



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 **SEPTEMBER 15, 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, SEPTEMBER 15, 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 (5:11pm)
- ✓ Commissioner Andrew Halter
- ✓ Commissioner Thuraissingham Mohanakanthan
- ✓ Commissioner David Witts

Absent:

- ✓ Commissioner Shirley Anderson

Also in attendance were:

- ✓ Jeffrey Daniels, Esq., Deputy Executive Director
- ✓ Nelly Rojas, Executive Assistant
- ✓ Margaret McHugh, Esq., Solicitor
- ✓ Grace Turchi, Finance Director
- ✓ Michael Thilker, Partner of PKF O'Connor Davies

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."

PUBLIC PORTION:

Motion to Open the Public Portion

Motion: Commissioner Andrew Halter

Second: Commissioner David Witts

All in favor

No members of the public were present.

Motion to Close the Public Portion

Motion: Commissioner Andrew Halter

Second: Commissioner David Witts

All in favor

 MINUTES:

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

Motion: Commissioner David Witts

Second: Commissioner Andrew Halter

Abstain: Commissioner Thuraisingham Mohanakanthan

All in favor

 AUDITOR'S REPORT:

- Michael Thilker, Partner of PKF O'Connor Davies presents the Audit FY2025 to the Board, noting that the audit is clean and has no issues. The audit report is discussed with the Board.

Motion to Approve and Accept Auditor's Report,

Motion: Commissioner David Witts

Second: Commissioner Thuraisingham Mohanakanthan

All in Favor

ROLL CALL VOTE

 FINANCIAL REPORT:

- Finance Director, Grace Turchi provides a brief summary through August 2026, GHA is operating at a net income of about \$78K.

Motion to Approve Financial Report,

Motion: Commissioner David Witts

Second: Commissioner Thuraisingham Mohanakanthan

All in Favor

 DIRECTORS REPORT:

- D.E.D. Daniels reports that GHA is operating under a continuing resolution through December 11, 2026.
- D.E.D. Daniels discusses HUD's proposed rule on term limits and work requirements, which would allow local Public Housing Agencies to voluntarily require work activities and establish time limits on assistance.
- D.E.D. Daniels discusses duplication between GHA's website and HAGC's website in its role as managing agent. To reduce costs for both Housing Authorities, HAGC is exploring moving GHA's website within the HAGC website. The discussion includes the possible use of chatbots; GHA would retain a separate URL.
- D.E.D. Daniels discusses a petition from GHA residents concerning the closure of the restroom in the Delsea Manor Community Room, consistent with operations at the Williams and Grillo Street properties.
- D.E.D. Daniels discusses reorganizing and consolidating program subsidy processing at the Housing Authority of Gloucester County and by extension the incorporation of the Housing Authority of the Borough of Glassboro to save money and better serve GHA residents and participants. The discussion also addresses the possibility of temporary or part-time office hours at GHA.

- D.E.D. Daniels reports that E.D. Gober continues to follow up with HUD regarding GHA's redevelopment plan.

NO QUESTIONS OR COMMENTS FROM COMMISSIONERS.

Motion to accept the Reports:

Motion: Thuraisingham Mohanakanthan

Second: Vice Chairman Jacob Hines

All in Favor



NEW BUSINESS- RESOLUTIONS:

2026-39	CONSIDER RESOLUTION RATIFYING REGULAR MONTHLY EXPENSES PAID FOR AUGUST 2026 AND AUTHORIZING PAYMENT OF MONTHLY EXPENSES FOR SEPTEMBER 2026 Motion: Commissioner David Witts Second: Commissioner Thuraisingham Mohanakanthan All in Favor
2026-40	CONSIDER RESOLUTION ACCEPTING AND APPROVING AUDIT FY2025 AS PREPARED BY PKF O'CONNOR DAVIES ROLL CALL VOTE Motion: Commissioner Andrew Halter Second: Commissioner David Witts All in Favor
2026-41	CONSIDER RESOLUTION AUTHORIZING AND APPROVING THE SUBMISSION OF ANNUAL PLAN FY2027 Motion: Vice Chairman Jacob Hines Second: Commissioner Thuraisingham Mohanakanthan All in Favor
2026-42	CONSIDER RESOLUTION APPROVING SUBMISSION OF ANNUAL CIVIL RIGHTS CERTIFICATION Motion: Commissioner David Witts Second: Vice Chairman Jacob Hines All in Favor
2026-43	CONSIDER RESOLUTION AUTHORIZING RENEWAL OF MEMBERSHIP IN THE NJ JOINT INSURANCE FUND Motion: Vice Chairman Jacob Hines Second: Commissioner Thuraisingham Mohanakanthan All in Favor
2026-44	CONSIDER RESOLUTION APPROVING EXECUTIVE SESSION - TABLED



ADJOURNMENT

Motion to Adjourn

Motion: Commissioner Andrew Halter

Second: Commissioner David Witts

All in Favor

Respectfully submitted,

Jeffrey Daniels, Esq., Deputy Executive Director

DATED: SEPTEMBER 15, 2026