



SALVATORE FOGARINO • Chairman
JAY LAPP • Vice Chairman
JEFF SILVESTRI • Commissioner
SAMUEL HUDMAN • Secretary/Executive Director

THURASINGHAM MOHANAKANTHAN • Commissioner
JUDITH MARQUEZ • Resident Commissioner
ANDREW HALTER • Commissioner

Minutes: September 21st, 2015

“The Board of Commissioners of the Housing Authority of the Borough of Glassboro, County of Gloucester and State of New Jersey met in session on Monday, September 21st, 2015 At 6:00 p.m. Chairman Sal Fogarino called the meeting to order requesting the “Pledge of Allegiance” be proclaimed.

ROLL CALL:

Executive Director Hudman called the roll and the following answered "aye":

- ✓ Chairman Salvatore Fogarino
- ✓ Commissioner Andrew Halter
- ✓ Commissioner Jay Lapp
- ✓ Commissioner Jeff Silvestri
- ✓ Commissioner Thuraisingham Mohanakanthan
- ✓ Executive Director Sam Hudman

Also in attendance were:

- ✓ Deputy Executive Director Kim Gober
- ✓ Madeline Vasquez, Site Manager
- ✓ Stella Barnes, Administrative Assistant
- ✓ Grace Seeney, Accountant
- ✓ Nelly Rojas, Administrative Aide
- ✓ Michael Watson, Esq., Solicitor

Absent:

- ✓ Commissioner Judith Marquez

The Solicitor declared a quorum present as well as called the meeting to order and announced public notice of the meeting had been properly given to the South Jersey Times, Gloucester County and posted at the Borough Hall in accordance with the Open Public Meetings Act

Public Portion

Chairman Sal Fogarino opened the meeting to the public:

- No Public in Attendance

ELECTION OF VICE CHAIRMAN

THE SOLICITOR MICHAEL WATSON REPORTED THERE IS A NEED TO ELECT A NEW VICE CHAIRMAN. COMMISSIONER MUNIN HAS RESIGNED IN GOOD STANDING. THE COMMISSIONERS WILL NOMINATE TWO NOMINEES FOR VICE CHAIR ORALLY AND VOTE FOR ONE VIA PAPER BALLOT.

NOMINEES ARE:

- Commissioner Thuraisingham Mohanakanthan nominated by Commissioner Jeff Silvestri
- Commissioner Jay Lapp nominated by Chairman Sal Fogarino

THE BALLOTS WERE PASSED OUT BY THE DEPUTY EXECUTIVE DIRECTOR KIM GOBER. THEY WERE COLLECTED, COUNTED, AND READ BY THE SOLICITOR MIKE WATSON. CONGRATULATIONS GO TO THE NEW VICE CHAIRMAN JAY LAPP, WHO WAS PROMPTLY SWORN IN BY SOLICITOR MICHAEL WATSON.

AGENDA

A. MINUTES:

MOTION TO APPROVE THE MINUTES FROM THE LAST MEETING
MOTION: COMMISSIONER Thuraisingham Mohanakanthan
SECOND: COMMISSIONER JEFF SILVESTRI

Chairman Sal Fogarino declared the Minutes carried by unanimous voice votes of the Commissioners present.

B. BILL LIST AND FINANCIALS

1. Consider Interim **Bill List:**
Questions?
 - State of NJ? This paid Pensions, Health Insurance

MOTION TO APPROVE THE BILL LIST
MOTION: COMMISSIONER ANDREW HALTER
SECOND: COMMISSIONER JAY LAPP

Bill List accepted unanimously by all Commissioners present.

2. **Financials:**
Executive Director Sam Hudman reports that the Housing Authority of the Borough of Glassboro is in the "black".

MOTION TO APPROVE THE FINANCIALS
MOTION: COMMISSIONER JAY LAPP
SECOND: COMMISSIONER JEFF SILVESTRI

Financials accepted unanimously by all Commissioners present.

C. CORRESPONDENCE:

NO CORRESPONDENCE AT THIS TIME

D. Old Business:

- Executive Director Hudman reports he, Deputy Executive Director Kim Gober and Administrative Aide Nelly Rojas spent quite a lot of time with Pilgrim Title on the title search and the conclusion is GHA does indeed own the property in question and the deeds are found. The only thing lacking is to finalize all of this into a formal report. This is only the first land issue concerning GHA.
- Deputy Executive Director Kim Gober stated she could not find anything identifying the office hours at GHA officially 8:30 am to 4:30 pm. and closed for the lunch hour. (12:00 pm to 1:00 pm.) The official time is needed for the phone system and its recording. She inquired if this how the Commissioners would like to continue? Ms. Gober would like to memorialize this and a resolution is needed. Solicitor Mike Watson recommended approving a resolution using **Resolution # 2015-48 to Authorize and Set forth the operating hours from 8:30 am to 4:30 pm** . He then called for a motion:

MOTION TO AUTHORIZING SET HOURS FOR EMPLOYEES OF GHA
MOTION: COMMISSIONER Thuraisingham Mohanakanthan
SECOND: COMMISSIONER JAY LAPP

ALL COMMISSIONERS IN FAVOR OF MOTION BY VOTING "AYE"

E. NEW BUSINESS RESOLUTIONS:

- Executive Director Sam Hudman explained the reason for Resolution # 2015 -42 RESOLUTION RATIFYING ACC FY 1995. Annual Contributions Contract. This is the legal contract between the Housing Authorities and HUD. It was changed in 1995 to make it simpler and easier for the Housing Authorities, eliminating a number of regulations. An original Resolution could not be found in GHA so Kim and Sam suggest we pass a Resolution for this.
- Nina Sorrelle from Bowman and Co. proceeded to explain the GHA Audit: Ms. Sorrelle reported there are no serious issues but if there was anything to report, it would be put in the Management Letter. A few documents were not found but none were significant findings. Ms. Sorrelle is happy to

COMMISSIONERS CONCERNS:

- Chairman Fogarino Reports Commissioner Judith Marquez has had her clothing stolen from the laundry room. He recommends cameras in the laundry rooms. Commissioner Lapp stated that police were called. Even though the residents have fobs to open the doors, some residents leave the door propped open and anyone can enter. Installing cameras in increments is Kim Gober's recommendation with camera's that are able to be recorded. Commissioner Halter inquired about where else should cameras be installed? Recommendations that the Parking Lot should have cameras as well. Prices will be broken down.
- Vice Chairman Lapp reports he spoke to Russ Clark at the Highway Department about the "No Parking" signs in Grillo. Building #1 driveway funnels in and it has been an issue for years. Potholes in the same area are a problem as well. Chairman Fogarino has spoken to Mr. Clark of the Highway Department about the situation and Mr. Clark has stated he will visit the site to assess the problems.

ADJOURNMENT

MOTION TO ADJOURN: Commissioner Andrew Halter
SECONDED: Commissioner Jeff Silvestri

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

Respectfully submitted,

Samuel V. Hudman, Executive Director

DATED: September 22, 2015