

HOUSING AUTHORITY OF THE BOROUGH OF HIGHLANDS

**Ptak Towers
215 Shore Drive, Highlands, NJ 07732**

**September 18, 2018
REGULAR MEETING
Minutes of Public Portion**

OPENING

Gloria Miller called the meeting to order at 7:00PM.

ROLL CALL

Present: Rebecca Kane, Commissioner
Dolores Francy, Commissioner
Ellen Williams, Commissioner
Ray Goddard, Commissioner
Gloria Miller, Chairperson

Also Present: Douglas G. Dzema, Executive Director
Renee DeMarco, Residential Operations Manager
John Bonello, Attorney

Absent: Mae Rugg, Commissioner
Ida Tkoch, Commissioner
Dolores Francy, Commissioner

(Note: Hereafter, titles are abbreviated as: Chair, Comm, ED, Res, Atty)

APPROVAL OF MINUTES – *August 28, 2018 Regular Board Meeting, Public Portion and Regular Board Meeting, Executive Session.*

Motion made to adopt the minutes by Comm Goddard and seconded by Comm Williams
Chair Miller asked for a vote.

Aye	(3)	Goddard, Williams, Miller
Nay	(0)	
Abstention	(1)	Kane
Absent	(3)	Rugg, Tkoch, Francy

PRESENTATION OF BILLS

Motion made to approve the September 18, 2018 Bills List by Comm Kane and seconded by Comm Goddard. Chair Miller asked for a vote.

Aye	(4)	Kane, Williams, Goddard, Miller
Nay	(0)	
Abstention	(0)	
Absent	(3)	Rugg, Tkoch, Francy

CORRESPONDENCE

ED Dzema: There was a resident notice on bulk pick up.

COMMITTEE REPORTS

Comm Williams – The Highlands Borough Arts Council came back into the picture and would like to promote our workshop. This helps make it clear it is open to everyone. A white board is an item of interest to the tenants for promoting ongoing events, a type of reminder board.

Renee - September Vacancy Report: 0 vacancies at Ptak and JPM. 8 residents on the Ptak waiting list and 135 non-residents. 5 residents on the JPM waiting list and 81 non-residents.

OFFICERS & STAFF REPORTS

ED Dzema – At the last executive committee meeting we spoke of inviting T-Mobile, cellular antenna carrier to our next meeting. They weren't ready for this meeting so we are looking to have them come for our October 23rd meeting; changing the start time to 5:30pm. They are interested in posting an antenna on our roof to expand their bandwidth. They would like to make a presentation to the board and the residents. Then if they get the go ahead here, they would go to the borough zoning board to move forward. Atty Bonello is helping me negotiate a lease with them, they are offering a monthly fee to the housing authority. T-Mobile will send out a sales rep and an engineer and you and the board can listen to them and ask questions. Doug Sabey gave his presentation last month with the RAD projects. We are moving forward with a number of the job with our architect, getting ready to go out for bid on a number of the prime jobs. Our part time administrative assistant has resigned to take on a full time position at another entity; we have already advertised the position and have a number of resumes to review and will be interviewing.

OLD BUSINESS – None to report.

NEW BUSINESS – None to report.

RESOLUTIONS – None to report.

PUBLIC PORTION -

Vickie Cooke, apt. 208 – The T-Mobile thing, is there a cost to the tenants? Basically they are just putting up an antenna for the entire town? Is it cellular service, computer service, television? **EDDzema** – There is no service being offered to the tenants. There is no cost to the housing authority, they will be paying us. The money we receive will be spent on the building. They may be bouncing the signal off of Sandy Hook, it may be the local area; I am not sure. It is broadband, T-Mobile.

Larry Wallace, apt. 206 – Could T-Mobile benefit us with installing Wi-Fi throughout the building? I mean because the housing authority is going to keep the money it is going to get for the antenna, how is it going to benefit the tenants? **EDDzema** – That is a question that should come up next month. I would expect that the board would be using the money back on the property.

Gerdana Young, apt. 309 – I am questioning about that back door (side), it is a killer for people with walkers getting up the hill and in the door. Could we get an automatic entrance like we have on the other doors? **EDDzema** – That is not a handicap accessible exit/entrance. That is not a bonafide ramp or entrance. What you need to do is use the front or back entrance/exit of the building, those are handicap accessible.

Larry Wallace, apt. 206 - I know for years this question has been asked about cable, if the housing authority is going to give T-Mobile permission for an antenna to be put on the roof, why couldn't there be a satellite dish put on the roof for the benefit of the tenants? **EDDzema** - Again this is something that we can discuss when they come by.

Gloria Miller closed the public portion.

EXECUTIVE SESSION /ADJOURNMENT

Motion made by Comm Williams to move to Executive Session and adjourn meeting, and seconded by Comm Kane. All in favor.


-Chair Miller closed the public meeting at 7:20PM.

Motion to adopt September 18, 2018 Regular Board Meeting, Public Portion Minutes and the Regular meeting Executive Session moved by Commissioner Williams and seconded by Commissioner Tkoch.

Roll Call for Adoption of September 18, 2018 Regular Board Meeting Minutes

	Ayes	Nays	Absent	Abstain
Commissioner Kane			X	
Commissioner Rugg	X			
Commissioner Tkoch	X			
Commissioner Francy	X			
Commissioner Williams	X			
Commissioner Goddard	X			
Chairperson Miller			X	

The foregoing is a true copy of the Minutes adopted at a Regular Meeting of the Housing Authority of the Borough of Highlands, New Jersey, duly called and held on the 23rd, day of October, 2018.



Douglas Dzema
Executive Director