

MINUTES

REGULAR MEETING

October 22, 2014

The Regular Meeting of the Gloucester Township Housing Authority was held on October 22, 2014 at the Community Center located at Gloucester Township Senior Campus I, Gloucester Township, New Jersey.

Opening statements were made by Board Chair Matthews.

The meeting was called to order by Board Chair Matthews at 6:00 p.m. A roll call for attendance was taken:

COMMISSIONER GREENBERG	PRESENT
BOARD CHAIR MATTHEWS	PRESENT
COMMISSIONER MUSSER	PRESENT
COMMISSIONER ORNER	PRESENT
VICE CHAIR PICCOLO	ABSENT
COMMISSIONER WASHINGTON	PRESENT

Also in attendance were: Debbie Calabrese-Deputy Executive Director, Frank Borin-Attorney and Lou Riccio-Executive Director.

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

Commissioner Orner made a motion to accept the Regular minutes from September 17, 2014.

Commissioner Washington seconded the motion. Approved in a unanimous roll call vote.

RESOLUTION 14-17-9-1 PAYMENT OF INVOICES

Commissioner Greenberg made a motion to accept the bill list. Commissioner Orner seconded the motion. The Resolution was approved in a unanimous roll call vote.

EXECUTIVE DIRECTOR'S REPORT

- o Executive Director Riccio discussed meeting with the Mayor.
- o CDBG Grants
- o Ansol System
- o Grounds
- o Heaters being checked soon
- o Budgets
- o Changing Custodian of Record to Executive Director
- o Rent increases 2014 and 2015 minor deficit

- Applied for rent increase of 4% does not think it will be granted
- Discussed resolutions
- First Sterling – off watch list submitted quarterly reports

- Ms. Calabrese stated that Apartments 113 and 318 have been rented

- Board Chair Matthews discussed the introduction of the budget

ATTORNEY’S REPORT

Solicitor Borin passed out a memo to Board regarding cell phone use during meetings. Stated there is a need for Executive Session.

OLD BUSINESS

None

NEW BUSINESS

Executive Director Riccio discussed Resolutions 14-22-10-2 through 6

14-22-10-2 Custodian of Records

14-22-10-3 Rent Increase request to NJHMFA

14-22-10-4 Introducing the 2015 Budget for GTHA

14-22-10-5 Approving the 2015 Budget for GTHFC

14-22-10-6 Approving contract for Risk Manager

Commissioner Greenberg made a motion to approve Resolutions 14-22-10-2 through 6. Commissioner Musser seconded the motion. The Resolutions was approved in a unanimous roll call vote.

COMMITTEE REPORTS

Board Chair Matthews discussed committees. Executive Director Riccio discussed the Public relations committee. He also discussed about the Resident Association and writing articles about what they do.

PUBLIC COMMENTS

Tony Priolo – Apt 114 – Asked about outside lights and was told it is in process. We are waiting for them to be painted.

He asked about the rent increase due to them only getting a 1.7% increase. Executive Director Riccio discussed the increase on our end and the Rental Assistance Program.

Board Chair Matthews discussed the solar panels and it is approximately \$10,000.00 to make repairs.

Dottie Vaspoli – Apt 310 – Asked if cleaning is included in the budget with a response of yes.

John Dell’Angelo – Apt 319 – Asked for the Section 8 phone number.

Eileen Slimm – Apt 316 – Stated we are missing a lock on the second solar gate.

Resolution # 14-22-10-7 to enter Executive Session. Commissioner Washington made a motion to enter executive session. Commissioner Greenberg seconded the motion. The Resolution was approved in a unanimous roll call vote.

Enter at 6:27pm

Exit at 6:56pm

CHAIRPERSON'S REPORT

Discussed the Coast Guard will be using the Community Room for a two day training session.
Spaghetti Dinner to be held.

ADJOURNMENT

Being as there was no further business of the Board, Commissioner Matthews made a Motion to Adjourn.
Commissioner Orner seconded. All Ayes. The meeting was adjourned at 6:59pm.

RESPECTFULLY SUBMITTED,

A handwritten signature in cursive script, reading "Debra A. Calabrese", written over a horizontal line.

Debra A. Calabrese - Deputy Executive Director

Gloucester Township Housing Authority

Dated: October 7, 2014