

HOUSING AUTHORITY OF THE CITY OF LONG BRANCH BOARD OF COMMISSIONERS REGULAR MEETING

AGENDA

MONDAY, OCTOBER 19, 2026 - 5:00 P.M.

Garfield Court Administration Building

2 Hope Lane

Long Branch, NJ 07740

I. OPENING

- Call to Order: Board Attorney
- Roll Call
- Flag Salute
- Statement to the Public

II. OLD BUSINESS

- Approval of the Public Session Minutes for September 21, 2026, Board Meeting.
- Other

III. NEW BUSINESS

1. Executive Director's Report
2. **Resolution 10-01-2026** - Resolution authorizing the transaction, approving the list of bills for September 2026, authorizing an expenditure of funds, subject to appropriations, ratification of expenditures
3. **Resolution 10-02-2026** - Resolution approving the transaction, approving training, travel, and accommodations for the months of October and November for members of the Long Branch Housing Authority Board of Commissioners and staff to attend conferences and training, authorizing an expenditure of funds, ratifying past actions, subject to appropriations
4. **Resolution 10-03-2026** – Resolution authorizing the transaction, approving an increase in the monthly maintenance services fee for certain homeownership units developed under the Hope VI Program and located at Hope Lane and University Drive, Long Branch, New Jersey
5. **Resolution 10-04-2026** – Resolution authorizing the transaction, approving a three percent (3%) rent increase for tax credit and market-rate units effective January 1, 2027
6. **Resolution 10-05-2026** – Resolution approving the transaction, authorizing the Long Branch Housing Authority Housing Choice Voucher Program Small Area Fair Market Rents (SAFMRS) for 2027
7. **Resolution 10-06-2026** – Resolution authorizing the transaction, adopting a pet policy for the Long Branch Housing Authority and establishing restrictions on certain pets and dangerous animals

8. **Resolution 10-07-2026** – Resolution approving the transaction, authorizing the expansion of the Long Branch Housing Authority Housing Choice Voucher program jurisdiction to add additional service areas within Middlesex and Ocean counties
9. **Resolution 10-08-2026** – Resolution 10-08-2026- Resolution approving the transaction, authorizing the purchase of five (5) tickets at \$95.00 each (\$250.00) in the amount not to exceed \$475.00, to be paid from non-federal funds, for the Long Branch High School Hall of Fame at Branches, 123 Monmouth Road, West Long Branch, NJ 07764 on Tuesday, October 27, 2026, 5:00PM.
10. **Resolution 10-09-2026** – Resolution approving the transaction, authorizing the Long Branch Housing Authority to enter into a property management agreement with Maestro Homeownership LLC. for the management of 40 University Drive, Long Branch
11. **Resolution 10-10-2026** – Resolution authorizing the transaction, establishing a list of qualified professionals for A&E services
12. **Resolution 10-11-2026** – Resolution authorizing the transaction, amending the contract with Polcari and Company, amending Resolution No. 06-05-2026, authorizing an expenditure of funds of \$6,320.00, subject to appropriations
13. **Resolution 10-12-2026** – Resolution authorizing a Closed Session of the Regular Meeting of the Board of Commissioners on October 19, 2026
14. Other

IV. CLOSED SESSION

V. PUBLIC SESSION

VI. COMMENTS FROM PUBLIC

VII. COMMISSIONERS' COMMENTS

VIII. ADJOURNMENT