



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

JACOB HINES ☐ Vice Chairman
THURAISSINGHAM MOHANAKANTHAN ☐ Commissioner
DAVID WITTS ☐ Commissioner

REGULAR MEETING MINUTES **MARCH 17, 2026**

The Board of Commissioners of the Housing Authority of the Borough of Glassboro met in session at 181 Delsea Manor Drive, Glassboro, NJ 08028 on TUESDAY, MARCH 17, 2026 at 5:00 P.M. Chairman Jay Lapp called the meeting to order requesting the Pledge of Allegiance be recited.

🔊 ROLL CALL:

Deputy Executive Director Jeffrey Daniels called the roll and the following answered "aye":

- ✓ Chairman Jay Lapp
- ✓ Vice Chairman Jacob Hines
- ✓ Commissioner Shirley Anderson
- ✓ Commissioner Andrew Halter
- ✓ Commissioner David Witts

Absent:

- ✓ Commissioner Thuraisingham Mohanakanthan

Also in attendance were:

- ✓ Jeffrey Daniels, Esq., Deputy Executive Director
- ✓ Nelly Rojas, Executive Assistant
- ✓ Margaret McHugh, Esq. Solicitor
- ✓ Grace Turchi, Finance Director
- ✓ Barbara Galan, GHA Site Manager

📁 DEPUTY EXECUTIVE DIRECTOR:

Declared a quorum present.

📖 SOLICITOR:

"This meeting is held in accordance with the Open Public Meetings Act of 1975, and the electronic notice standards of P.L. 2025, c. 72. This meeting is called to order pursuant to notice of a Regular Meeting. Adequate notice has been provided by posting the full meeting notice on the official website of the GHA, by posting a copy on the principal bulletin board of the GHA, by filing with the Borough of Glassboro, the Gloucester County Clerk, and by publishing a directive in the official newspapers referring the public to the official website."

🗳️ PUBLIC PORTION:

Motion to Open the Public Portion

Motion: Vice Chairman Jacob Hines

Second: Commissioner David Witts

All in favor

Members of the public present.

- Patricia Grandi presented the following comment(s)/concern(s) to the Board:
 - Discusses and appreciates the communication she has had with the Finance Department, questions about snow removal regarding resident vehicles, specifically handicap designated parking spots and trees damaged from snowstorms. D.E.D. Daniels indicates GHA is required to remove snow from ADA parking spaces only under State law, and discusses trees that have come down with the snowstorms, Site Manager, Barbara Galan indicates a work order has been submitted for downed trees.
- Lisa Steiger presented the following comment(s)/concern(s) to the Board:
 - Discusses a request made for a new screen door, indicating a work order was completed and new weatherstripping was installed on current door but a gap remains at the bottom. D.E.D. Daniels indicates an additional work order should be called in to address this maintenance issue.

Motion to Close the Public Portion

Motion: Commissioner David Witts
Second: Commissioner Shirley Anderson
All in favor

 **MINUTES:**

Motion to approve the Minutes from FEBRUARY 2026, as read,

Motion: Commissioner David Witts
Second: Commissioner Shirley Anderson
Abstain: Vice Chairman Jacob Hines, Commissioner Andrew Halter
All in favor

 **FINANCIAL REPORT:**

- Finance Director, Grace Turchi indicates REAC submission is to be submitted by 2/28/25 and was submitted and accepted, the submission is unaudited, auditors will soon begin GHA audits. F.D. Turchi compares the 2025 unaudited numbers to 2024 audited numbers and indicates total current assets are down about \$60K, mostly attributed to lack of funding and the HCV Program shortfall, no other items stand out from the prior years audited numbers. F.D. Turchi indicates February 2026 financials are progressing as usual.

Motion to Approve Financial Report,

Motion: Commissioner Shirley Anderson
Second: Vice Chairman Jacob Hines
All in Favor

 **DIRECTORS REPORT:**

- D.E.D. Daniels reviews correspondence in the Board Packets and discusses a PHADA article regarding HUD revoking the 30-Day Notification Requirement Prior To Termination of Lease for Nonpayment of Rent that was enacted during the COVID pandemic and discusses HUD's Proposed Rule on Work Requirements and Term Limits for the Housing Choice Voucher Program, HUD's proposed rule allows Housing Authorities to implement work requirements to participate in job training/education (up to 40 hours/week) for able bodied individuals 18-61 with exclusions and term limits where Housing Authorities may set a maximum, non-renewable term of assistance for households (minimum two years) for non-elderly, non-disabled adults in HUD assisted housing. The rule is optional and aimed at promoting self-sufficiency.
- D.E.D. Daniels reviews the resolution on the agenda, noting RES# 2026-21 regarding establishing amended payment standards for the HCV program for cost savings measures. Local fair market

rent (FMR) in jurisdiction and indicates the subsidy GHA can pay to a landlord, one cost saving measure stemming from shortfall is to lower payment standards. There is a discussion regarding RES# 2026-22 and the proposed revisions to the administrative plan, including minimum rents and revisions to subsidy standards.

- Commissioner Andrew Halter advises there is no update from the Redevelopment Committee this month, waiting for HUD's response.

NO QUESTIONS OR COMMENTS FROM COMMISSIONERS.

Motion to accept the Reports:

Motion: Vice Chairman Jacob Hines

Second: Commissioner Shirley Anderson

All in Favor

NEW BUSINESS- RESOLUTIONS:

2026-19	CONSIDER RESOLUTION AUTHORIZING PAYMENT OF MONTHLY EXPENSES Motion: Commissioner Andrew Halter Second: Commissioner David Witts All in Favor
2026-20	CONSIDER RESOLUTION APPROVING CONTRACT FOR TECHNICAL ACCOUNTING CONSULTING SERVICES Motion: Vice Chairman Jacob Hines Second: Commissioner Shirley Anderson All in Favor
2026-21	CONSIDER RESOLUTION ESTABLISHING AMENDED PAYMENT STANDARDS – SECTION 8 HOUSING CHOICE VOUCHER PROGRAM FY2026 FOR COST SAVINGS MEASURES Motion: Commissioner David Witts Second: Commissioner Andrew Halter All in Favor
2026-22	CONSIDER RESOLUTION APPROVING REVISED SECTION 8 ADMINISTRATIVE PLAN FOR COST SAVINGS MEASURES Motion: Commissioner David Witts Second: Commissioner Shirley Anderson All in Favor
2026-23	CONSIDER RESOLUTION APPROVING EXECUTIVE SESSION - TABLED

ADJOURNMENT

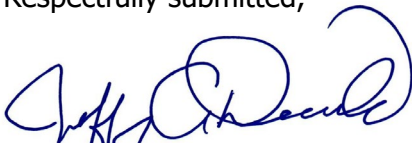
Motion to Adjourn

Motion: Commissioner Shirley Anderson

Second: Commissioner Andrew Halter

All in Favor

Respectfully submitted,



Jeffrey Daniels, Deputy Executive Director

DATED: MARCH 17, 2026