

**HOUSING AUTHORITY OF THE TOWN OF DOVER**  
**MINUTES OF THE REGULAR MEETING**  
**January 6, 2026**

**TIME:** 4:30 P.M.

**PLACE:** Virtual Meeting was held via “Conference Call” Meeting Platform.  
Conference Call Dial In: (978) 990-5000 Access Code: 634261#

**CALL TO ORDER:** The meeting was called to order at 4:30 P.M.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL:** Chairman Toohey requested that the roll be called.

**PRESENT**

Chairman Toohey  
Vice Chairman Mullin  
Treasurer Washington  
Commissioner Kline  
Commissioner Santiago  
Commissioner Summerset-Neely

**ABSENT**

**ALSO ATTENDING MEETING:**

Maria Tchinchinian, Executive Director  
Joseph Manfredi, Attorney  
Peter Polcari, Accountant

**READING OF OPMA NOTICE:** Adequate notice of this meeting of the Board of Commissioners of the Housing Authority of the Town of Dover was given in accordance with the New Jersey Open Public Meetings Act by providing the time, date, and location of the meeting via: (1) publication in the Daily Record, and the Citizen of Morris County on or about November 25, 2025; (2) posting on the bulletin board at the John J. Rich Senior Apartments on November 25, 2025; and (3) filing with the Town Clerk on December 30, 2025. In addition, dial-in information was posted to the Housing Authority website on December 30, 2025.

Chairman Toohey read adequate notice to the Public.

**MINUTES FOR DECEMBER 2, 2025:** After discussion a motion was made by Commissioner Kline and seconded by Treasurer Washington approving the Meeting Minutes of December 2, 2025. The following votes were cast:

**AYES**

Chairman Toohey  
Vice Chairman Mullin  
Treasurer Washington  
Commissioner Kline  
Commissioner Santiago  
Commissioner Summerset-Neely

**ABSTAIN**

**NAYS**

Chairman Toohey declared said motion carried.

**CONFIDENTIAL EXECUTIVE SESSION MINUTES FOR DECEMBER 2, 2025-** After discussion a motion was made by Commissioner Kline and seconded by Chairman Toohey approving the Confidential Executive Session Meeting Minutes of December 2, 2025. The following votes were cast:

**AYES**

**ABSTAIN**

**NAYS**

Chairman Toohey  
Vice Chairman Mullin  
Treasurer Washington  
Commissioner Kline  
Commissioner Santiago  
Commissioner Summerset-Neely

Chairman Toohey declared said motion carried.

**PAYMENT OF BILLS** – After discussion, a motion was made by Chairman Toohey and seconded by Commissioner Summerset-Neely approving the bills for January 2026. The following votes were cast:

**AYES**

**ABSTAIN**

**NAYS**

Chairman Toohey  
Vice Chairman Mullin  
Treasurer Washington  
Commissioner Kline  
Commissioner Santiago  
Commissioner Summerset-Neely

Chairman Toohey declared said motion carried.

**REPORT OF FINANCIAL STATEMENTS** – Board received Financial Statements.

**REPORT OF LEGAL COUNSEL** – Mr. Manfredi reviewed matters that were pertaining to legal issues.

**BOARD REPORT** – Ms. Tchinchinian provided the Board of Commissioners with a copy of the Executive Director’s Report.

**NEW BUSINESS-**

**REPORT OF COMMITTEES:**

**PERSONNEL** – Discussed Salary Increases for staff.

**BUILDING & GROUNDS-** Discussed elevator rehabilitation project.

**FINANCE COMMITTEE-** No matters at this time.

**RESOLUTION 2026-01-01:** After discussion a motion was made by Chairman Toohey and seconded by Commissioner Santiago for the Appointment of the Fund Commissioner for Joint Insurance Fund. The following votes were cast:

**AYES**

**ABSTAIN**

**NAYS**

Chairman Toohey  
Vice Chairman Mullin  
Treasurer Washington  
Commissioner Kline  
Commissioner Santiago  
Commissioner Summerset-Neely

Chairman Toohey declared said motion carried.

**RESOLUTION 2026-01-02:** After discussion a motion was made by Commissioner Kline and seconded by Treasurer Washington Approving and Authorizing a Salary Increase for All Housing Authority Employees. The following votes were cast:

**AYES**

**ABSTAIN**

**NAYS**

Chairman Toohey  
Vice Chairman Mullin  
Treasurer Washington  
Commissioner Kline  
Commissioner Santiago  
Commissioner Summerset-Neely

Chairman Toohey declared said motion carried.

**RESOLUTION 2026-01-03:** At 4:57 pm a motion was made by Vice Chairman Mullin and seconded by Commissioner Santiago to go into Executive Session to discuss a matter of Attorney/Client privilege. All were in favor of said motion.

At 5:43 pm a motion was made by Chairman Toohey and seconded by Commissioner Santiago to reconvene into Open Session. All were in favor of said motion.

**AYES**

**ABSTAIN**

**NAYS**

Chairman Toohey  
Vice Chairman Mullin  
Treasurer Washington  
Commissioner Kline  
Commissioner Santiago  
Commissioner Summerset-Neely

Chairman Toohey declared said motion carried.

**OLD BUSINESS:** None

**OPEN TO THE PUBLIC:** No one from the public on the meeting call.

**MOTION TO ADJOURN-** Motion was made by Chairman Toohey and Seconded by Commissioner Santiago to adjourn the meeting. All were in favor. Meeting ended at 5:45 P.M.

Original Signed By:

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Maria Tchinchinian, Director/Secretary

2/3/2026

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Date Adopted