

A REGULAR MEETING
OF THE HOUSING AUTHORITY
OF THE CITY OF MILLVILLE

A regular meeting of the Millville Housing Authority (MHA) Board of Commissioners was held on Tuesday, May 26, 2026. The meeting was held at the Jaycee Plaza Community room, 122 East Main Street, Millville, NJ 08332. The meeting was convened at 5:04 pm.

Chairwoman Heather Santoro announced the Sunshine Law had been met, properly posted, and advertised and conducted according to the Open Public Records Act.

Karen Chiarello proceeded to call the roll. Present were Chairwoman Heather Santoro, Commissioner Charles Flickinger, Commissioner Winfield Pettit, Commissioner Kim Barfield, and Executive Director Samantha Silvers. Also present were Solicitor Matthew Robison and MHA staff. Commissioner Jennifer Hainley was absent,

Chairwoman Santoro asked for a motion to approve the minutes from the April 28, 2026, meeting. Commissioner Flickinger made a motion and Commissioner Pettit seconded. All present were in favor.

Occupancy, Property Management & Maintenance

Our occupancy rating is 96%.

HCV has begun the leasing process for the fifteen new tenant protection vouchers. We are working on unit repairs through Oak View.

Resolutions

The Personnel Policy amendment was updated based on a template provided by the JIF in response to New Jersey Law/Rule changes. Standard updates are done every two years.

Scattered Sites/Disposition

All the properties with houses have been sold. The four vacant lots are all that remain to be sold.

Projects

Cameras	JCP, MVP	May -MVP installation is almost complete with minor adjustments underway. JCP will have a walk through was postponed by contractor.
Paving	RVE, RVW, CVC, HBC	May – ProAsphalt of Vineland will complete the first or second week of June
Roadway reconstruction	Ferguson	May-Project start date is tentatively June 8th
Exterior Lighting	Ferguson	May. – Revising scope of work since ACE upgraded some lighting – Will be replacing pedestrian light pole heads (after roadway reconstruction). RVE sealcoating should be completed the first or second week of June.

Chairwoman Santoro announced that there were resolutions to approve.

Resolution #16-26 Resolution Approving the Payment of Bills for June 2026

Roll Call Vote:

Motion: Commissioner Flickinger

Second: Commissioner Pettit

Roll Call: Unanimous

Resolution #17-26 Resolution Approving Changes to the Policy & Procedures Manual-NJ Family Leave Act

Roll Call Vote:

Motion: Commissioner Flickinger

Second: Commissioner Pettit

Roll Call: Unanimous

Resolution #18/26 Resolution Approving Changes to the Housing Choice Voucher Administrative Plan-Incorporate Project Based Voucher Program

Roll Call Vote:

Motion: Commissioner Flickinger

Second: Commissioner Pettit

Roll Call: Unanimous

Chairwoman Santoro asked if there was any new business. There was none.

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Chairwoman Santoro asked if there was any public comment.

Elizabeth Samanns (JCP 701)

- Thanked the board for adding security patrols.
- What is the status of new cameras? *MHA is waiting for the walk through and quote from Rivell. It will take a few months for installation to be completed.*
- Tenant signed her lease four years ago and the roof is still leaking. *The roof was replaced two years ago. MHA has tried several avenues to get the leaks fixed. We are still actively working on the issue; we have the architect pursuing other avenues to correct the problem. WE have addressed the ventilation issues so that will help hold off potential mold problems.*

Peter Bernard (JCP 406)

- The trash shoots are disgusting and need to be addressed. They are dirty and do not close all the way. This causes more issues with bugs.
- Sharps containers are full and not being changed.
- Filters on the p-tech units are filthy and not being cleaned properly. *This is an item on our planned maintenance schedule. We will discuss more thorough cleaning with the maintenance staff.*

Diedre Smith (JCP 509)

- She is having issues with someone breaking into her apartment. This has been reported to the police. Is it possible to get the lock changed?

At 5:19pm Chairwoman Santoro asked for a motion to adjourn the meeting. Commissioner Flickinger made a motion and Commissioner Pettit seconded. All present were in favor.