

MINUTES

REGULAR MEETING

DECEMBER 13, 2016

The Regular Meeting of the Gloucester Township Housing Authority was held on December 13, 2016 at the Community Center located at Gloucester Township Senior Campus I, Gloucester Township, New Jersey.

Opening statements were made by Board Chair Matthews.

A roll call for attendance was taken:

COMMISSIONER GREENBERG	PRESENT
COMMISSIONER KIER	PRESENT
COMMISSIONER MATTHEWS	PRESENT
COMMISSIONER MUSSER	ABSENT
COMMISSIONER ORNER	PRESENT
COMMISSIONER PICCOLO	PRESENT
COMMISSIONER WASHINGTON	PRESENT

Also in attendance were: Debbie Calabrese- Deputy Executive Director and Amy Shotmeyer, Solicitor.

PLEDGE OF ALLEGIANCE

MOTION TO APPROVE MINUTES:

Commissioner Piccolo made a motion to approve the minutes of the Regular Meeting of the Board held on October 11, 2016. Commissioner Orner seconded the motion. The minutes were approved in a voice vote. Commissioner Kier abstained.

PAYMENT OF BILLS Resolution # 16-13-12-1

Commissioner Orner asked if the electric bills were for vacant units are rented up with a response of yes and we have two more to go.

Commissioner Greenberg made a motion to approve the payment of bills. Commissioner Washington seconded the motion. The payment of bills was approved in a voice vote.

CHAIRPERSON'S REPORT/EXECUTIVE DIRECTOR REPORT

Commissioner Matthews handed out a letter to the board. It was Mr. Riccio's resignation letter. Commissioner Matthews explained that Mr. Riccio has been very busy with his other properties and that Mr. Snyder will be taking over for now.

ATTORNEY'S REPORT

Ms. Shotmeyer stated there is no need for Executive Session but there are many resolutions to be approved.

OLD BUSINESS

Commissioner Matthews stated that there were changes made to the Tenant Selection Plan and that we sent it to HMFA for approval which it was approved. We need a motion for approval.

Commissioner Orner made a motion to approve the Tenant Selection Plan. Commissioner Washington seconded the motion. The plan was approved in a voice vote.

NEW BUSINESS

Resolution # 16-13-12-2 Approving Monthly Meeting Dates for 2017. The January 3rd date was changed to January 10th.

Commissioner Orner made a motion to approve the Meeting dates for 2017. Commissioner Washington seconded the motion. The meeting dates were approved in a voice vote.

Resolution 16-13-12-3 and 4 Approving a contract with DeCotiis, FitzPatrick & Cole for 2017 legal services for both GTHA and GSHC, LP.

Commissioner Greenberg made a motion to approve the contract. Commissioner Orner seconded the motion. The resolution was approved in a voice vote.

Resolution # 16-13-12-5 Approving a contract with Hardenbergh Insurance as RMC.

Commissioner Greenberg made a motion to approve the contract. Commissioner Piccolo seconded the motion. The resolution was approved in a voice vote.

Resolution # 16-13-12-6 Approving a contract with Novogradac for 2017 auditing services.

Commissioner Orner made a motion to approve the contract. Commissioner Washington seconded the motion. The resolution was approved in a voice vote.

Resolution # 16-13-12-7 Approving a contract with The Hitman Pest Control for 2017.

Commissioner Greenberg made a motion to approve the contract. Commissioner Orner seconded the motion. The resolution was approved in a voice vote.

Resolution # 16-13-12-8 Approving a maintenance contract with OTIS Elevators for 2017.

Commissioner Orner made a motion to approve the contract. Commissioner Washington seconded the motion. The resolution was approved in a voice vote.

Resolution # 16-13-12-9 Was a duplicate

Resolution # 16-13-12-10 Entering into the State of New Jersey Disability Plan.

Commissioner Orner made a motion to approve entering into the State Disability Plan. Commissioner Washington seconded the motion. The resolution was approved in a voice vote.

Resolution #16-13-12-11 and 12 Approving the Rehabilitation Program and establishing a bank account specifically for the program.

The Solicitor explained the program to the board and discussed COAH, rents and budget. There needs to be court approval before any rehab can begin.

Commissioner Washington made a motion to approve the program. Commissioner Orner seconded the motion. The resolution was approved in a voice vote.

Walk On Motion to approve the selection of Selective Insurance as the insurance carrier.

Commissioner Greenberg made a motion to approve the Selective Insurance. Commissioner Orner seconded the motion. The motion was approved in a voice vote.

COUNCIL LIAISON

Could not be in attendance but wished everyone Happy Holidays.

PUBLIC COMMENT

Eileen Slimm-Apt 316-Asked about Execu-Tech contract with a response that it doesn't end until July.

Lucy Infante-Apt 113-Asked about chairs being taken from lobby with a response that they were moved because there are several sick people in the area and the people gathering there were disturbing them.

Tony Priolo-Apt 114-Discussed about table being moved from in front of Apt 110 with a response that one will be put back there.

Hazel Ai-Ugdah-Apt 218-Asked if her floors will be replaced, said she cleans them but they still look dirty. A work order will be done to have them checked.

Tony Priolo-Apt 114-Asked where the money is coming from with a response that we received money from HMFA to reimburse us for our insurance which was approximately \$62,000.00 and should receive an additional \$57,000.00 from last year.

There was further discussion regarding the floors between residents and board.

Joe Walsh-Apt 122-Asked about noise above him and what he should do with a response if he has a complaint call the office and not to call John.

It was emphasized that if residents have complaints to call the office and not to call John. If residents are in fear call the Gloucester Township Police and not John.

There being no further public wishing to speak, closed public portion.

CHAIRPERSON'S REPORT

Stated that there was a call about a broken pipe. Joe Newsham came out and it was a CCMUA pipe to their pump station. Aqua also came out.

Johnny Keys through his back out.

Compactor is continuously jamming, looking for CDBG funds for a new one in 2017. Waste Management is coming out to look at it.

Discussed budgets and that Bill Snyder is reviewing them.

Discussed about a picture to be hung up in Community Room, Commissioners Washington and Orner will come up with a process for pictures.

MOTION TO ADJOURN

Being as there was no further business, Commissioner Greenberg a Motion to Adjourn.

Commissioner Washington seconded the motion. All in favor. None opposed.

The meeting was adjourned at 6:00pm

RESPECTFULLY SUBMITTED,

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

Debra A. Calabrese-Deputy Executive Director

Gloucester Township Housing Authority

Dated: December 16, 2016