



**SALVATORE FOGARINO** • Chairman  
**JAY LAPP** • Vice Chairman  
**EDWARD HUTCHINSON** • Commissioner  
**KIMBERLY GOBER** • Secretary/Executive Director

**THURAISINGHAM MOHANAKANTHAN** • Commissioner  
**JEFF SILVESTRI** • Commissioner  
**ANDREW HALTER** • Commissioner

### Minutes: December 19<sup>th</sup>, 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, December 19<sup>th</sup>, 2016 At 6:00 p.m. Chairman Salvatore 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
- ✓ Vice Chairman Jay Lapp
- ✓ Commissioner Andrew Halter
- ✓ Commissioner Edward Hutchinson
- ✓ Commissioner Jeff Silvestri
- ✓ Commissioner Thuraisingham Mohanakanthan
- ✓

Also in attendance were:

- ✓ Executive Director Kim Gober
- ✓ Mark Asselta, Esq. Solicitor
- ✓ Stella Barnes, Administrative Assistant
- ✓ Nelly Rojas, Administrative Aide
- ✓ Grace Seeney, Accountant
- ✓ Madeline Vazquez, Site Manager
- ✓ Rick Ginnetti, The Brooke Group
- ✓ Anna Miller, Glassboro Council Liaison
- ✓ Angelo Martilini, Commissioner in training

Absent:

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:**

### **Open to the public**

MOTION: COMMISSIONER EDWARD HUTCHINSON  
SECOND: COMMISSIONER JAY LAPP

Angelo Martilini was introduced by Commissioner Jeff Silvestri. He will be replacing Commissioner Jeff Silvestri who will be leaving at the end of December.

### Motion to **CLOSE:**

MOTION: COMMISSIONER EDWARD HUTCHINSON  
SECOND: COMMISSIONER JAY LAPP

## **AGENDA**

### **MINUTES:**

#### MOTION TO APPROVE THE **MINUTES:**

MOTION: COMMISSIONER EDWARD HUTCHINSON  
SECOND: COMMISSIONER THURASINGHAM MOHANAKANTHAN

### **FINANCIALS:**

Executive Director Kim Gober stated there will be year-end adjustments and there will be GASB68 numbers in April or later.

Entrance conference with the Auditors Bowman and Co. was held today.

#### MOTION TO APPROVE **FINANCIALS:**

MOTION: COMMISSIONER EDWARD HUTCHINSON  
SECOND: COMMISSIONER JEFF SILVESTRI

## **DIRECTORS REPORT AND CORRESPONDENCE:**

- **KIMBERLY GOBER:** HUD PUBLISHED A "NO SMOKING IN PUBLIC HOUSING" RULE AND GHA AND HAGC ARE CURRENTLY CONDUCTING A SURVEY WITH THE RESIDENTS TO SEE HOW EXTENSIVE THE PROBLEM MAY BE. WE ARE DELAYING ANY IMPLEMENTATION OF THIS DUE TO THE CHANGE IN ADMINISTRATION IN JANUARY. THERE COULD BE A CONGRESSIONAL RECALL BUT THIS SEEMS UNLIKELY. WHEN WE PROCEED WITH THE RAD CONVERSION, (PROJECT BASED VOUCHERS) THE RULE WOULD APPLY AS WELL.
- PENNROSE COULD NOT ATTEND THIS MEETING. AN EXECUTIVE SESSION IS NEEDED TO DISCUSS WHERE GHA IS, AS REGARDS TO THE AGREEMENTS.
- SJ ARTICLE ON COMMISSIONER JAY LAPP IS IN THE PACKET ON ALL OF THE GOOD WORKS AND VOLUNTEERING THE COMMISSIONER DOES.
- THE BOROUGH ISSUED A LETTER ON ATTENDANCE. THERE ARE NO ISSUES WITH THE GHA BOARD.
- FUNDING IS STILL AT 2016 LEVELS. GHA WON'T KNOW THE 2017 LEVELS UNTIL CONGRESS PASSES THEM.
- JANUARY 12<sup>TH</sup>, 2017: TRIP TO OLD BRIDGE TO VISIT BANCROFT. CHAIRMAN SAL FOGARINO SUGGESTED GETTING THE BOROUGH BUS AND A BUS DRIVER. COMMISSIONERS LAPP, HUTCHINSON AND MARTILINI WILL BE ATTENDING. A SPECIAL NEEDS ROUND INCLUDED IN THE APPLICATION TO NJHMFA MAY IMPROVE GHA CHANCES TO GETTING FUNDED. THERE WOULD BE 24 HOUR MONITORING ON SITE IF THIS WAS APPROVED.

THE EXECUTIVE DIRECTOR WILL UPDATE THE NEW COMMISSIONER, ANGELO MARTILINI ON THE SPECIAL NEEDS PROGRAM BEFORE THE TRIP. AN EMAIL REMINDER WILL BE SENT TO THE COMMISSIONERS.

- COMMISSIONER HUTCHINSON WILL BE ATTENDING THE PHADA CONFERENCE 1/ 7 TO 1/11, 2017.
- NAHRO WASHINGTON CONFERENCE IS IN MARCH. CONTACT STELLA IF YOU ARE INTERESTED
- DELSEA MANOR RESIDENTS WOULD LIKE BOARD GAMES & WILLIAMS AND GRILLO RESIDENTS WANT TO FORM A COMMUNITY WATCH. GHA WOULD LIKE THE POLICE INVOLVED IN THE COMMUNITY WATCH & THE LOCAL POLICE HAVE BEEN CONTACTED BY PROPERTY MANAGER MADELINE VASQUEZ.
- THE RESIDENTS ARE STILL PROPPING THE LAUNDRY DOORS OPEN. GHA IS CURRENTLY LOOKING INTO ALARMS FOR THE DOORS. THE COMMUNITY WATCH MAY HELP.
- COMMISSIONER LAPP REPORTS THERE IS STILL AN ISSUE WITH RESIDENTS VISITORS PARKING WHERE THEY ARE NOT SUPPOSED TO. THIS HAS BEEN AN ONGOING PROBLEM. ANGELO MARTILINI SUGGESTED GHA WRITE A LETTER TO THE MAYOR, COUNCIL AND POLICE DEPT. ASKING THAT THE LAW UNDER TITLE #36 BE ENFORCED. MARK , ESQ. INDICATED GHA HAS EVERY RIGHT TO POST A SIGN STATING "CARS WILL BE TOWED AT YOUR OWN EXPENSE" AND CONTRACT WITH A TOWING COMPANY. HE WILL SPEAK TO MIKE WATSON, ESQ. ABOUT THIS.
- COMMISSIONER ANDREW HALTER CONFIRMED THE SCHOOL DISTRICT IS INTERESTED IN THE PLAYGROUND EQUIPMENT AT ELLIS MANOR. EXECUTIVE DIRECTOR GOBER INDICATED THERE WOULD HAVE TO BE AN AGREEMENT WITH AN INDEMNIFICATION. THE SCHOOL DISTRICT WILL REACH OUT TO EXECUTIVE DIRECTOR GOBER.

**NEW BUSINESS- RESOLUTIONS:**

**ADJOURNMENT**

2016-66	RESOLUTION AUTHORIZING AN EXECUTIVE SESSION
2016-67	RESOLUTION APPROVING REGULAR MONTHLY EXPENSES
2016-68	RESOLUTION AUTHORIZING A SUPPORT SERVICES AGREEMENT BETWEEN THE HOUSING AUTHORITY OF THE BOROUGH OF GLASSBORO HOUSING AUTHORITY AND THE GLOUCESTER COUNTY DEPT OF HEALTH AND HUMAN SERVICES
2016-69	RESOLUTION ADOPTING THE GHA BUDGET FOR 2017
2016-70	RESOLUTION AUTHORIZING A CONTRACT FOR BALCONY REPAIR AT WHITNEY GARDENS
2016-71	RESOLUTION TO SUBMIT HUD FORM 52574 APPROVING OPERATING BUDGET
2016-72	RESOLUTION DESIGNATING A PUBLIC AGENCY COMPLIANCE OFFICER (P.A.C.O.) TO THE GHA
2016-73	RESOLUTION AUTHORIZING CERTIFICATION OF THE ANNUAL AUDIT
2016-74	RESOLUTION AUTHORIZING A CONTRACT FOR APPRAISAL SERVICES
2016-75	RESOLUTION COMMENDING JEFF SILVESTRI FOR HIS DEDICATED SERVICE AS A BOARD COMMISSIONER

**MOTION TO ADJOURN**

**MOTION:** COMMISSIONER HALTER

**SECOND:** COMMISSIONER HUTCHINSON

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

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Kimberly Gober", is positioned above a horizontal line.

**Kimberly Gober, Executive Director**

DATED: January 4, 2017