



SALVATORE FOGARINO • Chairman  
 JAY LAPP • Resident Commissioner  
 THURASINGHAM MOHANAKANTHAN • Commissioner  
 SAMUEL HUDMAN • Secretary/Executive

JEFF SILVESTRI • Commissioner  
 INGRES SIMPSON • Commissioner  
 EDWARD MUNIN • Vice Chairman

**Minutes: JANUARY 20<sup>TH</sup>, 2015**

“The Board of Commissioners of the Housing Authority of the Borough of Glassboro, County of Gloucester and State of New Jersey met in Re-organization session on Tuesday, January 20<sup>th</sup>, 2015 At 7:00 p.m., Vice Chairperson Jeff Silvestri called the meeting to order and announced public notice of the meeting had been properly given to the South Jersey Times and posted at the Borough Hall in accordance with the Open Public Meetings Act. In addition, each Commissioner was served by email with written notice of the meeting.”

**ROLL CALL**

The Vice Chairman Jeff Silvestri called the roll and the following answered "aye":

- ✓ Commissioner Sal Fogarino
- ✓ Commissioner Jay Lapp
- ✓ Commissioner Thuraisingham Monhanakanthan
- ✓ Commissioner Edward Munin
- ✓ Commissioner Ingres Simpson
- ✓ Executive Director Samuel V. Hudman

Also in attendance were:

- ✓ Kimberly Gober, Deputy Executive Director
- ✓ Stella Barnes, Administrative Assistant
- ✓ Madeline Vasquez, Site Manager
- ✓ Wayne Fisher, AHO Director
- ✓ Ron Bernardini, Modernization Coordinator

The Solicitor declared a quorum present. as well as announcing the order of business is the Election of Officers, voting on a Chairman and Vice Chairman with anonymous paper ballots.

**AGENDA**

The Solicitor announced the order of business is the Election of Officers, voting on a Chairman and Vice Chairman with anonymous paper ballots.

Nominations as follows:

<u>COMMISSIONER</u>	<u>NOMINATED BY:</u>	<u>NOMINATED FOR:</u>
<u>JEFF SILVESTRI</u>	<u>COMMISSIONER INGRES SIMPSON</u>	<u>CHAIRMAN</u>
<u>SAL FOGARINO</u>	<u>COMMISSIONER JAY LAPP</u>	<u>CHAIRMAN</u>
<u>ED MUNIN</u>	<u>COMMISSIONER SAL FOGARINO</u>	<u>VICE CHAIRMAN</u>

AFTER READING THE PAPER BALLOTS OFFERED BY THE COMMISSIONERS PRESENT THE SOLICITOR ANNOUNCED THE FOLLOWING:

THE VOTE RENDERED FOR CHAIRMAN WAS 4 VOTES FOR COMMISSIONER SALVATORE FOGARINO AND 2 VOTES FOR COMMISSIONER JEFF SILVESTRI.

COMMISSIONER ED MUNIN WAS ELECTED BY UNANIMOUS VOTES.

OFFICE:	ELECTED OFFICIAL:
<b>CHAIRMAN</b>	<b>SALVATORE FOGARINO</b>
<b>VICE CHAIRMAN</b>	<b>EDWARD MUNIN</b>

NEWLY ELECTED CHAIRMAN SAL FOGARINO REQUESTED THAT FORMER VICE CHAIRMAN SILVESTRI CONTINUE WITH THE MEETING.

Commissioner Silvestri opened the meeting to the Public. Not having any comments from the Public, a motion was made to close by Commissioner Simpson, seconded by Commissioner Fogarino. All Commissioners in favor.

Commissioner Silvestri presented the following agenda items for adoption as follows:

**A. MINUTES:**

MOTION TO APPROVE THE MINUTES FROM THE LAST MEETING

MOTION: CHAIRMAN SAL FOGARINO

SECOND: VICE CHAIRMAN MUNIN

Commissioner	FOR	AGAINST
Salvatore Fogarino	✓	
Jay Lapp	✓	
Thuraisingham Monhanakanthan (Mohan)	✓	
Jeff Silvestri	✓	
Ingres Simpson	✓	
Edward Munin	✓	

Executive Director Hudman declared the Minutes carried by unanimous voice votes of the Commissioners present.

## **B. BILL LIST**

1. Consider Interim Bill List  
Bill List accepted as follows:

Commissioner	FOR	AGAINST
Salvatore Fogarino	✓	
Jay Lapp	✓	
Thuraisingham Monhanakanthan	✓	
Jeff Silvestri	✓	
Edward Munin	✓	
Ingres Simpson	✓	

Executive Director Hudman declared the Bill List carried by unanimous voice votes of the Commissioners present.

## **C. FINANCIALS:**

No financials this month. They are in progress.

## **D. COMMENTS AND REPORTS:**

- Commissioner Jay Lapp reports a problem with dog waste as well as dogs tethered outside at the complexes. Mr. Hudman stated after identifying the owners of such infractions, a “cease and desist” letter will go out to them as a first step. Madeline Vasquez has the information and will follow up on this.
- Chairman Sal Fogarino questioned a bill for the ROSS Program in a former bill from Vineland Housing Authority. Executive Director Hudman stated it was a valid bill and the HAGC will be billing the same amount.
- On the Boiler Issue brought up at the last board meeting, the Commissioners have a decision to make concerning fixing the problem. There is a report in the packet from our Modernization Coordinator Ron Bernardini. Chairman Fogarino would like to eliminate the thermostats installed presently and if possible a senior friendly thermostat installed. The zone valve is the problem. Mr. Hudman reports there were Energy Efficiency Grants given out as part of the Stimulus Package and if that’s where the money came from there was no choice in what kind of thermostats went in. They can be changed out using Capital Fund or using Operating Reserves. It’s a call the Commissioners have to make. Mr. Hudman would replace them out of Reserves. The zone valves are currently in the open position therefore the complaints have been minimal about the heat. Commissioner Lapp questioned the liability of the previous company who installed this system. Deputy Executive Director reported that the current system agreed with the Specs. Sam Hudman suggested getting more bids on this. The Commissioners agreed. Executive Director Hudman will proceed.

**E. NEW BUSINESS**  
**RESOLUTIONS:**

<b>2015-01</b>	RESOLUTION APPROVING REGULAR MONTHLY EXPENSES
<b>2015-02</b>	RESOLUTION DESIGNATING OFFICIAL NEWSPAPER OF THE BOROUGH OF GLASSBORO HOUSING AUTHORITY <b>SJ TIMES &amp; COURIER POST</b>
<b>2015-03</b>	<u>RESOLUTION APPROVING VOUCHER CERTIFICATION</u> <b><u>(TO SATISFY AUDITOR SO WHEN THE AUTHORITY MAKES A PURCHASE THE ONLY TIME A VENDOR HAS TO SIGN THE VOUCHER IS IF THE PURCHASE IS \$5000 OR MORE. COMPLIES WITH STATE LAW)</u></b>
<b>2015-04</b>	<u>RESOLUTION AUTHORIZING CONTRACTS WITH NATIONAL CONTRACT VENDORS</u> <b><u>(TO ALLOW THE HA TO PURCHASE FOR THE NATIONAL CONTRACT VENDORS LIST. THIS RESOLUTION NEEDS TO BE DONE EVERY YEAR)</u></b>
<b>2015-05</b>	RESOLUTION AUTHORIZING CONTRACTS WITH STATE CONTRACT VENDORS
<b>2015-06</b>	RESOLUTION OF ANNUAL SCHEDULE OF MEETINGS FOR 2015
<b>2015-07</b>	RESOLUTION AUTHORIZING THE SALE OF A 2011 SIERRA 2500 HD PICKUP, PLOW , SPERADER, AND EQUIPMENT AS WELL AS PURCHASING TWO TRACTORS AND ASSOCIATED SNOW EQUIPMENT
<b>2015-08</b>	RESOLUTION REGARDING THE USE OF PROPERTY KNOWN AS ELSMERE/ELLIS MANOR FOR U.N.I.T. (UNDERCOVER NARCOTICS INVESTIGATION TRAINING) SCHOOL
<b>2015-09</b>	RESOLUTION ADOPTING A FORM FOR THE FILING OF NOTICES OF TORT CLAIMS IN ACCORDANCE WITH THE PROVISIONS OF THE NJ TORT CLAIMS ACT N.J.S.A.59:8.6
<b>2015-10</b>	RESOLUTION DESIGNATING STATUS OF UNCOLLECTIBLE RENTS
<b>2015-11</b>	RESOLUTION ADOPTING THE PUBLIC HOUSING OPERATING BUDGET BEGINNING 01/01/2015
<b>2015-12</b>	RESOLUTION AUTHORIZING EXECUTIVE SESSION

**# 2015-06** Executive Director Hudman requested to change the March date on the Annual Board Meeting Schedule. The new date will be March 23<sup>rd</sup> 2015.

Chairman Fogarino requested to change the starting time of the meetings to 6:00 PM. Approved by all. Commissioner Silvestri offered that August there is no meeting. That will be removed from the Schedule as well.

**#2015-07** Mr. Hudman stated there is a need to sell the truck and to purchase snow tractor equipment. AHO Director feels it advantageous to do this. The Commissioners had a concern about selling the new truck.

A motion to adopt resolutions No. 15-01, 15-02, 15-03, 15-04, 15-05, 15-06, 15-07, 15-08, 15-09, 15-10, 15-11, 15-12 as read.

MOTION: Commissioner Simpson

SECOND: Commissioner Lapp

Commissioner	FOR	AGAINST
Salvatore Fogarino	✓	
Jay Lapp	✓	
Thuraisingham Monhanakanthan (Mohan)	✓	
Jeff Silvestri	✓	
Ingres Simpson	✓	
Edward Munin	✓	

Executive Director Hudman declared the Resolutions carried by unanimous voice votes of the Commissioners present.

A request to go back to the Public Portion brought by resident Mr. Tucker.

Mr Tucker requests handicap ramps near the Shoprite Crosswalk. Chairman Fogarino will bring this up at the Code Meetings in Glassboro.

Motion to close Public Portion and go into Executive Session to discuss the Union Contract.

Motion: Commissioner Ed Munin

Second: Commissioner Thuraisingham Monhanakanthan

### **ADJOURNMENT**

MOTION TO ADJOURN: Commissioner Fogarino

SECONDED: Commissioner Munin

Commissioner	FOR	AGAINST
Salvatore Fogarino	✓	
Jay Lapp	✓	
Thuraisingham Monhanakanthan	✓	

(Mohan)		
Jeff Silvestri	✓	
Ingres Simpson	✓	
Edward Munin	✓	

The motion was carried by a unanimous voice vote of the Commissioners present.

**Respectfully submitted,**

---

**Samuel V. Hudman, Executive Director**

**DATED: December 15<sup>th</sup>, 2014**