HOUSING AUTHORITY OF THE TOWNSHIP OF BRICK

Board of Commissioners

MINUTES
Regular Meeting
October 26, 2026

Date:	Monday, October 26, 2026	**Time:**	6:30 p.m.
Location:	Forge Pond Community Room	**Adjourned:**	7:15 p.m.
Called to order:	6:30 p.m.		

The regular meeting of the Housing Authority of the Township of Brick was held on Monday, October 26, 2026, at 6:30pm at the Forge Pond Community Room

Chairman Jampel called the meeting to order at 6:30 p.m.

The meeting began with the reading of the Sunshine Law statement and a salute to the flag. There was a moment of silence for those in need.

Upon Roll Call those present were:

Commissioner Egan Present
Commissioner Dunne Present
Commissioner Oliver Present
Commissioner Russell Present via Zoom
Vice Chairman Dyer Present via Zoom
Chairman Jampel Present

Also present were Jacob Naszimento, Executive Director, and Terry Brady, Board Attorney, Commissioner Linkin was absent.

APPROVAL OF MINUTES

A motion to approve the open session minutes from the Board of Commissioners meeting held on September 28, 2026, was made by Commissioner Oliver, and seconded by Commissioner Dunne. Upon roll call, all Commissioners voted unanimously.

EXECUTIVE DIRECTOR REPORT

Mr. Naszimento presented the Executive Director's Report to the Board and those present.

TREASURER'S REPORT

Chairman Jampel read the treasurer's report for those in attendance. Motion to approve the Section 8 payment checks #32541 through #32572 and direct deposit #8319 through #8397, BHA operating payment checks #26545 through #26548, RAD Operating payment checks

#3867 through #3895, Security Refund check #205 through #207 was made by Commissioner Dunne and seconded by Commissioner Egan. Upon roll call, all Commissioners voted "Aye".

OLD BUSINESS

Foster Youth to Independence (FYI) Program Update

Mr. Naszimento provided a program update, reporting 12 active participants, 10 of whom are housed, with 3 openings currently available. He also noted that one participant is scheduled to be housed on November 1, 2026, and another applicant is actively pursuing housing for the same timeframe. Mr. Naszimento reported that the Brick Housing Authority was originally awarded 15 FYI vouchers with funding in the amount of $119,794. Due to concerns that the initial funding would not fully support the cost of the vouchers, the Authority requested reconsideration from HUD and subsequently provided leasing, Housing Assistance Payment (HAP), and rent reasonableness documentation for review. As a result, the Authority received an additional $173,642 in funding, increasing the total FYI program funding to $293,436. He also advised that he recently presented the FYI Program at the Ocean County McKinney-Vento Training in Toms River, where he provided information on the Authority's programs, the FYI initiative, the leasing process, and program referrals to local educators and service providers.

Building and Grounds Committee Meeting Update

Mr. Naszimento reported that he met with the Building and Grounds Committee to discuss several items that have been addressed during recent committee meetings, including grocery carts, cart storage, garbage carts, smoking buffer signage, and the Conway interior doors. He advised that these matters have been reviewed in coordination with management and Building and Grounds, and that follow-up meetings are being held as the Authority works toward finalizing plans and implementing solutions for each item.

NEW BUSINESS

None to report

PUBLIC INPUT

Chairman Jampel opened the floor for public input.

Linda Cicchetto, a resident at George Conway, said that there are garbage bins that need to be replaced.

Ms. Malecia Cole, a resident of Forge Pond, requested follow-up regarding the shopping carts, rumors that the community garden was being leveled, and the importance of the garden to many residents. Mr. Naszimento responded that the Building and Grounds Committee continues to explore solutions regarding the shopping carts. He also explained that the garden area is being leveled to restore order and improve its appearance, noting that the area had been overlooked for an extended period and had become unsightly. He further stated that the future of the garden area will be discussed in greater detail with the Building and Grounds Committee.

PUBLIC INPUT

Donnalynn Bahlman, a resident of Forge Pond, inquired about the reopening of the ground-floor garbage chute, stating that it is necessary for trash disposal and that transporting garbage to another location can be difficult for residents with disabilities. Mr. Naszimento responded that the ground-floor chute will not be reopened, as the new compactor system does not include a ground-floor chute and management does not consider one necessary on the ground floor. Chairman Jampel stated that the matter would be reviewed by the Building and Grounds Committee to ensure that existing trash disposal procedures are accessible and accommodate the needs of residents with disabilities.

Mr. Henry Carricarte, a resident of Forge Pond, raised concerns regarding the condition of the common areas, including hallways, floors, foyers, and stairwells, stating that they are not being adequately cleaned by the current janitorial service. He also reported that ceiling tiles are coming down in the foyer and noted evidence of a leak that appears to have resulted in mold. Chairman Jampel acknowledged Mr. Carricarte's concerns and stated that these matters would be added to the discussion under Building and Grounds.

Mr. Frank Como addressed the Board regarding a long time George Conway resident who is currently absent from the community. Mr. Como expressed his support for the tenant and asked whether the Board could offer assistance or support should circumstances permit her return. The Board acknowledged his comments.

Motion to close the meeting to the public was made by Commissioner Dunne and seconded by Commissioner Egan. Upon roll call, all Commissioners voted "Aye".

Adjournment:

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

Jacob C. Naszimento,
Executive Director/Secretary