



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

JACOB HINES □ Vice Chairman  
THURASINGHAM MOHANAKANTHAN □ Commissioner  
DAVID WITTS □ Commissioner

## **REGULAR MEETING MINUTES** **APRIL 21, 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, APRIL 21, 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 Thuraisingham Mohanakanthan
- ✓ Commissioner David Witts

Absent:

- ✓ Commissioner Andrew Halter

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 and the Secretary of State's centralized directory for all legal notices."

### **SOLICITOR:**

Margaret McHugh, Esq. swears in Commissioner Jacob Hines for reappointment to the Housing Authority of the Borough of Glassboro's Board of Commissioners.

### **SOLICITOR:**

Margaret McHugh, Esq. announces the opening of the Public Hearing for GHA's Annual Agency Plan regarding program policy changed for FY2025.

### **Motion to Open the Public Hearing**

**Motion: Commissioner David Witts**

**Second: Commissioner Thuraisingham Mohanakanthan**

**All in favor**

- D.E.D. Jeffrey Daniles, Esq. indicates the purpose of holding the Public Hearing is to discuss and receive public comments on GHA's FY2025 Annual Plan and discusses program policy revisions made for the agency plan year to the following policies:
  - Animal Policy
  - Section 8 Administrative Plan
- Public notice of the hearing was published as required with 45-day notice on February 2, 2026.
- Revised policies have been available for the public to review.
- No members of the public present.
- No comments or questions from the public received.

### **Motion to Close the Public Hearing**

**Motion: Commissioner David Witts**

**Second: Commissioner Thuraisingham Mohanakanthan**

**All in favor**

### **🗳️ PUBLIC PORTION:**

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

**Motion: Vice Chairman Jacob Hines**

**Second: Commissioner Shirley Anderson**

**All in favor**

No members of the public present.

#### **Motion to Close the Public Portion**

**Motion: Vice Chairman Jacob Hines**

**Second: Commissioner Shirley Anderson**

**All in favor**

### **🗳️ MINUTES:**

#### **Motion to approve the Minutes from MARCH 2026, as read,**

**Motion: Commissioner David Witts**

**Second: Commissioner Shirley Anderson**

**Abstain: Commissioner Thuraisingham Mohanakanthan**

**All in favor**

### **🗳️ FINANCIAL REPORT:**

- Finance Director, Grace Turchi indicates the FY2025 unaudited financials have been submitted to REAC and accepted, next step is to submit the audit to REAC at the end of September once complete. Currently, GHA is operating positively.

#### **Motion to Approve Financial Report,**

**Motion: Commissioner Shirley Anderson**

**Second: Vice Chairman Jacob Hines**

**All in Favor**

### **📁 DIRECTORS REPORT:**

- D.E.D. Daniels indicates GHA is waiting on funding allocation notice from HUD, which was supposed to be received on April 3, 2026. This impacts GHA as being in shortfall, GHA still does not know its funding for the current year. There is a discussion regarding the Whitehouse’s proposed budget.
- D.E.D. Daniels discusses the final rule regarding term limits and work requirements. Commissioner Shirley Anderson discusses term limits on social service benefits.
- D.E.D. Daniels discusses GHA’s shortfall status with the Board and indicates notice has been issued to HCV landlords and participants.
- Executive Assistant, Nelly Rojas indicates that Commissioners’ financial statements are to be filed by April 30, 2026, if assistance is needed to contact E.A. Rojas.

**NO QUESTIONS OR COMMENTS FROM COMMISSIONERS.**

**Motion to accept the Reports:**

**Motion: Vice Chairman Jacob Hines**

**Second: Commissioner David Witts**

**All in Favor**

**NEW BUSINESS- RESOLUTIONS:**

<b>2026-24</b>	<b>CONSIDER RESOLUTION AUTHORIZING PAYMENT OF MONTHLY EXPENSES</b> Motion: Commissioner Shirley Anderson Second: Commissioner David Witts All in Favor
<b>2026-25</b>	<b>CONSIDER RESOLUTION APPROVING EXECUTIVE SESSION - TABLED</b>

**ADJOURNMENT**

**Motion to Adjourn**

**Motion: Commissioner Shirley Anderson**

**Second: Vice Chairman Jacob Hines**

**All in Favor**

Respectfully submitted,

**Jeffrey Daniels, Deputy Executive Director**

**DATED: APRIL 21, 2026**