



SALVATORE FOGARINO • Chairman
JAY LAPP • Vice Chairman
JEFF SILVESTRI • Commissioner
KIMBERLY GOBER • Secretary/Executive Director

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

Minutes: January 19, 2016

“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, January 19th, 2016 At 6:00 p.m. Chairman Sal Fogarino called the meeting to order requesting the “Pledge of Allegiance” be proclaimed.

ROLL CALL:

Executive Director Kimberly Gober called the roll and the following answered "aye":

- ✓ Chairman Salvatore Fogarino
- ✓ Commissioner Andrew Halter
- ✓ Commissioner Jay Lapp
- ✓ Commissioner Jeff Silvestri
- ✓ Commissioner Thuraisingham Mohanakanthan

Also in attendance were:

- ✓ Stella Barnes, Administrative Assistant
- ✓ Grace Seeney, Accountant
- ✓ Nelly Rojas, Administrative Aide
- ✓ Madeline Vazquez, Site Manager
- ✓ Ron Bernardini, Modernization Coordinator
- ✓ Michael Watson, Esq., Solicitor
- ✓ Ann Miller, Councilwoman

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.

Solicitor:

Michael Watson, Esq. reports under the bylaws of the Housing Authority of the Borough of Glassboro, (Section 2.6) during its annual re-organization meeting, an election for Chairman and Vice Chairman is being held. The Executive Director is the Secretary/treasurer.

The voting is by paper ballot. Nominations begin:

<u>CHAIRMAN</u>	<u>NOMINATED BY:</u>	<u>VOTE</u>
<u>Salvatore Fogarino</u>	<u>Commissioner Mohan</u>	<u>All in favor</u>
	<u>Second: Commissioner Silvestri</u>	

- Chairman Fogarino agrees to accept the nomination for one more year due to unresolved matters concerning Ellis Manor.

<u>VICE CHAIRMAN</u>	<u>NOMINATED BY:</u>	<u>VOTE</u>
<u>Jay Lapp</u>	<u>Commissioner Mohan</u>	<u>All in favor</u>
	<u>Second: Commissioner Halter</u>	

- Congratulations to both Chairman Fogarino and Vice Chairman Lapp.
- Solicitor Michael Watson proceeded to swear in Commissioner Thuraisingham Mohanakanthan for his term expiring in 2018.

Public Portion

Chairman Sal Fogarino opened the meeting to the Public:
Seeing no Public in Attendance, Chairman Fogarino requested a motion to close.

MOTION TO CLOSE THE PUBLIC PORTION
MOTION: COMMISSIONER JEFF SILVESTRI
SECOND: COMMISSIONER ANDREW HALTER
ALL IN FAVOR

AGENDA

MINUTES:

MOTION TO APPROVE THE MINUTES FROM THE LAST MEETING
MOTION: COMMISSIONER JEFF SILVESTRI
SECOND: COMMISSIONER THURAISINGHAM MOHANAKANTHAN

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

BILL LIST AND FINANCIALS

Consider Interim Bill List:

Questions?

NAPLES? Tenant Christmas Party (for Grillo/Williams and Delsea)

JOHN DEERE CO? - Snow tractors for complexes

MOTION TO APPROVE THE BILL LIST

MOTION: THURAISINGHAM MOHANAKANTHAN SECOND: COMMISSIONER JEFF SILVESTRI

Bill List accepted unanimously by all Commissioners present.

FINANCIALS:

NO FINANCIALS DUE TO END OF YEAR REPORTING

CORRESPONDENCE

- Handicapped Parking
- NAHRO Correspondence about the Budget

OLD BUSINESS

- Commissioner Jay Lapp finds the issue with the Speeding has not been resolved. He suggests making the street a one way driveway. Executive Director does not have an answer at this time and will have to investigate that option. It is the driveway inside the complex.
- Permits are needed for the installation of any new dryers per Chairman Fogarino. It would be better for GHA to get the permits rather than the Contractor.
- Commissioner Lapp reports there are still problems with the thermostats. Executive Director Gober suggests that tenants need to call in a work order for any problems or concerns. Otherwise the staff cannot track the problems.

- Modernization Coordinator stated he received quotes for 10 new doors for the two community rooms. The lowest quote out of three quotes came back at \$17,000. Includes software, the reader, etc. There would be a record of which tenant would be using the door.
- Security Cameras quotes are coming back at about \$6,000 or \$7,000. These cameras are started by motion detection. The cameras might deter the tenants from propping the doors open.
- Another quote should be coming in for the Delsea Manor Community room for a new furnace. This will be on next month's Agenda.
- After the Director Report there is an update from Rick Ginnetti, Brooke Group. GHA needs to focus on the demo of Ellis Manor. Breaking it down into pieces may be the way to go. Chairman Fogarino queried about how long is the contract with Pennrose? Ellis Manor is an eyesore and something has to be done about it and it's bad for the town. Michael Watson Esq. will look into it

DIRECTORS REPORT:

- A PAGE HAS BEEN ADDED TO THE DIRECTORS REPORT CALLED "RESIDENT'S CONCERNS"
THIS HAS BEEN ADDED TO TRACK ALL CONCERNS

NEW BUSINESS- RESOLUTIONS

2016-01	RESOLUTION APPROVING REGULAR MONTHLY EXPENSES Motion: Commissioner Jeff Silvestri Second: Commissioner Andrew Halter
2016-02	RESOLUTION DESIGNATING OFFICIAL NEWSPAPER OF THE HOUSING AUTHORITY OF THE BOROUGH OF GLASSBORO - SJ TIMES Motion: Commissioner Thuraisingham Mohanakanthan Second: Commissioner Jay Lapp
2016-03	RESOLUTION APPROVING VOUCHER CERTIFICATION Motion: Commissioner Thuraisingham Mohanakanthan Second: Commissioner Andrew Halter
2016-04	RESOLUTION AUTHORIZING CONTRACTS WITH NATIONAL CONTRACT VENDORS Motion: Commissioner Andrew Halter Second: Commissioner Jay Lapp
2016-05	RESOLUTION AUTHORIZING CONTRACTS WITH STATE CONTRACT VENDORS

	<p>Motion: Commissioner Thuraisingham Mohanakanthan Second: Commissioner Jay Lapp</p>
2016-06	<p>RESOLUTION ANNUAL SCHEDULE OF MEETINGS FOR 2016 Motion: Commissioner Jay Lapp Second: Commissioner Andrew Halter</p>
2016-07	<p>RESOLUTION NAMING OFFICIAL DEPOSITORY- FULTON BANK Motion: Commissioner Thuraisingham Mohanakanthan Second: Commissioner Jay Lapp</p>
2016-08	<p>RESOLUTION AUTHORIZING THE FUND COMMISSIONER FOR THE NJPHA JOINT INSURANCE FUND (JIF) FY2016 Motion: Commissioner Jay Lapp Second: Commissioner Jeff Silvestri</p>
2016-09	<p>RESOLUTION AUTHORIZING THE PAYMENT FOR THE NJPHA JOINT INSURANCE FUND (JIF) FY2016 Motion: Commissioner Andrew Halter Second: Commissioner Jay Lapp</p>
2016-10	<p>RESOLUTION AUTHORIZING PAYMENT STANDARD Motion: Commissioner Jeff Silvestri Second: Commissioner Andrew Halter <u>COMMISSIONER THURAISSINGHAM MOHANAKANTHAN LEFT THE MEETING AT 7:00PM</u></p>
2016-11	<p>RESOLUTION AUTHORIZING THE PURCHASE OF NEW TRASH DUMPSTERS Motion: Commissioner Andrew Halter Second: Commissioner Jay Lapp ALL IN FAVOR</p>
2016-12	<p>RESOLUTION AUTHORIZING AWARDING CONTRACT FOR REPLACEMENT OF GAS FURNACES AT DELSEA MANOR Motion: Commissioner Jay Lapp Second: Commissioner Jeff Silvestri ALL IN FAVOR</p>
2016-13	<p>RESOLUTION AUTHORIZING EXECUTIVE SESSION (TABLED)</p>

CHAIRMAN FOGARINO INTRODUCED ANN MILLER, COUNCILWOMAN OF THE BOROUGH OF GLASSBORO TO THE BOARD OF COMMISSIONERS. COUNCILWOMAN MILLER STATED SHE WILL TRY TO ATTEND MOST MEETINGS AS WELL AS BE A LIAISON BETWEEN THE BOROUGH AND THE HOUSING AUTHORITY. SHE WILL TRY TO ANSWER ANY QUESTIONS OR CONCERNS THE BOARD MAY HAVE.

ADJOURNMENT

MOTION TO ADJOURN

MOTION: COMMISSIONER JAY LAPP

SECOND: COMMISSIONER JEFF SILVESTRI

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

Respectfully submitted,

Kimberly Gober, Executive Director

DATED: January 25, 2016