



JAY LAPP • Chairman  
ANDREW HALTER • Commissioner  
SHIRLEY ANDERSON • Commissioner  
KIMBERLY GOBER • Secretary/Executive Director

EDWARD HUTCHINSON • Vice Chairman  
THURAISSINGHAM MOHANAKANTHAN • Commissioner  
SALVATORE FOGARINO • Commissioner  
JENNIFER WELLS • Commissioner

## **REGULAR MEETING MINUTES** **APRIL 15, 2019**

"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, APRIL 15, 2019 at 5:00 P.M. Chairman Jay Lapp called the meeting to order requesting the "Pledge of Allegiance" be recited.

### **🔊ROLL CALL:**

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

- ✓ Chairman Jay Lapp
- ✓ Vice Chairman Edward Hutchinson
- ✓ Commissioner Thuraissingham Mohanakanthan
- ✓ Commissioner Jennifer Wells

Also in attendance were:

- ✓ Kim Gober, Executive Director
- ✓ Mark Asselta, Esq. Solicitor
- ✓ Nelly Rojas, Administrative Aide
- ✓ Grace Seeney, Finance Director
- ✓ Madeline Vasquez, Property Manager
- ✓ Anna Miller, Liaison from the Borough of Glassboro

Absent:

- ✓ Commissioner Sal Fogarino
- ✓ Commissioner Andrew Halter
- ✓ Commissioner Shirley Anderson

### **📁EXECUTIVE DIRECTOR:**

Declared a quorum present

### **📖 SOLICITOR:**

The Solicitor 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:**

### **Chairman Lapp:**

#### **Motion to Open the Public Portion**

**Motion: Commissioner Edward Hutchinson**

**Second: Commissioner Jennifer Wells**

**All in favor**

**Mrs. Houston** stated that her first request when moving to GHA was for a disabled unit. She did not receive one. An employee came to her home and told Mr. and Mrs. Houston their house was in disarray. Currently, Mr. and Mrs. Houston suffer from anxiety and are apparently being stressed by the staff. There are leaves in their yard, debris from the winter and their apartment is very cramped. There is no room for anything. The quality of living here is not great and they feel they are being harassed. Is there anything that can be done?

**Executive Director Kim Gober** questioned **Madeline Vasquez, Property Manager of GHA** if the Houston's have they been added to the transfer list for a disabled unit? Is there a unit that would be more appropriate for them?

**Madeline Vasquez** responded "No, but the unit they are in has a ramp".

**ED Gober** : Is there a unit in the GHA portfolio that would better suit their needs?

**Ms. Huston:** The bedrooms are behind the kitchen. If there is a fire in the kitchen, how would we get out? There have been gas leaks for 3 years and no one ever came out to check on the tenants.

**ED Gober** stated GHA *has* addressed that.

**Ms. Huston** replied that some tenants never knew about the board meetings, it is not posted on the bulletin board.

**ED Gober Kim** offered that GHA will perform a special inspection on their unit and let them know the outcome. If the Huston's are not satisfied with the report, The Housing Authority has a hearing officer who would hear their concerns but they would have to write in to request a hearing. If there are not any openings for a unit in the GHA portfolio that better suits their needs, then Ms. Gobers hands are tied and there is nothing to be done about it. The Hustons may request to get on a list to have a tenant based voucher. The Staff will look at what their options are and see what would better suit their needs.

#### **Motion to close:**

**Motion: Vice Chairman Edward Hutchinson**

**Second: Commissioner Thuraisingham Mohanakanthan**

**All in favor**

## **AGENDA**

## **MINUTES:**

#### **Motion to approve the Minutes:**

Minutes Approval will be deferred to next month's meeting - Commissioner Thuraisingham Mohanakanthan will abstain from the vote (he was absent for last month's meeting) and therefore there is not a quorum vote. Motion to Approve the March Minutes is deferred to the May Meeting.

## **FINANCIALS:**

- The 2018 Audits are underway and we hope to have them done by the end of June.
  - **Grace Seeney, Finance Director:** The finances are marginally better than the previous two years.
  - The Payment for \$21,000 to the Superior Court is the escrow for the land/lots.
  - When the GHA sale to Coraluzzo is final, GHA will get \$25,000 from Developer which was negotiated towards expenses to obtain a clear title.
  - Payments to the Fund Commissioners total about \$6000. This is an obligation for the condemnation.
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- **Motion to approve the Financial Report:**
  - **Motion: Vice Chairman Ed Hutchinson**
  - **Second: Commissioner Thuraisingham Mohanananthan**  
**ALL IN FAVOR**

## **DIRECTORS REPORT:**

- On April 4<sup>th</sup>, 2019, we had a power outage at Grillo due to a break in the wiring where the wiring goes underground at the poles in the back. Arthur Todd Electric came out in a timely manner and fixed the problem. He is always the most responsive. This was treated as an Emergency and we will be getting a quote to replace all of the original wiring.
- The concrete pad at the Smoking Area was extended on March 27, 2019.
- The Executive Director, Kim Gober, suggests we close the wait list for the RAD PVB. There are currently 1494 applicants. The waitlist gives a false sense of hope and there is already a couple years wait. We will post it on the website and publish in the SJ Times. June 1<sup>st</sup> is the suggested date to close the waitlist and the Commissioners are in agreement to move forward with this.
- We asked Pennrose to make a presentation tonight on the Lincoln Blvd. Project.
- A provisional employee has been hired to train under Hannibal Ross. Hannibal desires to retire so we would like someone to train with him to gain some of his knowledgeable insight about the workings and mechanical systems of GHA. The new employee would be subject to taking a civil service test if we are satisfied with his performance. We are making sure we fulfill the requirements by requesting that Michael Watson, Esq. share his expertise with GHA on this matter

### **Motion to accept the Reports:**

**Motion: Vice Chairman Edward Hutchinson**

**Second: Commissioner Thuraisingham Mohanananthan**

**ALL IN FAVOR**

## **NEW BUSINESS- RESOLUTIONS:**

<b>2019-18</b>	RESOLUTION APPROVING REGULAR MONTHLY EXPENSES MOTION: VICE CHAIRMAN EDWARD HUTCHINSON SECOND: COMMISSIONER JENNIFER WELLS ALL IN FAVOR
<b>2019-19</b>	RESOLUTION AUTHORIZING THE REVISION TO THE PURCHASE OF A CARGO VAN <b>MALL CHEVROLET-CHERRY HILL NJ</b> MOTION: VICE CHAIRMAN EDWARD HUTCHINSON SECOND: COMMISSIONER JENNIFER WELLS ALL IN FAVOR
<b>2019-20</b>	RESOLUTION AUTHORIZING A PROFESSIONAL SERVICE AGREEMENT FOR ENVIRONMENT REVIEW RECORD REPORTS <b>TRIAD ADVISORY SERVICES, INC (trading as TRIAD ASSOCIATES)</b> MOTION: VICE CHAIRMAN EDWARD HUTCHINSON SECOND: COMMISSIONER MOHANAKANTHAN ALL IN FAVOR
<b>2019-21</b>	RESOLUTION AUTHORIZING AN EMERGENCY CONTRACT AWARDED <b>ARTHUR TODD ELECTRICAL</b> MOTION: VICE CHAIRMAN EDWARD HUTCHINSON SECOND: COMMISSIONER MOHANAKANTHAN ALL IN FAVOR
<b>2019-22</b>	RESOLUTION AUTHORIZING A NON FAIR AND OPEN CONTRACT <b>ARTHUR TODD ELECTRICAL</b> MOTION: VICE CHAIRMAN EDWARD HUTCHINSON SECOND: COMMISSIONER JENNIFER WELLS ALL IN FAVOR
<b>2019-23</b>	RESOLUTION AUTHORIZING EXECUTIVE SESSION  MOTION: VICE CHAIRMAN EDWARD HUTCHINSON SECOND: COMMISSIONER JENNIFER WELLS ALL IN FAVOR

**PENNROSE PRESENTATION:**

**JACOB FISHER FROM PENNROSE AND**

**STEVE SCHOCH, MANAGING PRINCIPAL FROM KITCHEN AND ASSOCIATES, PROJECT ARCHITECT**

**EXECUTIVE DIRECTOR KIM GOBER** REPORTS THAT SHE AND RICK GINETTI WENT TO THE COUNCIL MEETING ON MARCH 26 AND COUNCIL REQUESTED A RENDERING OF WHAT IS BEING PROPOSED IN MORE DETAIL. KIM SPOKE WITH JACOB FISHER AND NOAH FRIEBERG REQUESTING THAT THEY MAKE IT MORE ACCURATE FOR THE SPECIFIC SITE. IF THE BOARD IS IN AGREEMENT, WE WILL TAKE THAT PROPOSAL TO THE APRIL 23 COUNCIL MEETING.

**JACOB FISHER:** KITCHEN AND ASSOCIATES WERE CHARGED WITH LOOKING AT THE SITE PLAN, DEVELOP SOMETHING TAKING INTO CONSIDERATION THE REDEVELOPMENT PLAN AND THE WETLANDS AS WELL AS SEEING WHAT CAN BE DEVELOPED AT THE CORNER OF HIGGENS AND ELLIS. IT COULD BE ADDITIONAL HOUSING, RETAIL ETC. WE WANTED THE UNITS TO BE EQUAL OR BETTER THAN THE UNITS IN THE MID-RISE BUILDINGS AND INCLUDE ROLL-IN SHOWERS, ALONG WITH ALL OF THE ENERGY REQUIREMENTS, NOTHING LESS THAN WHAT WAS PROPOSED. THE SO CALLED SECOND PHASE WOULD HAVE TO BE MUTUALLY AGREED UPON BY BOTH GHA AND PENNROSE. WE ALSO NEED TO ADHERE TO THE APPROVED TAX CREDIT AWARDS.

**STEVE SCHOCH** THE GREAT BENEFIT IS GHA HAS SOME LAND. IT GIVES YOU FLEXIBILITY THAT NOT MANY COMPANIES HAVE. WE WANTED TO TRY AND LEAVE THE PRIME GROUND FOR LATER SO INTENTIONALLY WE ARE PUSHING THE COTTAGE BUILDINGS TO THE BACK OF THE PROPERTY WITH A TREE LINE TO THE BACK OF THE BUILDINGS. THIS IS A NEIGHBORHOOD, A COMMUNITY. THE STREET WILL NOT BE PAVED TO ACCESS ELLIS STREET. THIS WILL BE AN EMERGENCY ENTRANCE/EXIT FOR ALL EMERGENCY VEHICLES (FIRE, POLICE, AND AMBULANCE). ALL TRAFFIC ENTERS AND EXITS OFF OF HIGGENS. YOU WILL NOTICE THAT THERE IS NOT A LARGE PARKING LOT. THE PARKING IS SPREAD THROUGHOUT THE SITE. THE UNITS GO AROUND THE PERIMETER AND IN THE MIDDLE IS THE COMMUNITY BUILDING, THE CENTER OF THE COMMUNITY.

**CHAIRMAN LAPP:** ISN'T IT ADVANTAGEOUS FOR SENIORS TO HAVE THEIR OWN PARKING SPACE?

**STEVE SCHOCH:** THIS IS THE SAME PARKING AREA RATIO AS APPROVED PREVIOUSLY. IN SENIOR HOUSING MANY SENIORS DO NOT HAVE CARS. OWNERSHIP IS 50%, LEAVING HALF OF THE PARKING SPACES FOR GUESTS. THERE ARE AREAS ON THE SHOULDERS WHERE A FEW PARKING SPACES MAY BE ADDED. THERE IS VERY GOOD SOLID DATA ON THIS.

**E.D. KIM GOBER:** OUR SENIOR BUILDINGS ARE 50%. THIS HAS BEEN OUR EXPERIENCE AS WELL.

**COMMISSIONER HUTCHINSON:** I WOULD RATHER HAVE MORE PARKING AREAS THAN A BOCCO COURT.

**E.D. KIM GOBER:** COUNCIL FOCUSED ON WHAT TYPES OF RECREATION WE WOULD HAVE FOR SENIORS WHICH WAS THE REASON FOR BOCCO COURT.

**COMMISSIONER WELLS:** ONE WAY OUT AND ONE WAY IN IS A CONCERN IN AN EMERGENCY.

**COMMISSIONER HUTCHINSON:** THE EMERGENCY EXIT IS USUALLY JUST STONED SO IN CASE OF AN EMERGENCY, THERE IS ANOTHER WAY OUT.

**CHAIRMAN LAPP:** TWO TRASH AREAS FOR 65 UNITS?

**STEVE SCHOCH:** THAT IS MORE THAN AMPLE FOR 65 SENIOR UNITS. THEY ARE CONVENIENTLY PLACED AT EACH END.

**MARK ASSELTA, ESQ.:** WHY IS THERE A HESITANCY NOT TO HAVE ANOTHER ENTRANCE?

**STEVE SCHOCH:** TRAFFIC MOVES TOO QUICKLY ON ELLIS AND A SAFER PLAY IS NOT TO HAVE A DIRECT ACCESS OFF OF ELLIS. THIS WAS ON THE FIRST APPROVAL AS WELL.

**E.D. KIM GOBER:** IT IS ON A BEND SO WE THOUGHT IT WOULDN'T BE SAFE FOR AN ENTRANCE/EXIT ON ELLIS.

THE QUADS ON THIS PROPOSAL HAVE NO FRONT AND BACK, IT ALL LOOKS LIKE YOU ARE LOOKING AT THE FRONT OF THE BUILDING FROM ANY SIDE.

**STEVE SCHOCH:** A TYPICAL TOWNHOUSE HAS ALL OF THE BACKS ON THE STREET WITH NO CHARACTER. THESE QUADS HAVE TWO ADJACENT SIDES. IT ALL HAS THE SAME AESTHETIC. THIS WAS INTENTIONALLY DONE TO GIVE SOME CONSIDERATION ON HOW IT IS GOING TO BE AS A GOOD CIVIC NEIGHBOR. A PATIO IS AN IMPROVEMENT TO THE MID-RISE BUILDING WITH MORE INDIVIDUALITY. YOU ALSO HAVE YOUR OWN FRONT DOOR AND YOUR OWN PORCH. THINK ABOUT THAT, THIS MEANS EYES ON THE STREET. THE SENIORS WILL BE WATCHING THEIR NEIGHBORHOOD. THE TOWNHOUSES HAVE THE PRIVACY OF THE TREE LINE. THERE IS A LARGER PORCH ENTRY AS WELL. THERE IS NO BACKDOOR BECAUSE HAVING A DOOR INTO YOUR BEDROOM FOR SENIORS IS VERY UNSETTLING.

**JACOB FISHER:** PENNROSE IS GOING TO ARGUE FOR NO BASIN FOR PHASE ONE. PHASE TWO, WILL HAVE TO BEAR THE BURDEN OF A BASIN. IT HAS TO BE ENGINEERED OUT.

**MARK ASSELTA, ESQ:** PART OF THE PLANNING BOARD PROCESS IS THAT THE ENGINEERS WILL HAVE TO DO THE STORM WATER CALCULATIONS AND CONVINCE THE MUNICIPAL ENGINEERS THAT IT WILL WORK.

**STEVE SCHOCH:** THERE IS A WASHER AND DRYER IN EACH UNIT. IT IS FAR MORE CONVENIENT FOR THE SENIORS.

**E.D. KIM GOBER:** WE WILL NEED A COVERED AREA FOR SMOKERS.\_ HAVING A COVERED AREA FOR SMOKING ENCOURAGES COMPLIANCE WITH THE NO SMOKING RULE.

**STEVE SCHOCH:** THE NEIGHBORS ALONG HIGGENS WILL FEEL THIS IS MORE OF A NEIGHBORHOOD INSTEAD OF A MID-RISE BUILDING.

**COMMISSIONER HUTCHINSON:** WHAT ABOUT MAIL DELIVERY?

**JACOB FISHER:** THE US POST OFFICE PUSHES A CENTRAL LOCATION BUT WE WILL PUSH BACK FOR A FEW KIOSKS AND OR CLUSTER BOX.

**STEVE SCHOCH:** WE ARE WORKING ON A VIEW TAKING PIECES FROM DIFFERENT BUILDINGS FOR THE COUNCIL WITH MORE DETAIL AS WELL AS MORE COLORFUL.

**E.D. KIM GOBER:** THE SQUARE FOOTAGE IS LARGER THAN THE ORIGINAL PLAN AND MUCH BIGGER THAT THE UNITS WE PRESENTLY HAVE. 550SQ FT IS THE PRESENT UNITS AND THESE UNITS ARE 670 SQ. FT. .

**STEVE SCHOCH:** THERE ARE NO STEPS. A PERCENTAGE OF THE UNITS ARE FITTED WITH HANDICAP FITTINGS BUT ALL HAVE BACKUP IN THE WALL WHERE THE FITTINGS MAY BE PLACED IN THE FUTURE. EVERYTHING IS "AGE IN PLACE" FRIENDLY. THE MAINTENANCE BUILDING WILL BE RENOVATED TO FIT IN WITH NEIGHBORHOOD.

**E.D.KIM GOBER:** THE NEXT STEP IS THE BOROUGH MEETING ON APRIL 23.

**JACOB FISHER:** WE HOPE TO GET THE GREEN LIGHT AT THAT TIME FROM THE BOROUGH.

**E.D. KIM GOBER:** THE FEDERAL HOME LOAN BANK APPLICATION WAS SUBMITTED LAST MONTH. THIS IS A GOOD PORTION OF THE GAP.

**JACOB FISHER:** WE HAVE SUBMITTED AN APPLICATION TO THE NJHMFA FOR A SPECIAL NEEDS LOAN.

**E.D. KIM GOBER:** THE COUNTY HAS HOME FUNDS TO BE APPLIED FOR AS WELL. WE COULDN'T APPLY FOR LOANS UNTIL THEY PUBLISH THE DATES.

**COMMISSIONER HUTCH:** LIGHTING IS ALWAYS A CONCERN.

**JACOB FISHER:** WELL NOTED.

**E.D. KIM GOBER:** WE ARE MAKING PROGRESS. WE WILL SEND THE PACKETS OF INFORMATION TO THE COMMISSIONERS NOT PRESENT AS WELL AS ANNA MILLER, COUNCIL LIAISON.

**EXECUTIVE SESSION:**

**NONE NEEDED.**

**ADJOURNMENT**

**Motion to Adjourn**

**Motion: Commissioner Thuraisingham Mohanakanthan**

**Second: Vice Chairman Ed Hutchinson**

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



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**Kimberly Gober, Executive Director**

**DATED: April 23, 2019**