

A G E N D A JUNE 19, 2025

PLEDGE OF ALLEGIANCE

SUNSHINE LAW “Adequate notice of this meeting has been provided in the local news media and in a place of public notice located at 101 Magnolia Street, Beverly, NJ as required in the Open Public Meeting Act (Chapter 123 P>L>1975).

Time 6:00 PM.

ROLL CALL:

DORSEY___HAAF___RICHARDS___ R. MILLER___ C. MILLER___
H. ROBERTSON___

NO APRIL 2025 OR MAY 2025 MEETING

RE-ORGANIZATION

NOMINATION FOR CHAIR PERSON

_____ Nominated _____ for Chair Person
_____ 2nd the nomination

UPON ROLL CALL: _____ AYES _____ NAYS _____ ABSTAINS

NOMINATION FOR VICE CHAIR PERSON

_____ Nominated _____ for Vice Chair Person
_____ 2nd the nomination

UPON ROLL CALL: _____ AYES _____ NAYS _____ ABSTAINS

APPROVAL OF MINUTES OF MARCH 20, 2025 MEETING

Discussion followed

Motion made by: _____ to accept Minutes of the March 20, 2025 meeting

Seconded by: _____

Upon roll call: _____ AYES _____ NAYS _____ ABSTAINS

FINANCIAL/BILLS:

**BILLS TO BE RATIFIED FOR:
March 2025 CHECK # 14788-14797**

Motion made by: _____
Seconded by: _____
Upon roll call: ____ AYES ____ NAYS ____ ABSTAINS

**BILLS TO BE RATIFIED FOR:
April 2025 CHECK # 14798-14823**

Motion made by: _____
Seconded by: _____
Upon roll call: ____ AYES ____ NAYS ____ ABSTAINS

**BILLS TO BE RATIFIED FOR:
May 2025 CHECK # 14824-14864**

Motion made by: _____
Seconded by: _____
Upon roll call: ____ AYES ____ NAYS ____ ABSTAINS

**BILLS TO BE RATIFIED FOR:
June 2025 CHECK # 14865-14895**

Motion made by: _____
Seconded by: _____
Upon roll call: ____ AYES ____ NAYS ____ ABSTAINS

NEW BUSINESS:

RESOLUTION 2025-7 HUD OPERATING BUDGET 2025-2026

Discussion followed:

Motion made to approve the HUD operating budget, by: _____
Seconded by: _____
Upon roll call: ____ AYES ____ NAYS ____ ABSTAINS

RESOLUTION 2025-8 STATE OPERATING BUDGET 2025-2026

Discussion followed:

Motion made to approve the STATE operating budget, by: _____
Seconded by: _____
Upon roll call: ____ AYES ____ NAYS ____ ABSTAINS

BILLS TO BE RATIFIED FOR MARCH 2025

14788	HD SUPPLY	3054.53	MAINTENANCE
14789	MARC NAHRO	150.00	MEMBERSHIP
14790	WESTERN PEST SERVICE	500.18	EXTERMINATION
14791	HD SUPPLY	51.20	OFFICE
14792	POLAR SHREDDING	699.62	OFFICE
14793	CASA PAYROLL	123.00	OFFICE
14794	DAVID CIARROCCA CPA	1200.00	ACCOUNTANT
14795	PSE&G	57.30	UNIT 167
14796	PSE&G	512.03	OFFICE
14797	PSE&G	35.21	SHOP

BILLS TO BE RATIFIED FOR APRIL 2025

14798	STACEY COLWELL	250.00	HEALTH INSURANCE
14799	COMCAST CABLE	277.91	OFFICE
14800	MALAMUT & ASSOCIATES LLC	240.50	ATTORNEY
14801	NATIONAL TENANT NETWORK	390.00	OFFICE
14802	WES BANK (EXXON)	113.09	MAINTENANCE
14803	HD SUPPLY	22.52	MAINTENANCE
14804	SAM'S CLUB	36.94	OFFICE
14805	CASA PAYROLL SERVICE	103.00	OFFICE
14806	LAWN DOCTOR	605.00	LAWN CARE
14807	FERGUSON ENTERPRISES LLC	95.71	MAINTENANCE
14808	NJ AMERICAN WATER	22.65	SHOP
14809	NJ AMERICAN WATER	66.71	OFFICE
14810	NJ AMERICAN WATER	5.96	UNIT 151
14811	NJ AMERICAN WATER	5.96	UNIT 160
14812	NJ AMERICAN WATER	22.65	UNIT 167
14813	PSE&G	441.84	AREA LIGHTS
14814	PSE&G	12.65	STREET LIGHT
14815	VERIZON WIRELESS	51.46	OFFICE
14816	HD SUPPLY	348.01	MAINTENANCE
14817	GREEN EARTH LANDSCAPING	50.00	SHREDDING PREP
14818	EJ'S PAINTING	1010.00	UNIT 167
14819	NICHOLAS PORTELLA PLUMBING	385.00	MAINTENANCE
14820	DAVE CIARROCCA CPA	1275.00	ACCOUNTANT
14821	FERFUSON ENTERPRISES LLC	1735.84	MAINTENANCE
14822	WESTERN PEST SERVICE	500.18	EXTERMINATION
14823	BEVERLY SEWERAGE AUTHORITY	6874.00	QUARTERLY SEWER BILL

BILLS TO BE RATIFIED FOR MAY 2025

14824	EAGLE FLOOR SANDING	1000.00	UNIT 167
14825	CASA PAYROLL SERVICE	103.00	OFFICE
14826	FERGUSON ENTERPRISES LLC	21.35	MAINTENANCE
14827	DAVE CIARROCCA CPA	1275.00	ACCOUNTANT
14828	COMCAST CABLE	277.08	OFFICE
14829	KYOCERA DOCUMENT SOLUTIONS	117.07	OFFICE
14830	ANDREW MOUREY	1225.00	MAINTENANCE
14831	PSE&G	70.12	VACANT UNITS
14832	CASA PAYROLL SERVICE	99.50	OFFICE
14833	WEX BANK (EXXON)	112.95	MAINTENANCE
14834	MALAMUT & ASSOCIATES LLC	55.50	ATTORNEY
14835	HD SUPPLY	301.63	MAINTENANCE
14836	ATLANTIC COAST ALARM	480.00	OFFICE
14837	NICHOLAS PORTELLA PLUMBING	650.00	MAINTENANCE
14838	SAM'S CLUB	54.00	OFFICE
14839	ESTRONZA SERVICES	650.00	LAWN CARE
14840	NJ AMERICAN WATER	56.81	OFFICE
14841	NJ AMERICAN WATER	22.65	SHOP
14842	NJ AMERICAN WATER	22.65	UNIT 151
14843	NJ AMERICAN WATER	32.75	UNIT 160
14844	NJ AMERICAN WATER	22.65	UNIT 167
14845	NJ AMERICAN WATER	22.65	UNIT 170
14846	PSE&G	35.21	SHOP
14847	PSE&G	460.41	OFFICE
14848	NATIONAL TENANT NETWORK	90.00	OFFICE
14849	VOID		
14850	VERIZON WIRELESS	51.46	OFFICE
14851	EJ'S PAINTING	250.00	UNIT 167
14852	FERGUSON ENTERPRISES LLC	1455.84	MAINTENANCE
14853	JOHN BERRY CONCEPTS ONE	2134.14	UNITS 167& 170
14854	FERGUSON ENTERPRISES LLC	124.63	MAINTENANCE
14855	HD SUPPLY	277.08	MAINTENANCE
14856	CASA PAYROLL SERVICE	99.50	OFFICE
14857	NICHOLAS PORTELLA PLUMBING	385.00	UNIT 108
14858	WESTERN PEST SERVICE	275.00	OUTSIDE BOXES
14859	PSE&G	12.55	STREET LIGHT
14860	PSE&G	438.05	AREA LIGHTS
14861	NJ MAERICAN WATER	56.61	OFFICE
14862	NJ AMERICAN WATER	22.65	UNIT 160
14863	NJ AMERICAN WATER	22.65	UNIT 167
14864	NJ AMERICAN WATER	22.65	UNIT 170

BILLS TO BE RATIFIED FOR JUNE 2025

14865	DAVE CIARROCCA CPA	1275.00	ACCOUNTANT
14866	COMCAST CABLE	277.09	OFFICE
14867	HD SUPPLY	23.66	MAINTENANCE
14868	SPRAYS LAWN SERVICE	170.00	IRRIGATION SERVICE
14869	WESTERN PEST SERVICE	500.18	EXTERMINAATION
14870	JIF INSURNACE (2 ND PAYMENT)	23409.50	INSURANCE
14871	GARY J CENTINARO	490.92	TRAINING
14872	SAM'S CLUB	4.99	OFFICE
14873	CASA PAYROLL SERVICE	105.00	OFFICE
14874	MALAMUT & ASSOCIATES LLC	573.50	OFFICE3
14875	REALE PLUMBING LLC	375.00	MAINTENANCE
14876	NJ AMERICAN WATER	22.65	SHOP
14877	PSE&G	255.48	OFFICE
14878	PSE&G	35.30	SHOP
14879	PSE&G	73.31	VACANT UNITS
14880	PSE&G	419.67	AREA LIGHTS
14881	PSE&G	12.18	STREET LIGHT
14882	GABRIELLE JEAN LAURENT	836.00	OVERPAY REFUND
14883	TYANA PARKER	1527.00	OVERPAY REFUND
14884	BRIDGET GUEST MORALES	784.00	OVERPAY REFUND
14885	BEVERLY CITY POST OFFICE	219.00	STAMPS
14886	MAYA BAILEY	989.00	OVERPAY REFUND
14887	DASIAH SADLET	220.00	OVERPAY REFUND
14888	JENNIFER WASHINGTON	124.00	OVERPAY REFUND
14889	JESSICA BASSETT	280.00	OVERPAY REFUND
14890	VERIZON WIRELESS	51.46	OFFICE
14891	WEX BANK (EXXON)	119.23	MAINTENANCE
14892	HD SUPPLY	16.72	MAINTENANCE
14893	FERGUSON ENTERPRISES LLC	38.51	MAINTENANCE
14894	REALE PLUMBING & HVAC LLC	715.00	PLUMBING
14895	ESTRONZA SERVICES	1050.00	LAWN SERVICE

**MINUTES OF THE REGULAR MEETING
OF THE BEVERLY HOUSING AUTHORITY, CITY OF BEVERLY
HELD ON MARCH 20, 2025
IN THE BEVERLY HOUSING AUTHORITY OFFICE CONFERENCE
ROOM
6:00PM**

The Pledge of Allegiance and the Sunshine Law was recited.

Upon roll call, the following Commissioners were present:

Present at meeting were: John Haaf, Randy Miller, Hal Robertson
And Sarah Richards

MINUTES:

Minutes from the February 20, 2025 meeting were reviewed

Discussion followed

Motion to accept minutes, made by: Mr. H Robertson

Seconded by: Mr. R. Miller

Upon roll call 4 Ayes 0 Nays 0 Abstains

FINANCE: Ratify checks written for February 2025 and March 2025.

Discussion followed

Bills to be ratified for the months of February 2025

Check #'s 14760-14763

Bills to be ratified for the month of March 2025

Check #'s 14764-14787

Questions-Statements

Questions 1. Regarding, check # 14760, LEW Lead Paint Testing

Answer Mr. Centinaro explained that this was for the Lead Paint inspection
for the Beverly Housing Authority, mandated by HUD.

Discussion followed:

Motion made by: Mr. R. Miller

Seconded by: Mrs. S. Richards

interjection

Upon roll call: 4 Ayes 0 Nays 0d Abstain

UNFINISHED BUSINESS

NEW BUSINESS:

FINANCIAL STATEMENTS:

No statements were presented at this meeting

TENANT AND PUBLIC COMMENT:

TENANTS ACCOUNTS RECEIVABLE:

Tenants accounts were reviewed.

Discussion followed

Accept and file the tenants accounts report

COMMISSIONERS COMMENTS

DIRECTORS REPORT:

Motion to adjourn meeting:

Made by: Mrs. S. Richards

Seconded by: Mr. R. Miller

Meeting adjourned at 6:31 pm

Minutes submitted by;



Gary J Centinaro

Date:

Approving Operating Budget

OMB No. 2577-0026
(exp.12/31/2012)

This information is required by Section 6(c)(4) of the U.S. Housing Act of 1937. The information is the operating budget for the low-income public housing program and provides a summary of the proposed/budgeted receipts and expenditures, approval of budgeted receipts and expenditures, and justification of certain specified amounts. HUD reviews the information to determine if the operating plan adopted by the public housing agency (PHA) and the amounts are reasonable, and that the PHA is in compliance with procedures prescribed by HUD. Responses are required to obtain benefits. This information does not lend itself to confidentiality.

PHA Code: NJ 018

Acting on behalf of the Board of Commissioners of the above-named PHA as its Chairperson, I make the following certifications and agreement to the Department of Housing and Urban Development (HUD) regarding the Board's approval of (check one or more as applicable):

DATE

- ☒ Operating Budget approved by Board resolution on: June 19, 2025
- ☐ Operating Budget submitted to HUD, if applicable, on: _____
- ☐ Operating Budget revision approved by Board resolution on: _____
- ☐ Operating Budget revision submitted to HUD, if applicable, on: _____

1. All statutory and regulatory requirements have been met;
2. The PHA has sufficient operating reserves to meet the working capital needs of its developments;
3. Proposed budget expenditures are necessary in the efficient and economical operation of the housing for the purpose of serving low-income residents;
4. The budget indicates a source of funds adequate to cover all proposed expenditures;
5. The PHA will comply with the wage rate requirement under 24 CFR 968.110(c) and (f); and
6. The PHA will comply with the requirements for access to records and audits under 24 CFR 968.110(i).

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012.31, U.S.C. 3729 and 3802)

Print Board Chairperson's Name: Mr. John Haaf	Signature:	Date: 6/19/25

2026 HOUSING AUTHORITY BUDGET RESOLUTION

Beverly Housing Authority

FISCAL YEAR: October 01, 2025 to September 30, 2026

WHEREAS, the Annual Budget for Beverly Housing Authority for the fiscal year beginning October 01, 2025 and ending September 30, 2026 has been presented before the governing body of the Beverly Housing Authority at its open public meeting of June 19, 2025; and

WHEREAS, the Annual Budget as introduced reflects Total Revenues of \$971,820.00, Total Appropriations including any Accumulated Deficit, if any, of \$925,450.00, and Total Unrestricted Net Position planned to be utilized as funding thereof, of \$0.00; and

WHEREAS, the Capital Budget as introduced reflects Total Capital Appropriations of \$184,820.00 and Total Unrestricted Net Position planned to be utilized as funding thereof, of \$0.00; and

WHEREAS, the schedule of rents, fees and other charges in effect will produce sufficient revenues, together with all other anticipated revenues to satisfy all obligations to the holders of bonds of the Authority, to meet operating expenses, capital outlays, debt service requirements, and to provide for such reserves, all as may be required by law, regulation or terms of contracts and agreements; and

WHEREAS, the Capital Budget/Program, pursuant to N.J.A.C. 5:31-2, does not confer any authorization to raise or expend funds; rather it is a document to be used as part of the said Authority's planning and management objectives. Specific authorization to expend funds for the purposes described in this section of the budget must be granted elsewhere; by bond resolution, by a project financing agreement, by resolution appropriating funds from the Renewal and Replacement Reserve or other means provided by law.

NOW, THEREFORE BE IT RESOLVED, by the governing body of the Beverly Housing Authority, at an open public meeting held on June 19, 2025 that the Annual Budget, including all related schedules, and the Capital Budget/Program of the Beverly Housing Authority for the fiscal year beginning October 01, 2025 and ending September 30, 2026, is hereby approved; and

BE IT FURTHER RESOLVED, that the anticipated revenues as reflected in the Annual Budget are of sufficient amount to meet all proposed expenditures/expenses and all covenants, terms and provisions as stipulated in the said Housing Authority's outstanding debt obligations, capital lease arrangements, service contracts, and other pledged agreements; and

BE IT FURTHER RESOLVED, that the governing body of the Beverly Housing Authority will consider the Annual Budget and Capital Budget/Program for Adoption on September 18, 2025.

bha2@comcast.net

(Secretary's Signature)

6/19/2025

(Date)

Governing Body Recorded Vote

Member	Aye	Nay	Abstain	Absent
John Haaf				
Randy Miller				
Sarah Richards				
Tonya Taylor-Dorsey				
Hal Robertson				
Cynthia Hall Miller				
0				

DELINQUENT RENT
JUNE 2025

UNIT	NAME	AMOUNT	DESCRIPTION
101	Jennifer Washington	26.00	June. 2025 rent & late chg.
103	Michelle Albrecht	263.00 1498.00	May 2025 rent June 2025 rent & lat
104	India Anderson	27.00 728.40 908.00 487.00 487.00 487.00 487.00 487.00 487.00 925.00 925.00 431.00 1251.00 1251.00	2022 retro rent owing Oct. 2023 rent & late chg. Nov. 2023 rent & late chg. Dec. 2023 rent & late chg. Jan. 2024 rent & late chg. Feb 2024 rent & late chg. Mar. 2024 rent & late chg. Apr. 2024 rent & late chg. May 2024 rent & late chg. June 2024 rent & late chg. July 2024 rent & late chg. Aug. 2024 rent & late chg. May 2025 rent & late chg. June 2025 rent & late chg.
106	Michael Logan	338.00 374.00 374.00 374.00 298.00 253.00 253.00	Dec. 2024 rent. Jan. 2025 rent & late chg. Feb. 2025 rent & late chg. Mar. 2025 rent & late chg. April 2025 rent & late chg. May 2025 rent & late chg. June 2025 rent & late chg.
111	Shaina Coleman	3799.00	2024 retro rent owing
113	Shinere Fauntleroy	2548.00	2024 Retro rent owing
115	Jasnet Silvera	538.00	June 2025 rent & late chg.
122	Lawanda Frost	1019.00	June 2025 rent 7 late chg.
128	Elmer Bell	830.55	extermination charges
131	Tyana Parker	617.00	Oct. 2024 rent & late chg.

133	Roslyn Johnson	39.79 632.00 632.00 304.00 304.00 254.00 254.00	Nov 2024 rent & late chg. Dec. 2024 rent & late chg. Jan. 2025 rent & late chg. Feb. 2025 rent & late chg. Mar. 2025 rent & late chg. May 2025 rent & late chg. June 2025 rent & late chg.
135	Cherae Brown	422.00	June 2025 rent & late chg.
141	Jaelynn King	107.16	back rent
143	Courtney Wilson	897.00	June 2025 rent & late chg.
148	Barbara Vivian	21.99 433.00 933.00	Apr. 2024 rent & late chg. May 2024 rent & late chg. June 2024 rent & late chg.
151	Dasiah Sadler	382.00 623.00	May 2025 rent & late chg. June 2025 rent & late chg.
157	Kimberly Hernandez	3435.92 472.00	Maintenance chg. Unit 115 June 2025 rent & late chg.
161	Carole Price	697.00	June 2025 rent & late chg.
164	Sarah Mizell	310.49	June 2025 rent & late
169	Nadine Jacobs	1464.00	2024 retro rent owing.