

MINUTES

REGULAR MEETING

SEPTEMBER 19, 2012

A Regular Meeting of the Gloucester Township Housing Authority was held on September 19, 2012 at the Community Center located at Gloucester Township Senior Campus I, Gloucester Township, New Jersey.

Opening statements were made by Board Chair Carlamere.

The meeting was called to order by Board Chair Carlamere at 7:00 p.m. A roll call for attendance was taken:

COMMISSIONER BUCCERONI	PRESENT
COMMISSIONER FONTANEZ	EXCUSED
COMMISSIONER GANSIAM	EXCUSED
COMMISSIONER KNAPP	EXCUSED
VICE CHAIR PICCOLO	PRESENT
COMMISSIONER WASHINGTON	PRESENT
BOARD CHAIR CARLAMERE	PRESENT

Also in attendance were: Roy E. Rogers-Executive Director, Debbie Calabrese-Operations Manager, and Frank Borin-Solicitor.

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES:

Commissioner Bucceroni made a motion to approve the minutes from the Executive Session Meeting of May 16, 2012. Commissioner Washington seconded the motion.

A roll call was taken:

COMMISSIONER BUCCERONI	YES
COMMISSIONER PICCOLO	YES
COMMISSIONER WASHINGTON	YES
BOARD CHAIR CARLAMERE	YES

Board Chair Carlamere: At this time I'll entertain a Motion to approve the Regular Session Minutes of June 20, 2012.

Commissioner Piccolo: I was not present for the June meeting.

Board Chair Carlamere: Deb can you make a note to table the approval of the June minutes to October.

Debbie Calabrese: Yes.

PAYMENT OF BILLS

Board Chair Carlamere: Does everyone have the updated version?

MOTION TO ACCEPT PAYMENT OF BILLS

Commissioner Washington made a motion to accept the payment of bills.

Commissioner Bucceroni seconded the motion. A roll call was taken:

COMMISSIONER BUCCERONI	YES
COMMISSIONER PICCOLO	YES
COMMISSIONER WASHINGTON	YES
BOARD CHAIR CARLAMERE	YES

EXECUTIVE DIRECTOR'S REPORT

Executive Director Rogers: I handed out, you received my report in the mail and for the Housing Authority, I don't really have anything to discuss that was not in my report.

Solicitor Borin: Roy can I just ask you a question in regard to number 2 on your Rent Stabilization where you say your continuing to wait for direction from the Township Solicitor? What exactly are you looking for and is there a way to figure out how to try to get that moved along?

Executive Director Rogers: They haven't really put any pressure on us, they haven't approached us again, but we really haven't made any decisions regarding the rent increase for Foxcroft. With regard to Glendora Court we really haven't made any decisions and they haven't followed up so unless we get some direction that we don't know what really transpired between, when they had the meeting.

Solicitor Borin: That was the meeting between the town and the tenants?

Executive Director Rogers: The tenant, the township and Mr. Edgar. Again unless they push the issue, I'm not really addressing it.

Solicitor Borin: What is the issue?

Executive Director Rogers: Some of the residents have some complaints.

Debbie Calabrese: Plus they should be under rent stabilization because they have four more units that they're renting.

Solicitor Borin: Ok. I'm trying to figure out if there's a way, you know if there's a question or something that we're looking for from the town.

Executive Director Rogers: Officially they have not been under rent stabilization so the issue hasn't come up except that we know they should be under rent stabilization. There was a meeting between them. Glendora Court Apts., the Mayor and our previous Rent Stabilization Administrator, but we don't know what transpired.

Debbie Calabrese: I received a phone call and apparently there was a two page listing of complaints that were suppose to be addressed.

Solicitor Borin: By the residents?

Debbie Calabrese: No by the owners.

Commissioner Piccolo: We're not responsible for inspecting that?

Executive Director Rogers: If we think it belongs under rent stabilization, once it becomes under rent stabilization we would definitely inspect it.

Board Chair Carlamere: I guess I have a question. What direction are you looking for from the Solicitor?

Debbie Calabrese: He had originally told me that he was going to contact the Mayor's Office to find out what transpired.

Board Chair Carlamere: Did you follow up with them?

Debbie Calabrese: Yes.

Board Chair Carlamere: Recently?

Debbie Calabrese: Not recently.

Executive Director Rogers: Not in the last what, three-weeks maybe?

Board Chair Carlamere: Can one of you talk to the Solicitor and see what the situation is? I do know there were several court cases he was involved in.

Solicitor Borin: Yes. I will do that.

Executive Director Rogers: I also, I do have one issue that belongs to Housing Authority. We got a notice today from the person that coordinates the commissioner training at Rutgers. There's a course being held at Mays Landing this Saturday. It's entitled "Skills for Commissioners" and anyone that doesn't want to drive to North Jersey, this is an opportunity to have it, but it's such a short notice. Also it may be the last opportunity for some of you, because everyone that's appointed as a Commissioner has to receive all their training within eighteen-months of being appointed. I just wanted everyone to be aware of that. That's all I have for the Executive Director's Report.

Commissioner Washington: I have a question on number eleven about the silverfish....

Executive Director Rogers: I believe that would fall under the Senior Campus I meeting and I was going to bring that up.

Board Chair Carlamere: We still don't have a status on the stove issue?

Executive Director Rogers: That would be Senior Campus I.

Board Chair Carlamere: Roy did you have anything to add to your report?

Executive Director Rogers: No, not at this time.

Board Chair Carlamere: Does anyone have any further questions on the Executive Director's Report? I just wanted to bring one more thing up, with regard to the memorandum you sent out Roy for cross training, I think it's an excellent idea. We talked about it a little bit and it was included with your report. I think that's an excellent idea that everybody understands everybody else's position.

Executive Director Rogers: Thank you. Good.

SOLICITOR'S REPORT

Solicitor Borin: I have nothing in particular to report on and I don't believe there's a need for an executive conference with respect to the Franklin Square Litigation. We remain on hold pending the Court's decision on HUD's Motion for partial summary judgement and there's really no activity to speak of at this time. We're waiting for the Court to enter a decision. We expected it to be some time in late August, but it hasn't happened yet so we're just kind of in a holding pattern waiting on the Court's decision.

OLD BUSINESS

Executive Director Rogers: We do have the auditors here this week for the audit.

Board Chair Carlamere: That's right. Have they started yet?

Executive Director Rogers: Yes.

Board Chair Carlamere: Good. How are they making out?

Executive Director Rogers: I'm not sure, I have an interview with them tomorrow, but there's not that much activity I can't imagine...

Board Chair Carlamere: Okay. And that's based upon the information supplied by Theresa Colaizzo?

Executive Director Rogers: Right.

Board Chair Carlamere: When did they start?

Executive Director Rogers: They started Tuesday. The staff has had to gather up a lot of paperwork in advance that they requested.

Board Chair Carlamere: Such as?

Executive Director Rogers: At least one page of items.

Debbie Calabrese: Yes. I don't have it in front of me, like a bunch of reports I had to pull together and...

Executive Director Rogers: Invoices, Board Meeting Reports, Minutes.

Board Chair Carlamere: This is from Bowman?

Debbie Calabrese: Yes.

Executive Director Rogers: Yes.

NEW BUSINESS

COMMITTEE REPORTS

PUBLIC PORTION

Barb Maulo-Apt.225: Again I'm here for the, I am the President of the Association and again we are working without a stove. It's been two-years, I would think that someone here on the Panel, the Commissioners, someone knows someone that can do the job. I don't understand, it's not so difficult to do. I could pick up maybe the yellow pages and look in there and see an electrician, and see if I could get an electrician to come out and

look at it. I know I don't have the authority to do that, but if I did then that's exactly what I'd do. I would go to the phonebook; I would open it up and see if we could get someone. Whether it be in the township or outside the township, I mean its two-years and we do very well, but now the holidays are coming up and we will have a big Thanksgiving Dinner and we have a big Christmas Dinner and the caterer that we have, it's a problem for him.

Board Chair Carlamere: I'm going to defer that comment, your comments, to Mr.

Rogers. How are we, what's happening with that? I remember last time we spoke we were still waiting for a report back from the engineer.

Executive Director Rogers: I was going to discuss that under Senior Campus I, but we'll discuss it right here. I sent a request to the engineer/architect that designed this building. I met with him last Friday; I also met with his associate Vice President Dirk. They don't think that they can really do too much, but we're not sure of that. The architect that designed this building is also the architect that's designing Revere Run. Somebody should either say "we can't have it" or "we're going to get it", and I really believe if we made a concerted effort to get it we should be able to get it. I don't think it was fair the way it wasn't approved in the first place. It's just a thirty-inch stove, all the residents have a thirty-inch gas stove which I think is a little bit more risk of exposure to fire than an electric stove and we're putting in an electric stove down here. Again I'm amazed and disappointed that it hasn't been approved. I was going to ask the Board at the next meeting, the meeting following this, to allow us to spend up to a thousand-dollars on A & E fees. I know what you're saying to look in the yellow pages that have not done any good, believe me. I have had our staff and especially Yvonne, and we've had friends and acquaintances that are in the contracting business, some of them have come over and they look at it and I don't know why but they never come back. I don't know if it's just not cost effective. Or if they know the reputation, its difficult maybe to get a permit for this stove in the Township, I don't know, but whatever it is, in my mind I've redesigned it to just exhaust out the side and not go up through where we were supposed to have a big structure on the roof and everything.

Board Chair Carlamere: It's just a small stove. What do we need from the architect?

Executive Director Rogers: Right now I would just like to have them design, I'm telling these people that are coming to bid on it to exhaust it out the side, but they're saying they crawled up in the attic, which some of them have and there's wood up there, you got the saw, you've got to redesign. If the architect that originally designed this building would just do it, I don't know what it would cost. I agree with the residents and I'm embarrassed by it, but we should be able to solve the problem.

Board Chair Carlamere: So I guess my question is, are you not getting a response back from the architect?

Executive Director Rogers: I haven't yet. I talked to him last Friday, I met with him and he said he's going to research it some more.

Board Chair Carlamere: Okay. So you have made contact with him, there is some progress in the fact that you've made contact with him.

Executive Director Rogers: Yes, but I have to say I've made contact with lots of people on this. We've had other contractors in here as you know. Yvonne has an acquaintance that's going to come in I think next Monday and give us a price on designing the exhaust so at the next meeting I'm going to ask permission to make it up to a thousand dollars. I can't say we don't want to spend too much on them now because at this point I know how much the residents really need this so I think we should do everything we can. I'm getting paid to get the job done and I'm just not getting the job done right now so we'll continue working on it.

Commissioner Washington: Roy what was the original reason why we couldn't just buy the stove? Was it an ordinance?

Executive Director Rogers: No it was a permit problem. In order to have a commercial operation, which is what they considered it, we had to have a, it's a thirty-inch electric stove, we had it installed, we also had to have a Ansul Fire Extinguisher System, which is thirty-five-hundred dollars, which we've got laying out in our garage. We had to have a huge exhaust fan, and then when it comes up through the roof we had to have a thirty-five-hundred dollar railing around the roof in case somebody went up there ten-years from now to work on the exhaust fan so they wouldn't fall off. It actually was probably designed wrong; it should have been designed just to go out the side.

Board Chair Carlamere: So if you have some of the apparatus out in the garage, why can't we utilize what we have?

Executive Director Rogers: We can, but we can't find anybody to put it in. And now they have to go get a permit so they want it designed so they can go get a permit. The easiest way out right now is for Steve Bach to make this a charity case and just redesign it a little bit. But I do have another, A&E coming in Monday and at the next meeting I would like to have permission to, so that we don't have any more delays, I would not spend the money until after Steve Bach says he can't do anything. I just don't want to wait till the next thirty-days. It would really be neat if we could get it in for the holidays. Quite frankly I'm not even sure you would need an exhaust because they don't really have outside exhausts in their apartments, and most of us don't at home. I think it could go in there right now. I've got the stove, I could plug it in.

Commissioner Piccolo: Have we tried to get a variance?

Executive Director Rogers: I've talked to the inspector, Mr. Horner, several times. The latest I talked to him, he said he was concerned that I was going to put the exhaust out the side of the building because it could impact the neighbors. I explained to him we didn't have any neighbors.

Commissioner Piccolo: In order to apply for the permit you need to have an engineer sealed drawings. It can't be the contractor's drawings; it's got to be an engineer's drawings so a thousand-dollars is pretty reasonable.

Executive Director Rogers: Yes I'm hoping that that's what we can get it for. If I could do that, I would touch bases with the Chairperson and then she could touch base with Mr. Bach. Not that I'm not talking to him.

Commissioner Piccolo: Yes, and then if the engineer would seal that the side exhaust was compliant/co-compliant and submitted that to the township, the township doesn't really have the right to reject it I don't believe.

Executive Director Rogers: It would be nice even if we could get by without the ansul, even though we already paid for it, cause that costs quite a bit to reinstall.

Commissioner Piccolo: I know, but I think the issue there is that they're trying not to have to interpret the fire code. It's an NFPA requirement for any commercial operation. I think this comes up a lot, probably with similar facilities where it's obvious that's it's

just a regular residential stove. They interpret it as commercial use because it's in the common area.

Laura Power-Apt. 117: Was that kitchen originally designed by Bach to be like a coffee station, like your kitchen was, and then the stove was an afterthought?

Executive Director Rogers: No it was originally designed to have a stove in it.

Laura Power: And they went through all of this for that small stove?

Executive Director Rogers: Yes. It got to the point where it was becoming cost prohibitive.

Dorothy Vaspoli-Apt.310: Do you have any say when they put the next building up, what I'm trying to get to is; is there a possibility to have a way to walk? There's no sidewalks in this area. I used to walk, and between the buildings, like a pathway so you could walk around.

Board Chair Carlamere: I believe that when the architects start putting the buildings together they're going to make sure that the complexes are married together nicely and that will be nice so that folks can go from building to building inside or outside. When we start with all the engineering and architecture you'll be seeing the pictures so we'll be inviting your input.

EXECUTIVE SESSION

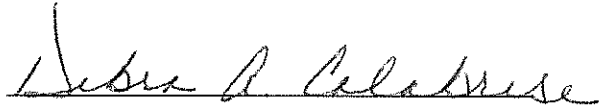
CHAIRPERSON'S REPORT

I really don't have that much to report other than the room looks beautiful. Whoever did the decorations, I guess the Tenant's Association, it's very, very lovely and we're looking forward to a good and jolly holiday season. I understand you had a nice outing for National Night Out. I'm sorry I wasn't able to attend, I was making hot dogs on the other end of town, so sorry about that. But I do understand you had a nice gathering so I'm glad everyone had a good time. One more thing staff is doing a good job.

ADJOURNMENT

Commissioner Washington made a Motion to Adjourn at 7:27pm. Commissioner Piccolo seconded the motion. All in favor.

RESPECTFULLY SUBMITTED

A handwritten signature in cursive script, reading "Debra A. Calabrese". The signature is written in black ink and is positioned above the printed name and title.

Debra A. Calabrese, Operations Manager
Gloucester Township Housing Authority