



SALVATORE FOGARINO • Chairman
JAY LAPP • Vice Chairman
EDWARD HUTCHINSON • Commissioner
DIGNA TOWNSEND • Commissioner

THURASINGHAM MOHANAKANTHAN • Commissioner
ANDREW HALTER • Commissioner
ANGELO MARTILINI • Commissioner
KIMBERLY GOBER • Secretary/Executive Director

Minutes: January 17th, 2017

“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 Tuesday, January 17th, 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 Edward Hutchinson
- ✓ Commissioner Thuraisingham Mohanakanthan
- ✓ Commissioner Angelo Martilini
- ✓ Commissioner Digna Townsend

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
- ✓ Anna Miller, Glassboro Council Liaison
- ✓ Noah Freiberg, Pennrose

Absent:

- ✓ Commissioner Andrew Halter

📖 SOLICITOR:

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:

SWEARING IN OF NEW COMMISSIONERS:

Mark Asselta, Esq. swore in the new Commissioners:

- Commissioner Angelo Martilini
- Commissioner Digna Townsend.

Stella Barnes, Administrative Assistant will attest and notarize.

At the request of Chairman Fogarino, attendees introduced themselves to the new Commissioners

ELECTION OF OFFICERS:

Chairperson: **Salvatore Fogarino** by unanimous paper vote

Vice Chairperson: **Jay Lapp** by unanimous paper vote

PUBLIC PORTION:

Open to the public

MOTION: COMMISSIONER ANGELO MARTILINI

SECOND: COMMISSIONER JAY LAPP

Anna Miller questioned if the Glassboro Residents have a preference for the new housing?

Noah Freiberg (representative of Pennrose Properties) stated NJHMFA has requirements in place for existing housing. He feels there will be a preference for the Glassboro Residents as long as it was fair and they met the income requirements. NJHMFA has to approve the tenant selection.

Commissioner Martilini added during the Planning Board Meeting of Glassboro, it was stated that the members would strongly recommend a preference for veterans.

Motion to **CLOSE:**

MOTION: COMMISSIONER ANGELO MARTILINI

SECOND: COMMISSIONER JAY LAPP

AGENDA

MINUTES:

MOTION TO APPROVE THE **MINUTES:**

MOTION: COMMISSIONER EDWARD HUTCHINSON

SECOND: COMMISSIONER THURASINGHAM MOHANAKANTHAN

COMMISSIONER TOWNSEND ABSTAINED SINCE THIS IS HER FIRST MEETING.

8 FINANCIALS:

Grace Seeney, Accountant reports there are no Financials this month since the Finance Department is currently working on end of year closeouts. There are many adjustments including Pensions, end of year bills, etc.

Executive Director Gober reports the Auditors have begun the test of controls.

MOTION TO APPROVE REPORTING:

MOTION: COMMISSIONER EDWARD HUTCHINSON

SECOND: COMMISSIONER THURASINGHAM MOHANAKANTHAN

6 DIRECTORS REPORT AND CORRESPONDENCE:

THE COMMISSIONERS RECEIVED A COPY OF THE FIRST PHASE OF THE LINCOLN REDEVELOPMENT

NOAH FREIBERG:

THIS IS A REAPPLICATION OF THE TAX CREDIT PROJECT. POTENTIALLY, THE TAX CREDIT ROUND FOR THE NJHMFA WILL BE IN MID-APRIL. IN ORDER TO SUBMIT A PROJECT FOR THIS ROUND, PENNROSE NEEDS AT THE LEAST A PRELIMINARY SITE PLAN APPROVAL. A DRAFT SITE PLAN APPLICATION WAS SUBMITTED TO THE BOROUGH DURING THE LAST BOROUGH PLANNING BOARD MEETING. THE BOROUGH WILL HAVE SOME TIME TO INSPECT THE PROJECT WITH THEIR PROFESSIONAL TEAM, ASK QUESTIONS AND COME BACK WITH REVISIONS. PENNROSE WILL THEN BRING BACK THE REVISIONS IN FEBRUARY TO THE BOROUGH'S PLANNING BOARD FOR SITE PLAN APPROVAL WITH THE UNDERSTANDING THAT PENNROSE REQUESTS APPROVAL FOR BOTH PHASES FROM THE BOROUGH. THE APPLICATION FOR THE NJHMFA WILL INCLUDE ONLY PHASE ONE.

COMMISSIONER MARTILINI QUESTIONED IF THIS WILL BE A MULTI-PHASE APPLICATION? NOAH REPLIED "YES".

CHAIRMAN FOGARINO STATED THE 9% CREDIT IS JUST FOR PHASE ONE.

COMMISSIONER MARTILINI SUGGESTED THIS WAS A REDEVELOPMENT PROJECT, SO THERE WON'T BE ANY VARIANCES IN THE PROJECT BUT A RELIEF. NOAH'S REPLIED IT IS A REDEVELOPMENT PROJECT AND A RELIEF WAS BUILT INTO IT SO WHEN THEY REVIEW THIS THERE WON'T BE ANY VARIANCES.

MARK ASSELTA, ESQ. OFFERED THE FACT THAT IT IS A REDEVELOPMENT ZONE ALLOWS THE GOVERNING BODY TO ADOPT A REDEVELOPMENT PLAN AND THAT GIVES THEM AN OPPORTUNITY TO CREATE SPECIAL ZONING FOR THAT REDEVELOPMENT AREA. THEY ARE MATCHING THE REDEVELOPMENT REQUIREMENTS AND WILL NOT NEED VARIANCES.

NOAH FREIBERG EXPRESSED THE HOPE THAT IN FEBRUARY, PENNROSE WILL RECEIVE AMENDED APPROVAL FROM THE BOROUGH. IN THE TAX CREDIT APPLICATION, THE NJHMFA ADJUSTED THE PILOT PERCENTAGE SO PENNROSE WILL SUBMIT A PROPOSAL WITH THE NEW TAX CREDIT PERCENTAGE TO THE BOROUGH TO MAXIMIZE THE POINTS ON THE APPLICATION.

EXECUTIVE DIRECTOR KIM GOBER INFORMED THE BOARD THAT FRIDAY, THE 20TH OF JANUARY, THE ENGINEER WILL DELIVER THE PLANS TO THE PLANNING BOARD. SHE FELT THE CHANGES WERE VERY MINIMAL. FEBRUARY 7TH IS THE PLANNING BOARD MEETING WHERE PENNROSE AND GHA WILL MAKE FORMAL APPLICATION.

CHAIRMAN FOGARINO WOULD LIKE OUR LAWYERS TO INSPECT THE AGREEMENT WITH PENNROSE TO SEE IF THERE ARE ANY REVISIONS TO BE MADE. MARK WILL LOOK INTO IT.

- **KIM GOBER** ANNOUNCED THAT CHRISTINA VELASQUEZ FOR THE CDBG OFFICE REPORTED THE \$40,000 COMMITTED TOWARDS THE DEMO FROM THE COUNTY IS PROGRESSING. CDBG IS PRESENTING IT BEFORE THE FREEHOLDERS FOR FORMAL APPROVAL ON FEBRUARY 18TH, 2017.

- HUD APPROVAL FOR THE EARLY DEMO IS APPROVED AND WE ARE WAITING FOR THE LETTER SAYING SO. **GHA AND PENNROSE CANNOT DO ANY WORK WITH UTILITIES, SIGN AGREEMENTS, ETC. THIS IS CRUCIAL TO RETAIN THE RAD UNITS.**

PENNROSE INQUIRED IF THE COMMISSIONERS WOULD LIKE ANY PRESS INVOLVED WHEN THE DEMO STARTS? CHAIRMAN FOGARINO ASSERTED YES, HE WOULD LIKE ANY FREEHOLDERS, BOROUGH, AND OR MEDIA INVOLVED. KIM GOBER WILL COORDINATE WITH THE BOARD AND THE BOROUGH.

- **CHAIRMAN FOGARINO** QUESTIONED IF PENNROSE HAS EVER BUILT A PROPERTY THAT WAS "CO-MINGLED"? **NOAH FREIBERG** BELIEVES THE ANSWER IS YES AND HE WILL LOOK INTO IT. THIS PROJECT WOULD BE THE FIRST PARTNERSHIP WITH BANCROFT.

COMMISSIONER LAPP WAS UNDER THE IMPRESSION THAT THE COMMISSIONERS WOULD BE VISITING A SENIORS AND SPECIAL NEEDS PARTNERSHIP WHILE ON THE ROAD TRIP LAST WEEK. THE COMMISSIONERS WOULD HAVE LIKED TO SPEAK WITH SOME OF THE TENANTS.

KIM GOBER STATED THAT ONE BUILDING WAS 55 AND OLDER AND ANOTHER BUILDING HAD RESIDENTS WITH SPECIAL NEEDS. THEY WANTED TO SEE AN ENVIRONMENT WHERE THE RESIDENTS CO-MINGLED. THAT IS NOT WHAT THEY SAW ON THE TRIP TO OLD BRIDGE.

NOAH FREIBERG EXPLAINED PENNROSE FEELS INCLUDING BANCROFT IN THE APPLICATION WOULD HELP THE APPLICATION AND BE ADVANTAGEOUS TO RECEIVING THE TAX CREDITS. APPLYING FOR PHASE II WOULD BE UP TO THE BOROUGH AND THE HOUSING AUTHORITY. IF GHA RECEIVES THE TAX CREDITS AND THE PARTNERSHIP WITH BANCROFT DOES NOT SUCCEED, THE TAX CREDITS ARE NOT REMOVED.

KIM GOBER STRESSED THAT THE COMMISSIONERS DO NEED TO MAKE A DECISION ON WHETHER GHA IS APPLYING WITH BANCROFT OR NOT. NOAH ADDED THAT THE GOAL WOULD BE TO GO INTO THE APPLICATION WITHOUT ANY OF THE SUPPORTIVE HOUSING AND THE AGREEMENT WITH BANCROFT WOULD BE IN THE BACKGROUND WITH GHA, PENNROSE AND BANCROFT.

COMMISSIONER HUTCH QUESTIONED "HOW LIKELY IS IT TO GET ENOUGH CREDITS TOWARDS PHASE II"?

NOAH FREIBERG REPLIED THAT WOULD BE A SEPARATE APPLICATION AFTER PHASE I IS ACCEPTED. ONLY ONE PHASE IS AWARDED AT A TIME. COMMISSIONER HUTCH ASKED WHEN DOES PENNROSE APPLY FOR PHASE TWO? THAT WOULD BE A DISCUSSION WITH GHA AND THE BOROUGH NOAH ANSWERED. THE COMMISSIONER'S CONCERN IS THAT FUNDS WILL NOT BE AROUND MUCH LONGER.

ED KIM GOBER REPLIED IF TAX RATES DECREASE THERE WILL NOT BE A NEED FOR IT. NOAH ADDED THIS IS THE NUMBER ONE TOPIC IN THE HOUSING INDUSTRY RIGHT NOW. THE TAX CREDIT PROGRAM HAS BIPARTISAN SUPPORT BECAUSE OF HOW SUCCESSFUL IT IS.

COMMISSIONER HUTCHINSON ASSERTED "START DOING YOUR HOMEWORK AND LET'S NOT WAIT".

NOAH FREIBERG STATED THAT THIS IS A CONVERSATION NEEDED BETWEEN GHA, THE BOROUGH AND PENNROSE. APPLYING FOR PHASE I NOW IS THE APPROACH WE ARE TAKING.

A MOU BETWEEN BANCROFT AND PENNROSE HAS NOT BEEN PUT INTO PLACE AS OF YET.

PENNROSE REPRESENTATIVE NOAH FREIBERG THANKS EVERYONE AND LEAVES THE MEETING.

OLD BUSINESS:

- **EXECUTIVE DIRECTOR GOBER** QUESTIONED IF THE COMMISSIONERS WANT TO PROCEED WITH PROSECUTION OF AN INCIDENT MENTIONED IN CLOSED SESSION PREVIOUSLY. THE COMMISSIONERS ARE ALL IN AGREEMENT NOT TO PROSECUTE.
- **KIMBERLY GOBER** REPORTS THAT CORALUZZO TRUCKING IS INTERESTED IN A PARCEL OF LAND NEAR THE BOYS AND GIRLS CLUB WHICH GHA OWNS .GHA MAY HAVE TO DO EMINENT DOMAIN ON SOME SMALL BITS OF LAND. AN APPRAISAL HAS BEEN ORDERED. CORALUZZO IS MAKING AN APPLICATION FOR EDP FUNDING AND

THEY NEED A LETTER OF INTENT. KIM REQUESTED TO EXECUTE A **NON- BINDING LETTER** OF INTENT SUBJECT TO COUNSEL REVIEW. IT WOULD BE IN WRITING AND VERY CLEAR LANGUAGE. GHA WOULD APPROVE NO LESS THAN THE FAIR MARKET VALUE. THE LETTER IS NOT BINDING.

COMMISSIONER HUTCH HAS A STRONG CONCERN ABOUT WHO WE ARE SELLING IT TO. HE ARDENTLY STATED THERE BE NO PETROLEUM PRODUCTS STORED AT THEIR FACILITY OR ON THEIR TRUCKS .THE DAY BEFORE OR AFTER OR THE WEEKEND, THE COMMISSIONER WANTS NO PETROLEUM PRODUCTS AT ALL ON THE PROPERTY. HUTCH QUESTIONED IF THERE HAS EVER BEEN ANY COMPLAINTS AGAINST THIS COMPANY ABOUT HAZARDOUS MATERIAL, ABOUT SPILLS? HE WOULD LIKE TO FIND OUT ABOUT THAT BEFORE HE VOTES ON THIS. HE DOES NOT WANT ANY PETROLEUM ON THIS PROPERTY. SOMETIMES THESE COMPANIES HAVE DRIVERS THAT ARE RUNNING LATE AND WANT TO LEAVE THERE TRUCKS ON SITE WITH PETROLEUM IN THEM. THIS IS UNACCEPTABLE. THE COMMISSIONER FEELS THIS IS FINE FOR AN ADMINISTRATIVE OFFICE BUT THE TRUCKS MAY NOT BE PARKED ON PROPERTY. THEY WILL NOT BE LOADING PETROLEUM IN THE TRUCKS THERE. THEY CANNOT TRANSPORT AND STORE THERE EITHER.

KIM GOBER CONVEYED THERE WAS A MEETING WITH THE PROSPECTIVE PURCHASER, CORALUZZO TRUCKING. JOE BRIGANDI (BOROUGH OF GLASSBORO) AND REPRESENTATIVES FROM BOTH THE PLANNING BOARD AND ZONING BOARDS ALL WERE COMMITTED TO MOVING FORWARD. MR. BRIGANDI SPECIFICALLY STATED THAT THAT THERE WOULD BE NO PETROLEUM ON THE SITE AND THE COMPANY WOULD HAVE TO GO BEFORE THE PLANNING AND ZONING BOARDS AS WELL FOR APPROVAL. . THIS LETTER IS JUST A NON-BINDING LETTER OF INTENT. **COMMISSIONER MARTILINI** AFFIRMED THAT AS THEY (CORALLUZO) GO THROUGH THE PROCESS THEY WILL GO BEFORE THE PLANNING BOARD, OR THE ZONING BOARD, AND THIS ALL MAY BE RESOLVED THEN. THAT'S THE VENUE TO RESOLVE SOME OF THESE ISSUES. ANOTHER ISSUE IS DOES THIS COMPANY HAVE AN ASSOCIATION WITH PROPAK?

MARK ASSELTA, Esq. STATES AGAIN THAT THIS IS A NON- BINDING DOCUMENT. GHA CAN PUT IN THE LETTER OF INTENT THAT THE SITE WILL HAVE NO PETROLEUM ON SITE. THIS DOESN'T TAKE THE PLACE OF THE PLANNING BOARD REVIEW.

ANNA MILLER (LIAISON FOR GLASSBORO) HAS CONCERN THAT THIS IS CLOSE TO THE BOYS AND GIRLS CLUB, THE SAFETY OF THE CHILDREN CROSSING OVER TO WHITNEY CRESCENT IS A CONCERN.

ANGELO MARTILINI REQUESTED A CURRENT ORDINANCE ZONING ORDINANCE BOOK FROM THE BOROUGH. SOME TOWNS HAVE IT ELECTRONICALLY.

KIM GOBER BELIEVES THIS SITE IS WHERE THE MAIN ADMINISTRATIVE OFFICES OF THE COMPANY WOULD BE BASED. ESSENTIALLY WHAT WE ARE ASKING IS FOR A LETTER OF INTENT WITH NO HAZARDOUS MATERIALS ON SITE.

THE EXECUTIVE DIRECTOR CALLED **JOE BRIGANDI** AND RELAYED THAT THE BOARD DOES NOT WANT PETROLEUM STORED, USED OR TREATED THERE. MR BRIGANDI STATED THAT IN THE REDEVELOPMENT AGREEMENT THIS COMPANY WILL NOT HAVE PETROLEUM OR HAZMAT MATERIALS STORED OR TREATED ON SITE.

COMMISSIONER HUTCH QUESTIONED IF THEIR TRANSPORTATION VEHICLES WILL BE STORED IN A WAREHOUSE THERE? JOE BRIGANDI REPLIED THEY WILL FILL UP, EMPTY AT CLIENT AND COME BACK TO THIS LOCATION. THEY ARE ONLY ASKING THE BOROUGH FOR JUST A **NON-BINDING** LETTER OF INTENT.

MARK ASSELTA, Esq. WILL PUT, IN LETTER OF INTENT, THE SITE WILL NOT USED FOR HAZMAT MATERIAL.

COMMISSIONER LAPPS CONCERN IS IF THEY WILL FUEL TRUCKS THERE THE FUEL IS IN THE GROUND.

MR. BRIGANDI REPLIED THAT THERE ARE ALL KINDS OF REGULATIONS IN PLACE. GLASSBORO HAS GAS STATIONS PUMPING REGULAR GAS AND THAT DOES NOT CONCERN HIM. IT IS ALMOST FAIL SAFE. THERE ARE SO MANY REQUIREMENTS CONCERNING WETLANDS ALREADY IN PLACE.

THE COMMISSIONERS DIRECTED THE EXECUTIVE DIRECTOR AND MARK ASSELTA TO COMPOSE THE NON-BINDING LETTER.

- COMMISSIONERS CLASSES ARE NOT OUT YET. WE WILL SEND THEM TO THE COMMISSIONERS AS SOON AS POSSIBLE.
- RECOMMENDATION TO THE BOARD FOR TRAFFIC CONTROL AT NEXT MEETING. THIS WILL BE AUTHORITY WIDE.

NEW BUSINESS- RESOLUTIONS:

<u>2017-01</u>	<p>RESOLUTION APPROVING REGULAR MONTHLY EXPENSES MOTION: ANGELO MARTILINI SECOND: JAY LAPP ALL IN FAVOR (COMMISSIONER HUTCHINSON ABSTAINED DUE TO TRAVEL REIMBURSEMENT)</p>
<u>2017-02</u>	<p>RESOLUTION DESIGNATING OFFICIAL NEWSPAPER OF THE BOROUGH OF GLASSBORO HOUSING AUTHORITY SJ TIMES</p> <p>MOTION: EDWARD HUTCHINSON SECOND: ANGELO MARTILINI ALL IN FAVOR</p>
<u>2017-03</u>	<p>RESOLUTION AUTHORIZING CONTRACTS WITH NATIONAL CONTRACT VENDORS(TO ALLOW THE HA TO PURCHASE FROM THE CONTRACT VENDORS LIST)</p> <p>MOTION: EDWARD HUTCHINSON SECOND: ANGELO MARTILINI ALL IN FAVOR</p>
<u>2017-04</u>	<p>RESOLUTION AUTHORIZING CONTRACTS WITH STATE CONTRACT VENDORS</p> <p>MOTION: EDWARD HUTCHINSON SECOND: ANGELO MARTILINI ALL IN FAVOR</p>
<u>2017-05</u>	<p>RESOLUTION ANNUAL SCHEDULE OF MEETINGS FOR 2017</p> <p>MOTION: EDWARD HUTCHINSON SECOND: ANGELO MARTILINI ALL IN FAVOR</p>
<u>2017-06</u>	<p>RESOLUTION NAMING OFFICIAL DEPOSITORY-FULTON BANK</p> <p>MOTION: EDWARD HUTCHINSON SECOND: ANGELO MARTILINI ALL IN FAVOR</p>
<u>2017-07</u>	<p>RESOLUTION AUTHORIZING THE FUND COMMISSIONER FOR THE JIF INSURANCE FUND</p>

**MOTION: EDWARD HUTCHINSON
SECOND: ANGELO MARTILINI
ALL IN FAVOR**

2017-08

RESOLUTION AUTHORIZING THE PAYMENT FOR THE NJPHA JOINT INSURANCE FUND (JIF) FY 2017

**MOTION: EDWARD HUTCHINSON
SECOND: ANGELO MARTILINI
ALL IN FAVOR**

2017-09

RESOLUTION AWARDING CONTRACT FOR LAWN MAINTENANCE MOON LANDSCAPING, INC.

**MOTION: EDWARD HUTCHINSON
SECOND: ANGELO MARTILINI
ALL IN FAVOR**

2017-10

RESOLUTION AUTHORIZING THE HAGC TO COMPILE, PREPARE, AND THE SUBMIT INFORMATION FY 2016, IN ACCORDANCE WITH SECTION 8 MANAGEMENT ASSESSMENT PROGRAM (SEMAP) THE HOUSING AUTHORITY OF THE BOROUGH OF GLASSBORO

**MOTION: EDWARD HUTCHINSON
SECOND: ANGELO MARTILINI
ALL IN FAVOR**

2017-11

**RESOLUTION AUTHORIZING EXECUTIVE SESSION
TABLED**

ADJOURNMENT

MOTION TO ADJOURN

MOTION: COMMISSIONER HALTER

SECOND: COMMISSIONER HUTCHINSON

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

Respectfully submitted,



Kimberly Gober, Executive Director
DATED: February 6, 2017