



**SALVATORE FOGARINO** • Chairman  
**JAY LAPP** • Vice Chairman  
**EDWARD HUTCHINSON** • Commissioner  
**SHIRLEY ANDERSON** • Commissioner

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

## **MINUTES: OCTOBER 16, 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 Monday, OCTOBER 16, 2017 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 Sal Fogarino
- ✓ Vice Chairman Jay Lapp
- ✓ Commissioner Andrew Halter ( running late)
- ✓ Commissioner Shirley Anderson
- ✓ Commissioner Edward Hutchinson

Also in attendance were:

- ✓ Executive Director Kim Gober
- ✓ Mark Asselta, Esq. Solicitor
- ✓ Grace Seeney, Finance Director
- ✓ Madeline Vazquez, GHA Manager
- ✓ Stella Barnes, Administrative Assistant
- ✓ Nelly Rojas, Administrative Aide
- ✓ Anna Miller, Borough of Glassboro liaison

Absent:

- ✓ Commissioner Thuraisingham Mohanakanthan
- ✓ Commissioner Angelo Martilini
- ✓

### **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.

## **PUBLIC PORTION:**

Motion to **Open Meeting to the Public**  
**MOTION: COMMISSIONER EDWARD HUTCHINSON**  
**SECOND: COMMISSIONER JAY LAPP**

### **NO PUBLIC ATTENDING**

Motion to **Close**  
**MOTION: COMMISSIONER EDWARD HUTCHINSON**  
**SECOND: COMMISSIONER SHIRLEY ANDERSON**

## **AGENDA**

## **MINUTES:**

Motion to approve the **Minutes:**  
**MOTION: COMMISSIONER EDWARD HUTCHINSON**  
**SECOND: COMMISSIONER SHIRLEY ANDERSON**

## **FINANCIALS:**

**Executive Director Kim Gober** reports we are submitting the 2018 budget to the DCA. There is a resolution on the Agenda. The Budget is an estimate, bearing in mind that this is what the GHA *may* be receiving from HUD.

The Financial Reports are in your packet. The net result is in the red in the amount of \$80,000.00. This is less than the depreciation so we are able to pay our bills. Most Housing Authorities are in this predicament. GHA is receiving less than what HUD thinks we need to run the programs.

Next year, GHA will have converted to the RAD Program with established contracts rents. We are still striving to close on November 1, 2018 with RAD. In 2018 we are hoping to have a better financial outlook.

Motion to **Accept Financials**  
**MOTION: COMMISSIONER EDWARD HUTCHINSON**  
**SECOND: COMMISSIONER JAY LAPP**

**COMMISSIONER ANDREW HALTER ARRIVES AT 6:13 PM**

## **DIRECTOR'S REPORT AND CORRESPONDENCE:**

1. ED KIM GOBER: GHA SUBMITTED THE DEMO CLOSEOUT TO THE DCA. EHS ARE FINE TUNING THE GRADING AND RESEEDING. THE CHAIN LINK FENCE IS THERE THROUGH MARCH. THE SILT FENCE IS THERE UNTIL THE GRASS IS STABILIZED. EHS HAS RESPONDED TO OUR REQUESTS WITH RESPECT TO THE DEMO. WE ARE IN A MUCH BETTER PLACE THAN A YEAR AGO BECAUSE ALL OF THE BUILDINGS ARE DOWN.
2. THERE WAS A LEAK IN A BUILDING AT WILLIAMS STREET. WE THOUGHT WE COULD MAKE THE REPAIR BUT THERE WERE ELECTRIC LINES WHERE THE LEAK OCCURRED. THE LEAK WAS IN THE PIPE LEADING TO THE BUILDING, SO WE RETAINED BLACK HORSE PIKE PLUMBING TO FIX IT. THE TOTAL COST WAS \$1400.00. THERE WERE NO TENANTS WHO LOST THEIR ACCESS TO WATER.
3. THERE HAS BEEN INCREASED COSTS FOR GHA DUE TO:
  - RAD TRANSISTION
  - DEMO AND NON-DEVELOPMENT
  - GAS LEAK
  - TRANSFORMER BLOWING
  - TITLE ISSUES
  - THERMOSTATS

HOPEFULLY, BY PAYING THESE COSTS NOW, IT WILL RESULT IN THE GHA BEING IN A BETTER FINANCIAL POSITION IN THE FUTURE.

4. THERE WAS A BRUSH FIRE ON THE PROPERTY BEHIND MESSINA (SUMMIT PARK). IT WAS HOT AND DRY AT THIS TIME. THE FIRE COMPANY RESPONDED AND PUT THE FIRE OUT. EMBERS MAY HAVE FALLEN INTO OUR MULCH AND THAT RESULTED IN A FIRE WHICH THE FIRE COMPANY PROMPTLY EXTINGUISHED. COMMISSIONER LAPP WAS ON SITE AND SPOKE TO JOHN NAPP. THE COMMISSIONER GAVE MR. NAPPS NUMBER TO ED KIM GOBER, WHO IN TURN CALLED MR. NAPP AND SHARED WITH HIM THAT FIRE CHIEF STEVE SMITH DID NOT FEEL THERE WAS FOUL PLAY. JOHN NAPP CONCURED. COMMISSIONER LAPP STATED THAT WHAT MR. NAPP SUGGESTED WAS TO CLEAR OUT TREES, CLEAR OUT GUTTERS, REMOVE MULCH. COMMISSIONER HALTER STATED THAT THIS IS MORE SO AN ISOLATED INCIDENT. CHAIRMAN FOGARINO SUGGESTED RUBBER CIRCLES. STONES ARE AN OPTION BUT THE GRASS COMES THROUGH AND THEY ALSO CAN BE THROWN THROUGH WINDOWS. ED GOBER SUGGESTED IT IS THE END OF THE SEASON AND WE CAN REVISIT OPTIONS WHEN THE NEXT CONTRACT FOR LANDSCAPING IS BEING NEGOTIATED. MS. GOBER SUGGESTED REQUESTING A VISIT BY THE FIRE CHIEF TO SURVEY THE SITE.
5. COMMISSIONER LAPP INFORMED THE BOARD THAT THERE IS A RESIDENT COMPLAINING ABOUT A LARGE TREE BLOCKING THE VIEW IN SUMMIT PARK. KIM WILL MEET WITH THE COMMISSIONER. COMMISSIONER ANDERSON STATED THAT THE BOROUGH REMOVED TREES ON HER PROPERTY BUT THEY WERE ON THE CURB SIDE. COMMISSIONER HALTER STATED MAYBE IT CAN BE TRIMMED.
6. COMMISSIONER LAPP INQUIRED IF THE ON-SITE CAMERAS ARE FUNCTIONAL? ED GOBER STATED YES, HE WOULD LIKE TO KNOW WHERE THE CAMERAS ARE DUE TO A RESIDENT COMPLAINING ABOUT A MISSING PACKAGE. KIM WILL SEND THE LOCATIONS AFTER TALKING TO RON BERNARDINI. SHE WILL SHARE IT WHEN SHE GETS IT. MS. GOBER SUGGESTS TELLING THE RESIDENTS NOT TO WAIT WHEN THIS HAPPENS, REPORT IT RIGHT AWAY. WE NEED THE DATE AND APPROXIMATE TIME BECAUSE THE

CAMERAS ARE NOT MONITORED. IT WILL BE BETTER IF WE CAN GO TO A SPECIFIC TIME TO WATCH THE VIDEOS. KIM WILL FAX OR MAIL A HARD COPY OF THE LOCATIONS OF THE CAMERAS.

**MOTION:** COMMISSIONER EDWARD HUTCHINSON

**SECOND:** VICE CHAIRMAN JAY LAPP

ALL IN FAVOR

### **NEW BUSINESS- RESOLUTIONS:**

<b>2017-52</b>	<b>CONSIDER RESOLUTION APPROVING MONTHLY EXPENSES ATTACH BILL LIST MOTION: ED HUTCHINSON SECOND: JAY LAPP ALL IN FAVOR</b>
<b>2017-53</b>	<b>CONSIDER RESOLUTION APPROVING THE GHA BUDGET 2017 ROLL CALL: CHAIRMAN FOGARINO AYE VICE CHAIRMAN LAPP AYE COMMISSIONER MOHAN ABSENT COMMISSIONER HALTER AYE COMMISSIONER HUTCHINSON AYE COMMISSIONER MARTILINI ABSENT COMMISSIONER ANDERSON AYE  APPROVED</b>
<b>2017-54</b>	<b>CONSIDER RESOLUTION AWARDDING GENERAL LEGAL SERVICE BROWN AND CONNERY MOTION: ED HUTCHINSON SECOND: JAY LAPP ALL IN FAVOR</b>
<b>2017-55</b>	<b>CONSIDER RESOLUTION AWARDDING LANDLORD TENANT LEGAL SERVICES ANGELINI, VINIAR AND FREEDMAN, LLP MOTION: ED HUTCHINSON SECOND: ANDREW HALTER ALL IN FAVOR</b>
<b>2017-56</b>	<b>CONSIDER RESOLUTION AWARDDING AUDIT SERVICES BOWMAN AND CO. LLP MOTION: ED HUTCHINSON SECOND: JAY LAPP ALL IN FAVOR</b>
<b>2017-57</b>	<b>CONSIDER RESOLUTION AUTHORIZING AMENDING THE ADMINISTRATIVE PLAN MOTION: ED HUTCHINSON SECOND: SHIRLEY ANDERSON ALL IN FAVOR</b>

<p><b>2017-58</b></p>	<p><b>CONSIDER RESOLUTION AUTHORIZING THE FINAL (CLOSEOUT) PERFORMANCE AND EVALUATION REPORT FY 2015 NJ39P20450-15 CAPITAL FUND PROGRAM BUDGET</b>  <b>MOTION: ED HUTCHINSON</b>  <b>SECOND: ANDREW HALTER</b>  <b>ALL IN FAVOR:</b></p>
<p><b>2017-59</b></p>	<p><b>CONSIDER RESOLUTION RECOGNIZING A LEAK IN AN UNDERGROUND PIPE AT THE WILLIAMS STREET LOCATION HAS BEEN DEEMED AN EMERGENCY SITUATION</b>  <b>BLACK HORSE PIKE PLUMBING</b>  <b>MOTION: ED HUTCHINSON</b>  <b>SECOND: ANDREW HALTER</b>  <b>ALL IN FAVOR:</b></p>
<p><b>2017-60</b></p>	<p><b>CONSIDER RESOLUTION AUTHORIZING EXECUTIVE SESSION (discussing Pennrose contract negotiations)</b>  <b>MOTION: ED HUTCHISON</b>  <b>SECOND: JAY LAPP</b>  <b>ALL IN FAVOR:</b></p>

**THANKSGIVING DINNER:** WILL BE PROVIDED BY MASSOS CATERER. IF THE COMMISSIONERS ARE NOT HAPPY WITH MASSOS, NAPLES IN MULICA HILL IS AN IDEA. LOCAL VENDOR, PALIPOS NEXT TO PARK CREST APARTMENTS IS RECOMMENDED BY COMMISSIONER HALTER.

**EXECUTIVE SESSION:**

**CONTRACT NEGOTIATIONS WITH PENNROSE AND NJHMFA TAX CREDITS**

**ADJOURNMENT**

Motion to **Adjourn**

**MOTION: COMMISSIONER ANDREW HALTER**  
**SECOND: COMMISSIONER EDWARD HUTCHINSON**

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



**Kimberly Gober, Executive Director**

**DATED:** October 31, 2017