

**OLD BRIDGE TOWNSHIP HOUSING AUTHORITY
&
REDEVELOPMENT AGENCY**

**MINUTES OF THE REGULAR MEETING
January 15, 2013**

The Regular Meeting commenced at 7:00 p.m. with a Salute to the Flag.

ROLL CALL:

COMMISSIONERS PRESENT: Reginald Butler, Chairman
 Brenda Dunlop
 Lance Hilfman, Vice Chairman
 Ramon Paulino
 Bethany Rocque-Romaine (arrived at 7:05 p.m.)
 Mary Spina

COMMISSIONERS ABSENT: Sophie Monchik

ALSO ATTENDING: Larry Stratton, Director of Operations
 Thomas Downs, Esq.
 Thomas Furlong, Fee Accountant

APPROVAL OF MINUTES:

A motion was made to approve the minutes of December 18, 2012 by Brenda Dunlop, seconded by Mary Spina and upon roll call the Ayes and Nays were as follows:

AYES: Dunlop, Paulino, Spina, Butler.

NAYS: None.

ABSENT: Monchik, Rocque-Romaine.

ABSTAIN: Hilfman.

BILL LIST:

A motion was made to approve the OBTHA Bill List of January 2013 in the amount of \$152,478.44 by Brenda Dunlop, seconded by Ramon Paulino and upon roll call the Ayes and Nays were as follows:

AYES: Dunlop, Hilfman, Paulino, Rocque-Romaine, Spina, Butler.

NAYS: None.

ABSENT: Monchik.

Prior to the roll call vote the following discussion took place.

Mrs. Spina questioned the voiding of check No. 22944.

Mr. Furlong explained that \$199.00 was paid last month to Nan McKay for an annual subscription to the Housing Choice Housing Program, but the shipping/handling amount of \$25.00 was omitted from the payment. Another check was written this month for the entire amount (\$199.00 plus \$25 shipping/handling) which had to be voided, and a check in the correct amount of \$25.00 was sent.

REPORTS.

Lawrence Stratton, Director of Operations

Mr. Stratton wished everyone a Happy New Year.

Thomas Downs, Esq.

Mr. Downs wished everyone a Happy New Year.

Thomas Furlong, Fee Accountant

Mr. Furlong stated that there have been no updates with respect to government funding. Money has been allocated for January and February, but Congress will decide what the spending cuts there will be for 2013.

RESOLUTION.

A motion to approve Resolution No. 2013-1 / Appoint a Fund Commissioner (Joint Insurance Fund) was made by Ramon Paulino, seconded by Lance Hilfman and upon roll call the Ayes and Nays were as follows:

AYES: Dunlop, Hilfman, Paulino, Rocque-Romaine, Spina, Butler.

NAYS: None.

ABSENT: Monchick.

UNFINISHED BUSINESS.

None.

NEW BUSINESS.

Mr. Stratton announced the launch of the OBTHA website – www.oldbridgehousing.com. The service is provided through Optimum.

COMMENTS FROM COMMISSIONERS.

Mrs. Dunlop, Rocque-Romaine, Spina and Mr. Hilfman wished everyone a Happy New Year.

Mr. Paulino wished everyone a Happy New Year and stated that he believes that there could be a considerable savings on the bills from Verizon, AT&T and Cablevision. Optimum can provide all the services currently being provided for \$200 per month, which equates to a \$2,500 per year savings (minus any cancellation fees).

Mrs. Dunlop stated that this amount is an introductory offer.

Mr. Paulino agreed with that, but stated that anniversary fees could be negotiated.

Mr. Butler wished everyone a Happy and Healthy New Year and thanked the Commissioners for their continued dedication to the OBTHA.

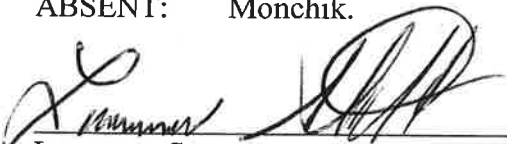
ADJOURNMENT.

A motion to approve adjournment at 7:20 p.m. was made by Bethany Rocque-Romaine, seconded by Mary Spina and upon roll call the Ayes and Nays were as follows:

AYES: Dunlop, Hilfman, Paulino, Rocque-Romaine, Spina, Butler.

NAYS: None.

ABSENT: Monchik.



Lawrence Stratton
Acting Secretary

**OLD BRIDGE TOWNSHIP HOUSING AUTHORITY
&
REDEVELOPMENT AGENCY**

**MINUTES OF THE REGULAR MEETING
March 19, 2013**

The Regular Meeting commenced at 7:00 p.m. with a Salute to the Flag.

ROLL CALL:

COMMISSIONERS PRESENT: Lance Hilfman, Vice Chairman
Brenda Dunlop
Ramon Paulino
Bethany Rocque-Romaine

COMMISSIONERS ABSENT: Reginald Butler, Chairman
Sophie Monchik

ALSO ATTENDING: Larry Stratton, Director of Operations
Thomas Downs, Esq.
Thomas Furlong, Fee Accountant

APPROVAL OF MINUTES:

A motion was made to approve the minutes of January 15, 2013 by Mary Spina, seconded by Brenda Dunlop and upon roll call the Ayes and Nays were as follows:

AYES: Dunlop, Paulino, Rocque-Romaine, Spina, Hilfman.

NAYS: None.

ABSENT: Butler, Monchik.

BILL LIST:

A motion was made to approve the OBTHA Bill List of February 2013 in the amount of \$149,593.64 by Mary Spina, seconded by Bethany Rocque-Romaine and upon roll call the Ayes and Nays were as follows:

AYES: Dunlop, Paulino, Rocque-Romaine, Spina, Hilfman.

NAYS: None.

ABSENT: Butler, Monchik.

A motion was made to approve the OBTHA Bill List of March 2013 in the amount of \$153,981.49 by Bethany Rocque-Romaine, seconded by Brenda Dunlop and upon roll call the Ayes and Nays were as follows:

AYES: Dunlop, Paulino, Rocque-Romaine, Spina, Hilfman.

NAYS: None.

ABSENT: Butler, Monchik.

REPORTS:

Eric Chubenko, Interim Executive Director

None.

Lawrence Stratton, Director of Operations.

Mr. Stratton stated that the reception area of the Housing Authority office in Maher Manor has been repainted and refreshed at no charge.

There will be a report at the next meeting regarding the JIF.

Thomas Downs, Esq,

Although Mr. Downs had no report, he asked if any of the commissioners were in possession of the booklet created for the dedication of Maher Manor or the Costello building. The booklet contains the history of the Housing Authority. The auditor is questioning whether the OBHA is an "authority" or a "redevelopment agency".

Mr. Stratton suggested that perhaps the office staff or Penrose properties would be able to locate it.

Mr. Downs explained that this agency is both, but the ordinance adopted in the 1980's creating the agency referred to it as the "authority", but further in the ordinance it refers to it as the "redevelopment agency". The two terms have been used interchangeably for some time. The auditor questions what gave this agency the ability to call itself a "redevelopment agency". The ordinance has been amended, but the codified version does not include the amendment.

He explained that the Township of Old Bridge formed a Redevelopment Agency in order to be able to use the affordable housing funds.

Thomas Furlong, Fee Accountant

Mr. Furlong stated that the President and Congress agreed that if there were not a deal in place to cut the federal deficit by March 1, 2013, all discretionary programs would be cut by an average of 6% to 8%. One of those programs is the Department of HUD.

Without an approved budget, a “continuing resolution” is put in effect, i.e., 2012 numbers are used which means that HUD is being funded, but the money is not set in stone until the 2013 appropriation is approved.

Mr. Furlong, referring to a chart circulated to the Commissioners, stated that the chart is divided into two categories: the administrative dollars used to fund and the Section 8 housing and assistance payments (landlord subsidies).

With respect to the administrative fees, there is an entitlement from the government. If that funding were at 100%, the OBHA would be entitled to approximately \$250,000, an amount which has not been allocated in years. The budget uses a number which is a projection based on the prior year’s allocation. For 2013, the projection of 85% was used.

The Presidential back budget is \$1.525 billion administrative dollars. The last two columns reflect the Congressional budget - \$1.3 billion. There is “sequestration” as of March 1.

Columns 3 and 5 include items without sequestration, and we can assume that this is not going to happen. Columns 4 and 6 are more likely probable. If \$1.525 billion is approved, the OBTHA will be funded at 80% (5% lower than budgeted) which will cause a shortfall of \$12,536. If \$1.3 billion is approved, there would be a loss of in excess of \$50,000.

Referring to “Section 8 Housing Assistance Payments”, the OBTHA has 204 vouchers that can be leased. Presently, there are 195 under lease. \$1,496,119 was budgeted last year because 99.96% was received; the prior year, 103% was received. Referring to columns 4 and 5, it is evident how substantial the cuts are. With a 6% cut, there could be a loss of \$89,000 which equates to twelve units from the program. The worst case would be a loss of sixteen units.

The problem is Washington is how to reduce the federal deficit. The Republicans believe that expenses must be cut; the Democrats want to raise taxes. The OBTH must cease leasing vouchers.

Mr. Stratton added that there will also be no increase in rents for the landlords.

Ms. Rocque-Romaine stated that the Senators from New Jersey are against sequestration.

Mr. Furlong stated that the goal is to not terminate any clients, but eliminate vouchers through attrition. He believes that there is enough money to get through eighteen months with current reserves.

COMMUNICATIONS.

Mr. Stratton stated that spoke to Mayor Henry about the acquisition of the Laurence Harbor school building. The money received from COAH must be used for rental assistance. There are no grants available.

RESOLUTIONS.

None.

UNFINISHED BUSINESS.

None.

New Business.

None.

COMMENTS FROM COMMISSIONERS.

Mrs. Spina thanked the Commissioners for their sympathy and support on the passing of her mother.

PUBLIC PORTION.

Seeing no hands Vice Chairman Hilfman closed the public portion.

ADJOURNMENT:

A motion to approve adjournment at 7:18 p.m. was made by Bethany Rocque-Romaine, seconded by Brenda Dunlop and upon roll call the Ayes and Nays were as follows:

AYES: Dunlop, Paulino, Rocque-Romaine, Spina, Hilfman.

NAYS: None.

ABSENT: Butler, Monchik.



Lawrence Stratton
Acting Secretary

**OLD BRIDGE TOWNSHIP HOUSING AUTHORITY
&
REDEVELOPMENT AGENCY**

**MINUTES OF THE REGULAR MEETING
April 16, 2013**

The Regular Meeting commenced at 7:23 p.m. with a Salute to the Flag.

ROLL CALL:

COMMISSIONERS PRESENT: Reginald Butler, Chairman
 Dupre Anderson
 Lance Hilfman
 Ramon Paulino (*via telephone conference call*)

COMMISSIONERS ABSENT: Brenda Dunlop
 Bethany Rocque-Romaine
 Mary Spina

ALSO ATTENDING: Eric Chubenko, Interim Executive Director
 Thomas Downs, Esq.
 Thomas Furlong, Fee Accountant

APPROVAL OF MINUTES:

None.

BILL LIST:

A motion was made to approve the OBTHA Bill List of April 2013 in the amount of \$152,212.84 by Lance Hilfman, seconded by Dupre Anderson and upon roll call the Ayes and Nays were as follows:

AYES: Anderson, Hilfman, Paulino, Butler.

NAYS: None.

ABSENT: Dunlop, Rocque-Romaine, Spina.

REPORTS:

Eric Chubenko, Interim Executive Director

Mr. Chubenko offered an explanation of the resolutions to be voted upon. Resolution No. 2013-02 "Compliance with DCA Requirements" is required by the DCA to confirm that the board commissioners and the executive director have complied with

the training requirements as stipulated in state law. Everyone on the board has either taken classes within the prescribed eighteen months or is currently doing so. The certification is to be done annually.

Resolution No. 2013-03 “Amend Section 8 Administrative Plan” – due to sequestration cuts each of the programs has been reduced including the Section 8 program. There are landlord contract rents in place that cannot be adjusted downwards. Due to these financial constraints, the goal is to amend the administrative plan. For the immediate future, there will be no increases in the contract rents for the Section 8 program until such time as funding is restored.

Mr. Paulino requested a confirmation that tenants would not be put out of their homes.

Mr. Chubenko stated that current residents would not be terminated from the existing program.

RESOLUTIONS:

A motion to approve Resolution No. 2013-02 Compliance with DCA Requirements was made by Ramon Paulino, seconded by Dupre Anderson and upon roll call the Ayes and Nays were as follows:

AYES: Anderson, Hilfman, Paulino, Butler.

NAYS: None.

ABSENT: Dunlop, Rocque-Romaine, Spina.

A motion to approve Resolution No. 2013-03 Amend Section 8 Administrative Plan was made by Lance Hilfman, seconded by Dupre Anderson and upon roll call the Ayes and Nays were as follows:

AYES: Anderson, Hilfman, Paulino, Butler.

NAYS: None.

ABSENT: Dunlop, Rocque-Romaine, Spina.

REPORTS (cont'd):

Thomas Downs, Esq.
None.

Thomas Furlong, Fee Accountant
None.

UNFINISHED BUSINESS:
None.

NEW BUSINESS:
None.

COMMENTS FROM COMMISSIONERS:
None.

PUBLIC PORTION OF MEETING:
Seeing no hands Chairman Butler closed the public portion.

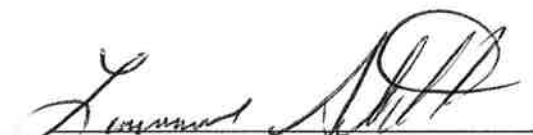
ADJOURNMENT:

A motion to approve adjournment at 7:30 p.m. was made by Lance Hilfman, seconded by Dupre Anderson and upon roll call the Ayes and Nays were as follows:

AYES: Anderson, Hilfman, Paulino, Butler.

NAYS: None.

ABSENT: Dunlop, Rocque-Romaine, Spina.



Lawrence Stratton
Acting Secretary

**OLD BRIDGE TOWNSHIP HOUSING AUTHORITY
&
REDEVELOPMENT AGENCY**

**MINUTES OF THE
REORGANIZATION AND REGULAR MEETING
May 21, 2013**

The Regular Meeting commenced at 7:00 p.m. with a Salute to the Flag.

ROLL CALL:

COMMISSIONERS PRESENT: Lance Hilfman, Vice Chairman
Dupre Anderson
Brenda Dunlop
Ramon Paulino
Bethany Rocque-Romaine
Mary Spina

COMMISSIONERS ABSENT: Reginald Butler, Chairman

ALSO ATTENDING: Lawrence Stratton, Director of Operations
Mark Noble, Deputy Director South Amboy
Housing Authority
Thomas Downs, Esq.

NOMINATION FOR CHAIRPERSON PRO TEMP:

A motion to nominate Lawrence Stratton as Chairperson Pro Temp was made by Mary Spina, seconded by Dupre Anderson. The motion was approved by an ALL AYES vote.

NOMINATION FOR CHAIRPERSON:

A motion to nominate Reginald Butler as Chairperson of the Old Bridge Township Housing Authority and Redevelopment Agency was made by Mary Spina, seconded by Brenda Dunlop and upon roll call the Ayes and Nays were as follows:

AYES: Anderson, Dunlop, Paulino, Rocque-Romaine, Spina, Hilfman.

NAYS: None.

ABSENT: Butler.

NOMINATION FOR VICE CHAIRPERSON:

A motion to nominate Lance Hilfman as Vice Chairperson was made by Mary Spina, seconded by Ramon Paulino and upon roll call the Ayes and Nays were as follows:

AYES: Anderson, Dunlop, Paulino, Rocque-Romaine, Spina.

NAYS: None.

ABSTAIN: Hilfman.

ABSENT: Butler.

CLOSE REORGANIZATION MEETING:

A motion to close the Reorganization Meeting at 7:07 p.m. was made by Mary Spina, seconded by Ramon Paulino and upon roll call the Ayes and Nays were as follows:

AYES: Anderson, Dunlop, Paulino, Rocque-Romaine, Spina, Hilfman.

NAYS: None.

ABSENT: Butler.

CONVENE REGULAR MEETING:

A motion was made to convene the Regular Meeting at 7:08 by Mary Spina, seconded by Bethany Rocque-Romaine and upon roll call the Ayes and Nays were as follows:

AYES: Anderson, Dunlop, Paulino, Rocque-Romaine, Spina, Hilfman.

NAYS: None.

ABSENT: Butler.

APPROVAL OF MINUTES:

None.

BILL LIST:

A motion was made to approve the OBTHA Bill List of May 2013 in the amount of \$152,278.82 by Bethany Rocque-Romaine, seconded by Mary Spina and upon roll call the Ayes and Nays were as follows:

AYES: Anderson, Dunlop, Paulino, Rocque-Romaine, Spina, Hilfman.

NAYS: None.

ABSENT: Butler.

REPORTS:

Lawrence Stratton, Director of Operations

Mr. Stratton anticipates that in the coming year approximately twenty vouchers will be frozen. No one will be added; no one will be eliminated.

Mrs. Rocque-Romaine explained that federal numbers are not yet available. As one voucher opens up, there will no reallocation of that voucher. Everyone on the program will remain on the program at this time.

Mr. Stratton expressed the hope to stay this course and that the program currently in place will continue.

Mr. Hilfman asked when a decision would have to be made.

Mr. Stratton stated a decision will be made within the next two months.

Mrs. Rocque-Romaine stated that after the federal budget is approved, a decision will be made as to whether the current number of vouchers can be maintained.

THOMAS DOWNS, ESQ.

No report.

COMMUNICATIONS:

None.

RESOLUTIONS:

A motion to approve Resolution No. 2013-04 – Independent Auditor for Fiscal Audit Services was made by Bethany Rocque-Romaine, seconded by Mary Spina and upon roll call the Ayes and Nays were as follows:

AYES: Anderson, Dunlop, Paulino, Rocque-Romaine, Spina.

NAYS: None.

ABSTAIN: Hilfman.

ABSENT: Butler.

A motion to approve Resolution No. 2013-05 – Award Contract Fee Accounting Services was made by Mary Spina, seconded by Bethany Rocque-Romaine and upon roll call the Ayes and Nays were as follows:

AYES: Anderson, Dunlop, Paulino, Rocque-Romaine, Spina, Hilfman.

NAYS: None.

ABSENT: Butler.

Prior to the roll call vote the following discussion took place.

Mrs. Rocque-Romaine asked for a confirmation that in light of forthcoming budget cuts, money will be available for this service.

Mr. Stratton assured Mrs. Rocque-Romaine that there would be.

A motion to approve Resolution No. 2013-06 – Award Contract General Legal Services was made by Brenda Dunlop, seconded by Mary Spina and upon roll call the Ayes and Nays were as follows:

AYES: Anderson, Dunlop, Paulino, Rocque-Romaine, Spina, Hilfman.

NAYS: None.

ABSENT: Butler.

A motion to approve Resolution No. 2013-07 – Award Contract Housing Management Technical Services was made by Bethany Rocque-Romaine, seconded by Mary Spina and upon roll call the Ayes and Nays were as follows:

AYES: Anderson, Dunlop, Paulino, Rocque-Romaine, Spina, Hilfman.

NAYS: None.

ABSENT: Butler.

A motion to approve Resolution No. 2013-08 – Regular and Reorganization Meeting Schedule was made by Mary Spina, seconded by Brenda Dunlop and upon roll call the Ayes and Nays were as follows:

AYES: Anderson, Dunlop, Paulino, Rocque-Romaine, Spina, Hilfman.

NAYS: None.

ABSENT: Butler.

UNFINISHED BUSINESS:

None.

NEW BUSINESS:

None.

COMMENTS FROM COMMISSIONERS:

None.

PUBLIC PORTION:

None.

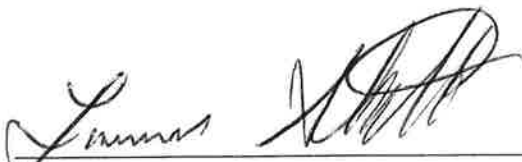
ADJOURNMENT:

A motion to approve adjournment at 7:30 p.m. was made by Bethany Rocque-Romaine, seconded by Mary Spina and upon roll call the Ayes and Nays were as follows:

AYES: Anderson, Dunlop, Paulino, Rocque-Romaine, Spina, Hilfman.

NAYS: None.

ABSENT: Butler.



Lawrence Stratton
Acting Secretary

**OLD BRIDGE TOWNSHIP HOUSING AUTHORITY
&
REDEVELOPMENT AGENCY**

**MINUTES OF THE REGULAR MEETING
September 17, 2013**

The Regular Meeting commenced at 7:23 p.m. with a Salute to the Flag.

ROLL CALL:

COMMISSIONERS PRESENT: Reginald Butler, Chairman
 Dupre Anderson
 Brenda Dunlop
 Lance Hilfman (arrived at 7:30)
 Bethany Rocque-Romaine
 Mary Spina

COMMISSIONERS ABSENT: Ramon Paulino

ALSO ATTENDING: Eric Chubenko, Interim Executive Director
 Mark Noble, Deputy Executive Director
 Thomas Downs, Esq.
 Thomas Furlong, Fee Accountant

APPROVAL OF MINUTES:

A motion was made to approve the minutes of March 19, 2013 by Brenda Dunlop and seconded by Bethany Rocque-Romaine. The motion was approved by an ALL AYES vote.

A motion was made to approve the minutes of May 21, 2013 by Bethany Rocque-Romaine and seconded by Mary Spina. The motion was approved by an ALL AYES vote.

BILL LIST:

A motion was made to approve the following OBTHA Bill Lists by Bethany Rocque-Romaine and seconded by Brenda Dunlop.

June 2013	-	\$154,313.52
July 2013	-	\$150,769.80
Aug. 2013	-	\$151,894.70
Sept. 2013	-	\$154,637.68

The motion was approved by an ALL AYES vote.

Reports:

Eric Chubenko, Interim Executive Director

Mr. Chubenko congratulated the Housing Authority for a “clean” audit. There were no recommendations or findings.

He stated that an analysis had been received as to how best to assist the Township of Old Bridge with the Hope Grant and Loan Program. He explained that there is affordable housing money that the township would like to use before the government procures it. One of the suggestions was to resurrect an older program, the Hope Grant and Loan Program, which assists people in a time of need of housing. The other would be a full rental assistance program, but the State needs to determine if the appropriation of this money fits within the program guidelines.

The Hope Loan Program is a small amount of money, but there would be ten or eleven vouchers to be rolled over under the rental assistance program which would replace what was lost with sequestration. The target amount is approximately \$80,000 to \$100,000 per year.

Mr. Furlong reminded the Commissioners that this money was referenced by Mayor Henry in relation to refurbishing the building in Laurence Harbor for veterans’ housing. The realization was that there was quite a bit of capital improvement work to be done, but not this with type of assistance.

Mrs. Rocque-Romaine stated that these programs would target individuals in need.

Mr. Furlong stated that the Housing Authority recently lost ten or eleven vouchers due to sequestration.

Mrs. Rocque-Romaine asked for a confirmation that even though the money to be used would be Township money, federal guidelines would have to be adhered to.

Mr. Chubenko confirmed that and stated that it would be helpful to have an administrative fee equal to the voucher program. This idea is unique to Old Bridge.

Mr. Noble added that this grant would be given to “stable” households.

A motion was made to accept the Report of the Executive Director by Bethany Rocque-Romaine and seconded by Mary Spina.

The motion was approved by an ALL AYES vote.

Mark Noble, Deputy Executive Director

No Report.

Thomas Downs, Esq.

No Report.

Thomas Furlong, Fee Accountant

Mr. Furlong stated that the Commissioners will sign a resolution affirming that they have received a copy of the audit and have reviewed the findings and comments. He expressed his concern with the deficit during the last few years which is due to the cut in federal subsidies. The goal is to obtain additional vouchers with additional administrative fees.

Mrs. Spina inquired if the employees pay a portion of their health insurance.

Mr. Furlong explained that all public employees contribute a portion based on salary and in compliance with the guidelines imposed by the State.

Resolution:

A motion to approve Resolution No. 2013-09 – Submit Group Affidavit re: Audit Local Public Finance Board was made by Brenda Dunlop and seconded by Mary Spina.

The motion was approved by an ALL AYES vote.

Unfinished Business:

Mr. Butler stated that with respect to recertification, each of the Commissioners must take the remaining required courses.

Mr. Chubenko stated that he believed that the course outstanding for two Commissioners is “Principles of Redevelopment”.

Mr. Butler emphasized the importance of completing the required courses and asked that money be made available as soon as possible to allow the Commissioners to complete the requirement.

A motion was made to allocate funds for two Commissioners to complete their required courses by Mrs. Rocque Romaine and seconded by Mr. Hilfman.

The motion was approved by an ALL AYES vote.

New Business:

Mr. Butler announced that the Old Bridge/South Amboy Chamber of Commerce would be hosting its annual Business Leader of the Year dinner on October 30, 2013. In the past the OBTHA has placed an ad in the journal.

Mrs. Rocque-Romaine inquired from where in the budget this money comes.

Mr. Furlong responded that this is an allowable budget expense. It is considered an advertising expense to make the community aware of the OBTHA's existence.

MOTION:

A motion to approve the expenditure of \$200 to purchase an ad for the Business Leader of the Year dinner sponsored by the Old Bridge/South Amboy Chamber of Commerce was made by Brenda Dunlop and seconded by Mary Spina.

The motion was approved by an ALL AYES vote.

Comments from Commissioners:

The Commissioners welcomed each other back for a new and productive year.

Public portion:

Seeing no hands Chairman Butler closed the public portion.

Adjournment:

A motion to approve adjournment at 7:40 p.m. was made by Mary Spina, seconded by Bethany Rocque-Romaine and upon roll call the Ayes and Nays were as follows:

AYES: Anderson, Dunlop, Hilfman, Rocque-Romaine, Spina, Butler.

NAYS: None.

ABSENT: Paulino.



Lawrence Stratton
Acting Secretary

**OLD BRIDGE TOWNSHIP HOUSING AUTHORITY
&
REDEVELOPMENT AGENCY**

**MINUTES OF THE REGULAR MEETING
October 15, 2013**

The Regular Meeting commenced at 7:05 p.m. with a Salute to the Flag.

ROLL CALL:

COMMISSIONERS PRESENT: Reginald Butler, Chairman
 Dupre Anderson
 Mary Spina
 Ramon Paulino

COMMISSIONERS ABSENT: Brenda Dunlop
 Lance Hilfman
 Bethany Rocque-Romaine

ALSO ATTENDING: Eric Chubenko, Interim Executive Director
 Mark Noble Deputy Executive Director
 Lawrence Stratton, Director of Operations
 Thomas Downs, Esq.
 Thomas Furlong, Fee Accountant

APPROVAL OF MINUTES:
None.

BILL LIST:

A motion was made to approve the OBTHA Bill List of October 2013 in the amount of \$154,077.09 by Ramon Paulino, seconded by Dupre Anderson and upon roll call the Ayes and Nays were as follows:

AYES: Anderson, Spina, Paulino, Butler.

NAYS: None.

ABSENT: Dunlop, Rocque-Romaine, Hilfman.

REPORTS:

Eric Chubenko, Interim Executive Director

Mr. Chubenko Indicated that he sent a letter regarding the Hope Rental Assistance Program, but has had no a response yet.

Lawrence Stratton, Director of Operations

Mr. Stratton advised the Commissioners that NJNAHRO will have a conference simultaneously with the NJ League of Municipalities in November. He will forward the information to the Commissioners. Chairman Butler asked if there was money in the budget so that the Commissioners who want to attend will be reimbursed. Mr. Furlong indicated that there was money in the travel budget to pay for registration, hotel accommodations and per diem stipend for some Commissioners.

Thomas Downs, Esq.
None.

Thomas Furlong, Fee Accountant
None.

COMMUNICATIONS:
None.

RESOLUTIONS:
None.

UNFINISHED BUSINESS:
None.

NEW BUSINESS:
None.

COMMENTS FROM COMMISSIONERS:

Mr. Paulino asked whether the web site was up and running. Mr. Chunenko indicated that the web site is live and running. However it is not yet tied into the Township web site as the Township needs to approve the tie in.

Mr. Butler stated that since the League of Municipalities and NJNAHRO had conferences scheduled for the week of November 18th, it did not appear that a quorum for the meeting would be available and that the professionals were attending the conferences also. He asked for a motion to cancel the November meeting.

A motion was made to cancel the November 2013 meeting by Mary Spina, seconded by Ramon Paulino and upon roll call the Ayes and Nays were as follows:

AYES: Anderson, Spina, Paulino, Butler.

NAYS: None.

ABSENT: Dunlop, Rocque-Romaine, Hilfman.

PUBLIC PORTION OF MEETING:

Seeing no hands Chairman Butler closed the public portion.


ADJOURNMENT:

A motion to approve adjournment at 7:23 p.m. was made by Ramon Paulino, seconded by Dupre Anderson and upon roll call the Ayes and Nays were as follows:

AYES: Anderson, Spina, Paulino, Butler.

NAYS: None.

ABSENT: Dunlop, Rocque-Romaine, Hilfman.


Lawrence Stratton
Acting Secretary