	

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

Commissioner Oliver 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 October 27, 2025, was made by Commissioner Dunne, and seconded by Commissioner Linkin. Upon roll call, Commissioners Linkin, Dunne, Russell, and Chairman Jampel voted "Aye". Vice Chairman Dyer abstained.

EXECUTIVE DIRECTOR REPORT

Mr. Naszimento presented the Executive Director's report to those in attendance.

TREASURER'S REPORT

Vice Chairman Dyer read the treasurer's report for those in attendance. Motion to approve the Section 8 payment checks #32208 through #32235 and direct deposit #7492 through #7567, BHA operating payment checks #26489 through #26493, RAD Operating payment checks #3533 through #3561, Tenant Security Refund payment checks #188 through #189, TD BHCDC payment checks #111 through #112 was made by Commissioner Linkin and seconded by Commissioner Dunne. Upon roll call, all Commissioners voted "Aye."

OLD BUSINESS

Mr. Naszimento handed to the Board the signed copy of the MOU between the State Foster Youth Independence Program. There was a brief discussion regarding the handling of the vouchers and the waiting list, which Mr. Naszimento explained.

NEW BUSINESS

- **Resolution 2025-29 awarding an elevator contract to Specialized Elevator Corp D.B.A. TEC Elevator**

Mr. Naszimento said there was only one bidder to the Elevator Maintenance request for proposal. He explained that Specialized Elevator Corp D.B.A. TEC Elevator is our current contractor and that he is very happy with their service. He also noted that the price has not increased. Motion to award the elevator contract to Specialized Elevator Corp. D.B.A. Tec Elevator was made by Commissioner Linkin and seconded by Vice Chairman Dyer. Upon roll call, all Commissioners voted "Aye".

PUBLIC INPUT

A motion to open the meeting to the public was made by Commissioner Linkin and seconded by Commissioner Dunne. The meeting was opened to the public at 6:40PM.

Judy Henry, a resident of George Conway, wished everyone a Happy Thanksgiving. She asked if help was needed distributing the donated food from the Brick Township Vo Tech Culinary Department. Mr. Naszimento said he would let her know in the morning.

Fran Staret, a resident of George Conway noted citing's of bed bug in the community room, and she also inquired about when the hot water in the laundry room would be turned back on. Her concern is sanitation.

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.

Closed Session:

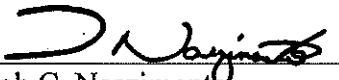
- Resolution 2025-30 authorizing the meeting to be closed to the public for the purpose of discussing and/or reviewing contract negotiations regarding the Executive Director employment contract, response to Secaucus Housing Authority RFP for executive director contract and superintendent compensation. Action may or may not be taken upon return to regular open session.

Motion to close the meeting to the public to discuss the Executive Director employment contract, response to Secaucus Housing Authority RFP for executive director contract and superintendent compensation was made by Commissioner Linkin and seconded by Commissioner Dunne. Upon roll call all Commissioner voted "Aye". The meeting was closed to the public at 6:50PM.

Closed Session Minutes Attached.

Adjournment:

There being no further business to be brought before the Commissioners, motion to adjourn was made by Commissioner Linkin and seconded by Commissioner Dunne. Upon roll call, all Commissioners voted "Aye". The meeting was adjourned at 7:15PM.



Jacob C. Naszimento,
Executive Director/Secretary