

RESOLUTION #2025-60

RESOLUTION APPROVING REGULAR MONTHLY EXPENSES

WHEREAS, the Housing Authority of the Borough of Glassboro (GHA) incurred various financial obligations since the last meeting; and it is the desire of the Board of Commissioners of the Housing Authority of the Borough of Glassboro (“Board”) to have their obligations kept current and;


WHEREAS, prior to the Board meeting, members of the Board read and reviewed the itemized list of incurred expenses attached hereto and does recommend payment.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the Borough of Glassboro hereby authorize the Finance Director to pay the monthly bills presented to the Board for consideration on this date.

ADOPTED at a Regular Meeting of the Board of Commissioners of the Housing Authority of the Borough of Glassboro; held on the 18th day of November 2025 by a vote of 4 in favor, 0 opposed and 0 abstentions.


<u>Commissioners</u>	<u>Motion</u>	<u>Second</u>	<u>Aye</u>	<u>Nay</u>	<u>Abstention</u>	<u>Absent</u>
Jay Lapp			✓			
Jacob Hines						✓
Shirley Anderson	✓		✓			
Andrew Halter			✓			
Thuraisingham Mohanakanthan		✓	✓			
David Witts						✓

THE HOUSING AUTHORITY OF THE BOROUGH OF GLASSBORO



JAY LAPP, CHAIRMAN

ATTEST:



KIMBERLY GOBER, EXECUTIVE DIRECTOR

DATED: NOVEMBER 18, 2025

RESOLUTION #2025-61

**RESOLUTION AUTHORIZING VOIDING OUTSTANDING CHECKS
WRITTEN ON
VARIOUS ACCOUNTS PRIOR TO 5/18/2025**

WHEREAS, the Housing Authority of the Borough of Glassboro (GHA) with its various accounts, prepares an exorbitant number of checks per year; and

WHEREAS, each year a number of checks are voided by the GHA or are released and not presented to GHA banks for payment; and

WHEREAS, appropriate accounting procedures are required to be implemented to account for the voiding of checks issued prior to 5/18/2025 and not paid as of this date.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the Borough of Glassboro that:

- 1.Checks on various GHA accounts written prior to 5/18/2025, as listed on the attached schedule, and not presented to GHA banks, are hereby declared void and not to be paid; and
- 2.The Finance Director of the GHA shall make the appropriate accounting entries in books of accounts for the voiding of checks outstanding that were issued by the GHA prior to 5/18/2025 and not presented to the GHA banks for payment as of **11/18/2025**.
- 3.Funds shall be held as unclaimed property and maintained on the unclaimed property register in accordance with the requirements of N.J.S.A. 46:30B-42.

ADOPTED at a Regular Meeting of the Board of Commissioners of the Housing Authority of the Borough of Glassboro; held on the 18th day of November 2025 by a vote of 4 in favor, 0 opposed and 0 abstentions.

<u>Commissioners</u>	<u>Motion</u>	<u>Second</u>	<u>Aye</u>	<u>Nay</u>	<u>Abstention</u>	<u>Absent</u>
Jay Lapp			✓			
Jacob Hines						✓
Shirley Anderson	✓		✓			
Andrew Halter			✓			
Thuraisingham Mohanakanthan		✓	✓			
David Witts						✓

THE HOUSING AUTHORITY OF THE BOROUGH OF GLASSBORO



JAY LAPP, CHAIRMAN

ATTEST:



KIMBERLY GOBER, EXECUTIVE DIRECTOR

DATED: NOVEMBER 18, 2025

RESOLUTION #2025-62

**RESOLUTION RATIFYING EMERGENCY CONTRACTS FOR THE
REPAIR OF WATER DAMAGE TO BALCONY
PURSUANT TO N.J.S.A. 40A:11-6**

WHEREAS, the Housing Authority of the Borough of Glassboro (GHA) awarded an emergency contract to **THE DAVINCI GROUP LLC AND HAGC STAFF**, pursuant to the Local Public Contracts Law, N.J.S.A. 40A:11-6; and

WHEREAS, on September 25, 2025, GHA personnel identified deteriorated concrete, exposed and rusted rebar and evidence of water penetration under the balcony of the Whitney Gardens building, presenting an immediate hazard to the health and well-being of the residents; and

WHEREAS, the Affordable Housing Operations Director deemed this an emergency repair; and

WHEREAS, the Executive Director was notified and was satisfied that an emergency did exist, and authorized the award of said contracts to **THE DAVINCI GROUP LLC**, for the evaluation of structural damages **in the amount of \$850.00**, and **HAGC STAFF**, for the necessary repairs **in the amount of \$5,724.58**, in accordance with N.J.S.A. 40A:11-6(a) for such purposes as may be necessary to respond to the emergency; and


WHEREAS, the Finance Director identified that funds were available to cover the cost necessary to respond to the emergency; and

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Housing Authority of the Borough of Glassboro, that the emergency contracts with **THE DAVINCI GROUP LLC**, for the evaluation of structural damages **in the amount of \$850.00**, and **HAGC STAFF**, for the necessary repairs **in the amount of \$5,724.58**, as authorized by the Executive Director, is hereby acknowledged and ratified.

ADOPTED at a Regular Meeting of the Board of Commissioners of the Housing Authority of the Borough of Glassboro; held on the 18th day of November 2025 by a vote of 4 in favor, 0 opposed and 0 abstentions.

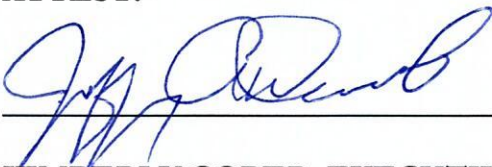
<u>Commissioners</u>	<u>Motion</u>	<u>Second</u>	<u>Aye</u>	<u>Nay</u>	<u>Abstention</u>	<u>Absent</u>
Jay Lapp			✓			
Jacob Hines						✓
Shirley Anderson	✓		✓			
Andrew Halter			✓			
Thuraisingham Mohanakanthan		✓	✓			
David Witts						✓

THE HOUSING AUTHORITY OF THE BOROUGH OF GLASSBORO



JAY LAPP, CHAIRMAN

ATTEST:



KIMBERLY GOBER, EXECUTIVE DIRECTOR

DATED: NOVEMBER 18, 2025

RESOLUTION #2025-63

RESOLUTION RATIFYING EXECUTION OF CONTRACT FOR
WATER DAMAGE REPAIRS
TRISTATE MASONRY RESTORATIONS LLC

WHEREAS, the Housing Authority of the Borough of Glassboro (GHA) had the emergent need to repair water damage walls at 28C and 28D Williams Street; and

WHEREAS, GHA requested and received quotes for such service; and

WHEREAS, the lowest responsible quote for such services is with TRISTATE MASONRY RESTORATIONS LLC at a cost of \$5,900.00 was proper and responsive to the specifications; and

WHEREAS, the Finance Director identified that funds were available to cover the cost of repairs; and

WHEREAS, due to the nature of the repairs, GHA’s Executive Director approved the execution of the contract.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the Borough of Glassboro that the contract with TRISTATE MASONRY RESTORATIONS LLC at a cost of \$5,900.00 be and is hereby acknowledged and ratified.

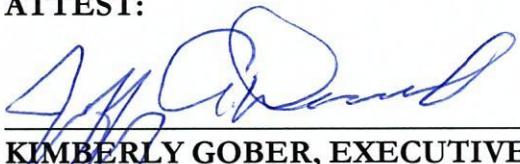
ADOPTED at a Regular Meeting of the Board of Commissioners of the Housing Authority of the Borough of Glassboro; held on the 18th day of November 2025 by a vote of 4 in favor, 0 opposed and 0 abstentions.

<u>Commissioners</u>	<u>Motion</u>	<u>Second</u>	<u>Aye</u>	<u>Nay</u>	<u>Abstention</u>	<u>Absent</u>
Jay Lapp			✓			
Jacob Hines						✓
Shirley Anderson		✓	✓			
Andrew Halter			✓			
Thuraisingham Mohanakanthan	✓		✓			
David Witts						✓

THE HOUSING AUTHORITY OF THE BOROUGH OF GLASSBORO


JAY LAPP, CHAIRMAN

ATTEST:


KIMBERLY GOBER, EXECUTIVE DIRECTOR
DATED: NOVEMBER 18, 2025

TABLED

RESOLUTION #2025-64

RESOLUTION AUTHORIZING EXECUTIVE SESSION

WHEREAS, While the Sen. Byron M. Baer Open Public Meetings Act (OPRA, *N.J.S.A. 10:4-6 et seq.*) requires all meetings of the Housing Authority of the Borough of Glassboro (GHA) to be held in public, *N.J.S.A. 10:4-12(b)* sets forth nine (9) types of matters that may lawfully be discussed in “Executive Session”, i.e., without the public being permitted to attend; and

WHEREAS, GHA has determined that _____ issues are permitted by *N.J.S.A. 10:4-12(b)* to be discussed without the public in attendance and shall be discussed during an Executive Session to be held on November 18, 2025, 5:00 P.M.; and

WHEREAS, the nine (9) exceptions to public meetings set forth in *N.J.S.A. 10:4-12(b)* are listed below with the number of issues and any additional, required information thereafter:

- 1) **“Any matter which, by express provision of Federal law, State statute or rule of court shall be rendered confidential or excluded from public discussion”** the legal citation to the provision at issue is _____ and the nature of the matter described as specifically as possible without undermining the need for confidentiality is _____

- 2) **“Any matter in which the release of information would impair a right to receive funds from the federal government.”** The nature of the matter, described as specifically as possible without undermining the need for confidentiality is _____

- 3) **“Any material the disclosure of which constitutes an unwarranted invasion of privacy such as any records, data, reports, recommendations, or other personal material of any educational, training, social service, medical, healthy, custodial, child protections, rehabilitation, legal defenses, welfare, housing, relocation, insurance and similar program or institution operated by a public body pertaining to any specific individual admitted to or served by such institution or program, including but not limited to information relative to the individual’s personal and family circumstances, and any material pertaining to admission, discharge, treatment, progress or condition of any individual, unless the individual concerned (or, in the case of a minor or incompetent, his guardian) shall request in writing that the same be disclosed publicly.”** The nature of the matter, described as specifically as possible without undermining the need for confidentiality is _____

- 4) **“Any collective bargaining agreement, or the terms and conditions of which are proposed for inclusion in any collective bargaining agreement, including the negotiation of terms and conditions with employees or representatives of employees of the public body.”** The collective bargaining contract(s) discussed are between the Board and _____

5) **“Any matter involving the purchase lease or acquisition of real property with public funds, the setting of bank rates or investment of public funds where it could adversely affect the public interest if discussion of such matters were disclosed.”** The nature of the matter, described as specifically as possible without undermining the need for confidentiality is_____

6) **“Any tactics and techniques utilized in protecting the safety and property of the public provide that their disclosure could impair such protection. Any investigations of violations or possible violations of the law.”** The nature of the matter, described as specifically as possible without undermining the need for confidentiality is_____

7) **“Any pending or anticipated litigation or contract negotiation in which the public body is or may become a party. Any matter falling within the attorney-client privilege, to the extent that confidentiality is required in order for the attorney to exercise his ethical duties as a lawyer.”** The parties to and docket number of each item of litigation and/or the parties to each contract discussed are_____

and the nature of the discussion, described as specifically as possible without undermining the need for confidentiality is_____

8) **“ Any matter involving the employment, appointment, termination of employment, terms and conditions of employment, evaluation of the performance, promotion or disciplining in of any specific prospective public officer or employee or current public officer or employee employed or appointed by the public body, unless all individual employees or appointees whose rights could be adversely affected request in writing that such matter or matters be discussed at a public meeting.”** Subject to the balancing of the public’s interest and the employee’s privacy rights under *South Jersey Publishing Co. Vs. New Jersey Expressway Authority*, 124 N.J. 478, the employee(s) and nature of the discussion, described as specifically as possible without undermining the need for confidentiality are _____

9) **“ Any deliberation of a public body occurring after a public hearing that may result in the imposition of a specific civil penalty upon the responding party or the suspension or loss of a license or permit belonging to the responding party as a result of an act of omission for which the responding party bears responsibility.”** The nature of the matter, described as specifically as possible without undermining the need for confidentiality is_____

WHEREAS, the length of the Executive Session is estimated to be _____ minutes after which the public meeting of the Board of Commissioners of the Housing Authority of the Borough of Glassboro shall (circle one) reconvene and immediately adjourn or reconvene and proceed with business.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the Borough of Glassboro shall go into Executive Session for only the above stated reasons.

BE IT FURTHER RESOLVED that the Chairman, Vice Chairman, or their designee, at the present public meeting, shall read aloud enough of this Resolution so that members of the public in attendance can understand, as precisely as possible, the nature of the matters that will privately be discussed.

BE IT FURTHER RESOLVED that the Secretary, on the next business day following this public meeting, shall furnish a copy of this Resolution to any member of the public who requests one at the fees allowed by *N.J.S.A. 47:1A-1 et seq.*

ADOPTED at a Regular Meeting of the Board of Commissioners of the Housing Authority of the Borough of Glassboro; held on the 18th day of November 2025 by a vote of _____ in favor, _____ opposed and _____ abstentions.

<u>Commissioners</u>	<u>Motion</u>	<u>Second</u>	<u>Aye</u>	<u>Nay</u>	<u>Abstention</u>	<u>Absent</u>
Jay Lapp						
Jacob Hines						
Shirley Anderson						
Andrew Halter						
Thuraisingham Mohanakanthan						
David Witts						

THE HOUSING AUTHORITY OF THE BOROUGH OF GLASSBORO

JAY LAPP, CHAIRMAN

ATTEST:

KIMBERLY GOBER, EXECUTIVE DIRECTOR

DATED: NOVEMBER 18, 2025