

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

April 28, 2026

A regular meeting of the Millville Housing Authority (MHA) Board of Commissioners was held on Tuesday, April 28, 2026. The meeting was held at the Cedearview Court Community room, 1045 Wheaton Avenue, Millville, NJ 08332. The meeting was convened at 5:04 pm.

Vice Chairman Charles Flickinger 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 Chair woman Heather Santoro (by phone), Vice Chairman Charles Flickinger, Commissioner Winfield Pettit, Commissioner Kim Barfield, Commissioner Jennifer Hainley, and Executive Director Samantha Silvers. Also present were Solicitor Matthey Robinson and MHA staff.

Vice Chairman Flickinger asked for a motion to approve the minutes from the March 24, 2026, meeting. Commissioner Hainley made a motion and Commissioner Barfield seconded. Chairwoman Santoro abstained, all others present were in favor.

Correspondence

MEL Memo regarding NJFLA July 17, 2026. The JIF has provided lingual for adoption into an updated policy manual prior to the July deadline following NJ legislation amendments to the NJ Family Leave Act.

2026 Capital Fund Notice of award and Formula ACC Amendments for \$1,209,757 (+1% from 2025).

Occupancy

Our occupancy rate is 95%. Two maintenance employees left in February. We have hired two replacements and our rate should be back up shortly.

Housing Choice Voucher

We received the notice of funding award for the fifteen new tenant Protection Vouchers from Oak View. WE estimate it will take 90 days to complete the lease ups.

PHA's have been advised there may be limited 2026 Shortfall funding. HUD distributed PIH Notices 2025-13 and 2025-28 regarding best practices for cost saving measures. The MHA continues to abide by these practices.

We will have policy changes for tenant protection vouchers at the next meeting. We are not leasing up vacant vouchers at this time.

Scattered Sites/Disposition

All units have been sold. Total sales were \$1,599,519. The four vacant lots will be listed shortly.

Projects

Cameras	JCP, MVP	April -MVP installation is almost complete with minor adjustments underway. JCP will have a walk through week of 4/27.
Paving	RVE, RVW, CVC, HBC	April-Obtained quotes. Will be moving forward only with RVE to remain within bid threshold. <i>Resealing</i>
Roadway reconstruction	Ferguson	April – Bid award on agenda. <i>Pre construction meeting will be held this week to make sure everyone still has access.</i>
Exterior Lighting	Ferguson	April. – Revising scope of work since ACE upgraded some lighting – Will be replacing pedestrian light pole heads. <i>After road construction is done landscaping will</i>

		<i>be done to assist with flooding to assure everyone</i>

Wildwood Shared Services

The shared services agreement was renewed by both agencies. They received notice of their capital fund award of \$474,424.

MHA Grants

The AARP grant for awnings has been closed out. We need to complete installation and lettering at Riverview West.

Vice Chairman Flickinger announced that there were resolutions to approve.

Resolution #14-26 Resolution Approving the Payment of Bills for April 2026

Roll Call Vote:

Motion: Commissioner Barfield

Second: Commissioner Hainley

Roll Call: Unanimous

Resolution #15-26 Resolution Approving a Contract for Resurfacing & ADA Improvements at Feguson Court.

Roll Call Vote:

Motion: Commissioner Hainley

Second: Commissioner Barfield

Roll Call: Unanimous

Vice Chairman Flickinger asked if there any new business. There was none.

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Vice Chairman Flickinger asked if there was any public comment.

Linda Erlich (CVC #30)

- Needs a walk-in shower. Request was submitted August 2025. She does not feel that she should have to move just to get one. *MHA is trying to have walk-in showers at every property. Currently the requests far exceed the available funding. It is in our capitol plan to make the conversions.*

Diane Capoferri (CVC #20)

- NJ has a grant for shower funding.
- Snow plowing complaint – cars are getting plowed in. Do they have to shovel out their own cars? Shouldn't they provide a walkway?
- Why can people have visitors for more than 2 weeks? *MHA is aware of this situation and is currently building their case against the individual(s).*

Dirk Peterson (CVC #47)

- Having problems with unauthorized visitors.

Samuel Ortiz (CVC #41)

- Has a leak in his bathroom. *This will be given to maintenance.*

Margarita Soltran (CVC #9)

- We no longer have a resident council. What about the money that was for training?
- Snack machine does not work. *There is a new vendor. MHA will have to look into the problem.*
- What can be done about the potholes at the property entrance? *This city may have already filled some of them in.*

Paula Weber (CVC #28)

- The property needs more 'one-way' signs or signs that say 'do not enter'
- The streetlights do not stay on between #28 & #32. *MHA has contacted AC Electric about the issue. We are also trying to get additional lighting.*

At 5:40 pm Vice Chairman Flickinger asked for a motion to adjourn the meeting. Commissioner Hainley made a motion and Commissioner Barfield seconded. All present were in favor.