



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

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

Minutes: February 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, February 16th, 2016 At 6:00 p.m. Vice Chairman Jay Lapp 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":

- ✓ Vice Chairman Jay Lapp
- ✓ Commissioner Andrew Halter
- ✓ Commissioner Jeff Silvestri
- ✓ Commissioner Thuraissingham Mohanakanthan
- ✓ Commissioner Judith Marquez

Also in attendance were:

- ✓ Executive Director Kim Gober
- ✓ Stella Barnes, Administrative Assistant
- ✓ Grace Seeney, Accountant
- ✓ Nelly Rojas, Administrative Aide
- ✓ Madeline Vazquez, Site Manager
- ✓ Ron Bernardini, Modernization Coordinator
- ✓ Michael Watson, Esq., Solicitor
- ✓ Paul Letizia, Facilities Manager

Absent:

- ✓ Chairman Salvatore Fogarino

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. explained since Commissioner Halter has requested to leave the meeting early due to other commitments, GHA Board will vote on the Resolutions first.

NEW BUSINESS- RESOLUTIONS

2016-14	RESOLUTION APPROVING REGULAR MONTHLY EXPENSES Motion: Commissioner Jeff Silvestri Second: Commissioner Andrew Halter
2016-15	RESOLUTION AUTHORIZING THE HAGC TO COMPILE, PREPARE, AND SUBMIT THE GHA HCV IN ACCORDANCE WITH SEMAP FY 2015 Motion: Commissioner Thuraisingham Mohanakanthan Second: Commissioner Andrew Halter
2016-16	RESOLUTION ADOPTING THE PUBLIC HOUSING OPERATING BUDGET BEGINNING 01/01/2016 Motion: Commissioner Andrew Halter Second: Commissioner Jeff Silvestri
2016-17	RESOLUTION AUTHORIZING REPLACEMENT OF FURNACE AT DELSEA MANOR COMMUNITY ROOM Motion: Commissioner Thuraisingham Mohanakanthan Second: Commissioner Jeff Silvestri
2016-18	RESOLUTION APPROVING PET POLICY Motion: Commissioner Thuraisingham Mohanakanthan Second: Commissioner Andrew Halter
2016-19	RESOLUTION AUTHORIZING THE PURCHASE OF SECURITY CAMERAS Motion: Commissioner Andrew Halter Second: Commissioner Jeff Silvestri
2016-20	RESOLUTION APPROVING CAPITAL FUND BUDGET FY 2014 Motion: Commissioner Thuraisingham Mohanakanthan Second: Commissioner Judith Marquez
2016-21	RESOLUTION APPROVING CAPITAL FUND BUDGET FY 2015 Motion: Commissioner Andrew Halter Second: Commissioner Jeff Silvestri

2016-22	RESOLUTION APPROVING CAPITAL FUND BUDGET FY 2012 Motion: Commissioner Judith Marquez Second: Commissioner Jeff Silvestri
2016-23	RESOLUTION AUTHORIZING EXECUTIVE SESSION (TABLED)

Public Portion

Vice Chairman Jay Lapp opened the meeting to the Public:
Seeing no Public in Attendance, Vice Chairman Lapp requested a motion to close.

MOTION TO CLOSE THE PUBLIC PORTION
MOTION: COMMISSIONER ANDREW HALTER
SECOND: COMMISSIONER THURASINGHAM MOHANAKANTHAN

ALL IN FAVOR

AGENDA

MINUTES:

MOTION TO APPROVE THE MINUTES FROM THE LAST MEETING
MOTION: COMMISSIONER JEFF SILVESTRI
SECOND: COMMISSIONER ANDREW HALTER

VICE CHAIRMAN LAPP QUESTIONED ABOUT THE TRASH PROBLEM IN THE COMPLEXES
. RON BERNARDINI STATED THERE ARE NEW TRASH DUMPSTERS ORDERED. IF ANY RESIDENTS
NOTICE ANY PARTIES DUMPING TRASH, PLEASE REPORT IT TO THE OFFICE.

Vice Chairman Jay Lapp declared the Minutes carried by unanimous voice votes of the
Commissioners present.

BILL LIST AND FINANCIALS

Consider Interim Bill List:

Questions?

- JEFF CALDARULO? Painter
- RICHARD MALTESTA? Snow Remover
- THOMAS WEEAST, JR? Tub resurfaced

MOTION TO APPROVE THE BILL LIST
MOTION: THURASINGHAM MOHANAKANTHAN
SECOND: COMMISSIONER JEFF SILVESTRI

Bill List accepted unanimously by all Commissioners present.

FINANCIALS:

Executive Director Gober gave a synopsis of the Financial Report, FY 2015. (Attached to the packet)

Grace Seeney, Accountant, offered that GASB68 reports that State of NJ Pension is underfunded and each Governmental entity must recognize their portion. The best information at this time has been recorded.

Ellis Manor had 3 years to receive an operating subsidy after a demo-dispo. 2016 is the last year to receive this subsidy.

CORRESPONDENCE

- Leasing Availability

OLD BUSINESS

HANDLED UNDER THE DIRECTORS REPORT

DIRECTORS REPORT:

- A PAGE HAS BEEN ADDED TO THE DIRECTORS REPORT CALLED “**RESIDENT’S CONCERNS**” THIS HAS BEEN ADDED TO TRACK ALL CONCERNS
- **SPEEDING:** GHA OWNS THE ROAD MENTIONED. IT IS NOT A MUNICIPAL ROAD. WE CANNOT ENFORCE THE SPEED LIMITS. POSSIBLY INSTALLING SIGNS MAY DETER THE SPEEDING. SPEED BUMPS ARE A MAINTENANCE PROBLEM, DEALING WITH SCOOTERS AND CANES AS WELL AS BEING A PROBLEM WHILE BEING PLOWED. COMMISSIONER MARQUEZ RECOMMENDED THE STREET BEING BLOCKED OFF. THE CONSENSUS WAS THAT THIS MAY BE A CONCERN FOR FIRE TRUCKS OR AMBULANCES. FACILITIES MANAGER PAUL LETIZIA STATES MORE SIGNS MIGHT BE THE ONLY IDEA TO TRY. HE DOES NOT SEE A SOLUTION TO THIS PROBLEM. THE COMMISSIONERS NEED TO DETERMINE WHAT AND WHERE THE SIGNS SHOULD BE PLACED. WIDENING THE ROAD WAS A SUGGESTION BY VICE CHAIRMAN LAPP. A VARIANCE MAY BE NEEDED, STEPS TAKEN AWAY, DRAINAGE MIGHT BE A PROBLEM. AN ENGINEER AND ARCHITECT WOULD HAVE TO BE INVOLVED. EXECUTIVE DIRECTOR GOBER SUGGESTED REACHING OUT TO JOSEPH MCKERNAN, ARCHITECT FOR ANY IDEAS.

- **RAD PROGRAM:** IN THE WORKS, THE CONTRACT HAS BEEN EXECUTED. TELEPHONE CALLS WITH HUD ARE ONCE MONTHLY FOR EXECUTIVE DIRECTOR GOBER, ALONG WITH RICK GINETTI, FINANCIAL CONSULTANT. THE FINANCIALS MUST BE PLUGGED INTO A RAD BUDGET TO SEE IF IT IS FEASIBLE TO GO AHEAD AND APPLY FOR RAD. IF THE GRANT IS STILL OFFERED IN THE SUMMER WE MAY APPLY AGAIN

- **REDEVELOPMENT:** A MEETING WITH THE BOROUGH IS SCHEDULED FOR FEBRUARY 22ND AT 10:00 AM AT THE BOROUGH HALL WITH PENNROSE. COMMISSIONER LAPP WOULD LIKE TO ATTEND. EXECUTIVE DIRECTOR GOBER OFFERED THAT THERE IS AN AGENDA IN THE COMMISSIONER'S PACKET.

- MR. TUCKER WOULD LIKE TO EXTEND HIS SINCERE THANKS TO EXECUTIVE DIRECTOR KIM GOBER FOR THE EXCELLENT JOB IN SNOW REMOVAL. MS. GOBER STATED THE SNOW REMOVAL THANKS BELONG TO FACILITIES MANAGER PAUL LETIZIA AND HIS STAFF WHO WORKED DILIGENTLY TO KEEP THE SENIORS SAFE.

ADJOURNMENT

MOTION TO ADJOURN

MOTION: COMMISSIONER JEFF SILVESTRI

SECOND: COMMISSIONER JUDITH MARQUEZ

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

Respectfully submitted,



Kimberly Gober, Executive Director

DATED: February 24, 2016