

RESOLUTION #2024-41
RESOLUTION APPROVING REGULAR MONTHLY EXPENSES

WHEREAS, the Housing Authority of the Borough of Glassboro incurred various financial obligations since the last meeting; and it is the desire of the Commissioners of said Authority to have their obligations kept current and;

WHEREAS, prior to the Board meeting members of the Board of Commissioners read and reviewed the itemized list of incurred expenses attached hereto and does recommend payment;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the Borough of Glassboro, that the Finance Director be and is hereby authorized to pay the monthly bills presented to the Board of Commissioners for consideration on this date.

ADOPTED at a Regular Meeting of the Board of Commissioners of the Housing Authority of the Borough of Glassboro; held on the 16th day of July 2024 by a vote of 5 in favor, 0 opposed and 0 abstentions.

<u>Commissioners</u>	<u>Motion</u>	<u>Second</u>	<u>Aye</u>	<u>Nay</u>	<u>Abstention</u>	<u>Absent</u>
Jay Lapp			✓			
Shirley Anderson			✓			
Andrew Halter	✓		✓			
Jacob Hines		✓	✓			
Thuraisingham Mohanakanthan			✓			

THE HOUSING AUTHORITY OF THE BOROUGH OF GLASSBORO



JAY LAPP, CHAIRMAN

ATTEST:


KIMBERLY GOBER, EXECUTIVE DIRECTOR

DATED: JULY 16, 2024

GLASSBORO HOUSING AUTHORITY

FINAL BILL LIST # 2024-07

INTERIM BILLS:

A.	Affordable Housing Corp of Glassboro	\$ 50,362.16
B.	Glassboro RAD Operating	10,911.69

TOTAL INTERIM BILLS: \$ 61,273.85

CURRENT BILLS:

C.	Affordable Housing Corp of Glassboro	\$ 3,383.34
D.	Glassboro RAD Operating	62,268.00

TOTAL CURRENT BILLS: \$ 65,651.34

TOTAL BILL LIST: \$ 126,925.19

****PLEASE NOTE: C#s with 4 digits = ACH and C#s with 6 digits = paper check****

Summary Check Listing Report

06/19/2024

To

07/15/2024

A

<u>Check #</u>	<u>Check Date</u>	<u>Recipient</u>	<u>Amount</u>
Credit Acct	AFFORDABLE HOUSING CORP OF GLASSBORO		
0000202930	06/26/2024	ATLANTIC CITY ELECTRIC	\$2,136.90
0000202931	06/26/2024	ATLANTIC CITY ELECTRIC	\$2,970.20
0000202932	06/26/2024	ATLANTIC CITY ELECTRIC	\$75.43
0000202933	06/26/2024	ATLANTIC CITY ELECTRIC	\$278.32
0000202934	06/26/2024	ANGELINI, VINIAR & FREEDMAN LLC	\$433.50
0000202935	06/26/2024	ARTHUR R. TODD ELEC CONTRACTOR LLC	\$14,471.76
0000202936	06/26/2024	ATLANTIC CITY ELECTRIC	\$181.90
0000202937	06/26/2024	MAX COMMUNICATIONS INC.	\$163.29
0000202938	06/26/2024	PRESGRAVES, BRYAN E	\$323.50
0000202939	06/26/2024	R&A FLOORING, LLC	\$5,154.14
0000202940	06/26/2024	SOUTH JERSEY GAS CO	\$967.25
0000202941	07/03/2024	A.B. RICHARDS INC	\$99.00
0000202942	07/03/2024	AFFORDABLE HOUSING CORP OF GLASSBORO	\$8,071.58
0000202943	07/03/2024	CANON SOLUTIONS AMERICA, INC.	\$64.92
0000202944	07/03/2024	COMCAST CORPORATION	\$254.41
0000202945	07/03/2024	HD SUPPLY FACILITIES MAINTENANCE, LTD	\$556.30
0000202946	07/03/2024	LCIJ, INC.	\$16.00
0000202947	07/03/2024	LOWE'S HOME CENTERS, INC	\$83.40
0000202948	07/03/2024	MARKSMEN LANDSCAPING LLC	\$4,002.22
0000202949	07/03/2024	MAX COMMUNICATIONS INC.	\$163.29
0000202950	07/03/2024	R&A FLOORING, LLC	\$5,770.45
0000202951	07/03/2024	SOUTH JERSEY GAS CO	\$587.05
0000202952	07/08/2024	NICHOLSON-PETTY CASH, BARBARA	\$260.36
0000202953	07/10/2024	BOROUGH OF GLASSBORO-HIGHWAY	\$42.44



Summary Check Listing Report

06/19/2024

To

07/15/2024

<u>Check #</u>	<u>Check Date</u>	<u>Recipient</u>	<u>Amount</u>
0000202954	07/10/2024	BOWMAN & COMPANY, LLP	\$825.00
0000202955	07/10/2024	HOFFMAN'S EXTERMINATING CO., INC.	\$711.00
0000202956	07/10/2024	McCLENNEN, BRIAN	\$1,386.00
0000202957	07/10/2024	VERIZON NEW JERSEY INC	\$88.52
0000202958	07/10/2024	VERIZON WIRELESS SERVICES LLC	\$152.07
0000202959	07/10/2024	ZALLIE'S SHOPRITE OF GLASSBORO	\$71.96
Total for Credit Acct AFFORDABLE HOUSING CORP OF GLASSBORO			<hr/> \$50,362.16



Summary Check Listing Report

06/19/2024

To

07/15/2024

B

<u>Check #</u>	<u>Check Date</u>	<u>Recipient</u>	<u>Amount</u>
Credit Acct	RAD OPERATING		
0000001248	07/10/2024	STATE OF NEW JERSEY	\$1,229.11
0000001249	07/10/2024	STATE OF NEW JERSEY	\$209.61
0000200530	06/26/2024	BROWN & CONNERY LLP	\$409.50
0000200531	07/03/2024	BOWMAN & COMPANY, LLP	\$9,000.00
0000200532	07/03/2024	SUN LIFE ASSURANCE CO. OF CANADA, INC.	\$23.69
0000200533	07/10/2024	COMMUNICATION WORKERS OF AMERICA	\$39.78
Total for Credit Acct RAD OPERATING			<u>\$10,911.69</u>



Summary Check Listing Report

07/16/2024 To 07/16/2024

C

<u>Check #</u>	<u>Check Date</u>	<u>Recipient</u>	<u>Amount</u>
Credit Acct	AFFORDABLE HOUSING CORP OF GLASSBORO		
0000000180	07/16/2024	ADT SECURITY CORPORATION FKA ADT CORP	\$56.50
0000000181	07/16/2024	ADT SECURITY CORPORATION FKA ADT CORP	\$56.50
0000000182	07/16/2024	ADT SECURITY CORPORATION FKA ADT CORP	\$56.50
0000202960	07/16/2024	ANGELINI, VINIAR & FREEDMAN LLC	\$170.00
0000202961	07/16/2024	RILEY, ANTHONY J., LLC	\$250.00
0000202962	07/16/2024	NICHOLSON, BARBARA	\$48.84
0000202963	07/16/2024	HOFFMAN'S EXTERMINATING CO., INC.	\$620.00
0000202964	07/16/2024	WOLFSCHMIDT PLUMBING, HEATING & COOLING	\$2,125.00
Total for Credit Acct AFFORDABLE HOUSING CORP OF GLASSBORO			<u>\$3,383.34</u>



Summary Check Listing Report

07/16/2024

To

07/16/2024

D

<u>Check #</u>	<u>Check Date</u>	<u>Recipient</u>	<u>Amount</u>
Credit Acct	RAD OPERATING		
0000200534	07/16/2024	HOUSING AUTHORITY OF GLOUCESTER COUNTY	\$62,268.00
			<hr/>
Total for Credit Acct	RAD OPERATING		\$62,268.00



RESOLUTION #2024-42
RESOLUTION AUTHORIZING PAYMENT OF REGULAR
MONTHLY EXPENSES FOR AUGUST 2024

WHEREAS, the Housing Authority of the Borough of Glassboro will incur various financial obligations between its scheduled July 16, 2024 and September 17, 2024 Board meetings; and it is the desire of the Board to have their obligations kept current and;

WHEREAS, prior to the Board meeting of September, members of the Board of Commissioners will receive an itemized list of incurred expenses paid in August 2024; and

NOW, THEREFORE, BE IT RESOLVED that the Finance Director be and is hereby authorized to pay the August monthly bills in a timely manner.

ADOPTED at a Regular Meeting of the Board of Commissioners of the Housing Authority of the Borough of Glassboro; held on the 16th day of July 2024 by a vote of 5 in favor, 0 opposed and 0 abstentions.

<u>Commissioners</u>	<u>Motion</u>	<u>Second</u>	<u>Aye</u>	<u>Nay</u>	<u>Abstention</u>	<u>Absent</u>
Jay Lapp			✓			
Shirley Anderson			✓			
Andrew Halter		✓	✓			
Jacob Hines			✓			
Thuraisingham Mohanakanthan	✓		✓			

THE HOUSING AUTHORITY OF THE BOROUGH OF GLASSBORO



JAY LAPP, CHAIRMAN

ATTEST:



KIMBERLY GOBER, EXECUTIVE DIRECTOR

DATED: JULY 16, 2024

RESOLUTION #2024-43
RESOLUTION AUTHORIZING THE APPLICATION FOR
HOME SUPPORT PROGRAM
ADVERTISED BY GLOUCESTER COUNTY
DIVISION OF SENIOR SERVICES

WHEREAS, the Gloucester County Division Of Senior Services has indicated that funding may be available to fund a **HOME SUPPORT PROGRAM** for services under the Older American Act, and

WHEREAS, the application is required to be submitted no later than August 08, 2024, by 10:00 a.m.; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the Borough of Glassboro that the application for the **HOME SUPPORT PROGRAM** through the Older Americans Act Fund be prepared and submitted to meet the application required deadline noted above.

BE IT FURTHER RESOLVED that the Executive Director is authorized to arrange for any programmatic required documents as may be necessary to complete and submit the application.

ADOPTED at a Regular Meeting of the Board of Commissioners of the Housing Authority of the Borough of Glassboro; held on the 16th day of July 2024 by a vote of 5 in favor, 0 opposed and 0 abstentions.

Commissioners	Motion	Second	Aye	Nay	Abstention	Absent
Jay Lapp			✓			
Shirley Anderson	✓		✓			
Andrew Halter			✓			
Jacob Hines		✓	✓			
Thuraisingham Mohanakanthan			✓			

THE HOUSING AUTHORITY OF THE BOROUGH OF GLASSBORO



JAY LAPP, CHAIRMAN

ATTEST:


KIMBERLY GOBER, EXECUTIVE DIRECTOR

DATED: JULY 16, 2024

RESOLUTION #2024-44

RESOLUTION AUTHORIZING EXECUTION OF TOWING AGREEMENT
FOR THE REMOVAL OF UNAUTHORIZED OR ABANDONED MOTOR
VEHICLES ON GHA PROPERTIES

QUALITY TOWING NJ, LLC.

WHEREAS, the Housing Authority of the Borough of Glassboro (GHA) wishes to establish a towing agreement for the removal of unauthorized or abandoned motor vehicles on all its properties; and

WHEREAS, from time-to-time, GHA’s properties experience improperly parked, unauthorized, or abandoned vehicles on its properties; and

WHEREAS, at the vehicle’s owner’s expense, *N.J.S.A. 39:4-56.6* and *NJSA 2A:44-20 et seq.*, permits property owners to remove said vehicle(s) from their property on their own, or by contracting a private towing company and reassigning the rights and responsibilities that may result from the removal, storage, exposure to sale, or auction of said vehicle(s); and

WHEREAS, GHA identified **QUALITY TOWING NJ, LLC.** as a local, responsible provider of such service; and

NOW THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the Borough of Glassboro, that the Executive Director be and hereby is authorized to execute towing agreements with **QUALITY TOWING NJ, LLC** in accordance with *N.J.S.A. 39:4-56.6*, *NJSA 2A:44-20 et seq.*, and all other applicable New Jersey statutes, pending counsel review.

ADOPTED at a Regular Meeting of the Board of Commissioners of the Housing Authority of the Borough of Glassboro; held on the 16th day of July 2024 by a vote of 5 in favor, 0 opposed and 0 abstentions.

<u>Commissioners</u>	<u>Motion</u>	<u>Second</u>	<u>Aye</u>	<u>Nay</u>	<u>Abstention</u>	<u>Absent</u>
Jay Lapp			✓			
Shirley Anderson	✓		✓			
Andrew Halter			✓			
Jacob Hines			✓			
Thuraisingham Mohanakanthan		✓	✓			

THE HOUSING AUTHORITY OF THE BOROUGH OF GLASSBORO



JAY LAPP, CHAIRMAN

ATTEST:


KIMBERLY GOBER, EXECUTIVE DIRECTOR
DATED: JULY 16, 2024

RESOLUTION #2024-45
RESOLUTION AUTHORIZING APPLICATION FOR
RESIDENT OPPORTUNITY & SELF-SUFFICIENCY (ROSS) SERVICE
COORDINATOR PROGRAM
AS ADVERTISED IN HUD NOFO FR-6800-N-05

WHEREAS, the Resident Opportunity & Self Sufficiency Service (ROSS) Coordinator Program is designed to assist residents of Public Housing make progress towards economic self-sufficiency; and

WHEREAS, the Housing Authority of the Borough of Glassboro (GHA) was a previous recipient for the ROSS Service Coordinator Grant and received funding to pay the salary of the ROSS Service Coordinator; and

WHEREAS, GHA was deemed ineligible to re-apply to these funds post RAD Conversion; and

WHEREAS, the U.S. Department for Housing and Urban Development (HUD) has indicated that funding to pay the salary of the ROSS Service Coordinator may be available to RAD Converted Housing Authorities upon response to a HUD Notice of Funding Opportunity (NOFO), and filing of an application; and

WHEREAS, GHA determined that reinstating the program would be beneficial to our residents and wishes to submit an application before the deadline of September 30, 2024.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the Borough of Glassboro that the Executive Director be and hereby is authorized to prepare, submit and execute all documents related to the application.

BE IT FURTHER RESOLVED that the Executive Director is authorized to arrange for "Memoranda of Understanding", or other programmatic required documents as may be necessary.

ADOPTED at a Regular Meeting of the Board of Commissioners of the Housing Authority of the Borough of Glassboro; held on the 16th day of July 2024 by a vote of 5 in favor, 0 opposed and 0 abstentions.

THE HOUSING AUTHORITY OF THE BOROUGH OF GLASSBORO

<u>Commissioners</u>	<u>Motion</u>	<u>Second</u>	<u>Aye</u>	<u>Nay</u>	<u>Abstention</u>	<u>Absent</u>
Jay Lapp			✓			
Shirley Anderson	✓		✓			
Andrew Halter			✓			
Jacob Hines		✓	✓			
Thuraisingham Mohanakanthan			✓			


JAY LAPP, CHAIRMAN

ATTEST:

KIMBERLY GOBER, EXECUTIVE DIRECTOR

DATED: JULY 16, 2024

RESOLUTION #2024-46
RESOLUTION AUTHORIZING COMMITMENT
OF MATCH FUNDING IN SUPPORT OF
RESIDENT OPPORTUNITY & SELF-SUFFICIENCY (ROSS) SERVICE
COORDINATOR PROGRAM APPLICATION

WHEREAS, the Housing Authority of the Borough of Glassboro (GHA) is applying for the ROSS Service Coordinator Grant FY2024 to provide ROSS services to its residents and wishes to submit an application before the deadline of September 30, 2024.

WHEREAS, the U.S. Department for Housing and Urban Development (HUD) has indicated that that as part of said application, GHA needs to commit match funding to ensure GHA’s ability to address the needs of residents through the ROSS program.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the Borough of Glassboro that the Executive Director is hereby authorized to commit match funding to the ROSS program FY2024.


BE IT FURTHER RESOLVED that the Executive Director is authorized to execute the match certification and any other programmatic required documents as may be necessary.

ADOPTED at a Regular Meeting of the Board of Commissioners of the Housing Authority of the Borough of Glassboro; held on the 16th day of July 2024 by a vote of 5 in favor, 0 opposed and 0 abstentions.

Commissioners	Motion	Second	Aye	Nay	Abstention	Absent
Jay Lapp			✓			
Shirley Anderson		✓	✓			
Andrew Halter	✓		✓			
Jacob Hines			✓			
Thuraisingham Mohanakanthan			✓			

THE HOUSING AUTHORITY OF THE BOROUGH OF GLASSBORO


JAY LAPP, CHAIRMAN

ATTEST:

KIMBERLY GOBER, EXECUTIVE DIRECTOR
DATED: JULY 16, 2024

TABLED

RESOLUTION #2024-47

RESOLUTION AUTHORIZING EXECUTIVE SESSION

WHEREAS, While the Sen. Byron M. Baer Open Public Meetings Act (OPRA, NJSA 10:4-6 et seq.) requires all meetings of the Borough of Glassboro Housing Authority to be held in public, NJSA 10:4-12(b) sets forth nine (9) types of matters that may lawfully be discussed in "Executive Session", i.e., without the public being permitted to attend and:

WHEREAS, the Borough of Glassboro Housing Authority has determined that _____ issues are permitted by NJSA 10:4-12 (b) to be discussed without the public in attendance shall be discussed during an Executive Session to be held on July 16th, 2024, 5:00 P.M. and;

WHEREAS, the nine (9) exceptions to public meetings set forth in NJSA 10:4-12(b) are listed below with the number of issues and any additional information shall be written:

- 1) "Any matter which, by express provision of Federal law, State statute or rule of court shall be rendered confidential or excluded from public discussion" the legal citation to the provision at issue is _____ and the nature of the matter described as specifically as possible without undermining the need for confidentiality is _____

- 2) "Any matter in which the release of information would impair a right to receive funds from the federal government." The nature of the matter, described as specifically as possible without undermining the need for confidentiality is _____

- 3) "Any material the disclosure of which constitutes an unwarranted invasion of privacy such as any records, data, reports, recommendations, or other personal material of any educational, training, social service, medical, healthy, custodial, child protections, rehabilitation, legal defenses, welfare, housing, relocation, insurance and similar program or institution operated by a public body pertaining to any specific individual admitted to or served by such institution or program, including but not limited to information relative to the individual's personal and family circumstances, and any material pertaining to admission, discharge, treatment, progress or condition of any individual, unless the individual concerned (or, in the case of a minor or incompetent, his guardian) shall request in writing that the same be disclosed publicly." The nature of the matter, described as specifically as possible without undermining the need for confidentiality is _____

- 4) "Any collective bargaining agreement, or the terms and conditions of which are proposed for inclusion in any collective bargaining agreement, including the negotiation of terms and conditions with employees or representatives of employees of the public body." The collective bargaining contract(s) discussed are between the Board and _____

5) **“Any matter involving the purchase lease or acquisition of real property with public funds, the setting of bank rates or investment of public funds where it could adversely affect the public interest if discussion of such matters were disclosed.”** The nature of the matter, described as specifically as possible without undermining the need for confidentiality is_____

6) **“Any tactics and techniques utilized in protecting the safety and property of the public provide that their disclosure could impair such protection. Any investigations of violations or possible violations of the law.”** The nature of the matter, described as specifically as possible without undermining the need for confidentiality is_____

7) **“Any pending or anticipated litigation or contract negotiation in which the public body is or may become a party. Any matter falling within the attorney-client privilege, to the extent that confidentiality is required in order for the attorney to exercise his ethical duties as a lawyer.”** The parties to and docket number of each item of litigation and/or the parties to each contract discussed are_____

and the nature of the discussion, described as specifically as possible without undermining the need for confidentiality is_____

8) **“ Any matter involving the employment, appointment, termination of employment, terms and conditions of employment, evaluation of the performance, promotion or disciplining in of any specific prospective public officer or employee or current public officer or employee employed or appointed by the public body, unless all individual employees or appointees whose rights could be adversely affected request in writing that such matter or matters be discussed at a public meeting.”** Subject to the balancing of the public’s interest and the employee’s privacy rights under South Jersey Publishing Co. vs New Jersey Expressway Authority, 124 NJ 478, the employee(s) and nature of the discussion, described as specifically as possible without undermining the need for confidentiality are _____

9) **“ Any deliberation of a public body occurring after a public hearing that may result in the imposition of a specific civil penalty upon the responding party or the suspension or loss of a license or permit belonging to the responding party as a result of an act of omission for which the responding party bears responsibility.”** The nature of the matter, described as specifically as possible without undermining the need for confidentiality is_____

WHEREAS, the length of the Executive Session is estimated to be _____ minutes after which the public meeting of the Borough of Glassboro Housing Authority shall (circle one) reconvene and immediately adjourn or reconvene and proceed with business.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Borough of Glassboro Housing Authority will go into Executive Session for only the above stated reasons;

BE IT FURTHER RESOLVED that the Chairman, Vice Chairman, or their designee, at the present public meeting, shall read aloud enough of this resolution so that members of the public in attendance can understand, as precisely as possible, the nature of the matters that will privately be discussed.

BE IT FURTHER RESOLVED that the Secretary, on the next business day following this, shall furnish a copy of this resolution to any member of the public who requests one at the fees allowed by NJSA 47:1A-1 et seq.

I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF THE RESOLUTION APPROVED BY THE BOARD OF COMMISSIONERS OF THE BOROUGH OF GLASSBORO HOUSING AUTHORITY AT IT’S PUBLIC MEETING HELD ON JULY 16, 2024.

ADOPTED at a Regular Meeting of the Board of Commissioners of the Housing Authority of the Borough of Glassboro; held on the 16th day of July 2024 by a vote of _____ in favor, _____ opposed and _____ abstentions.

<u>Commissioners</u>	<u>Motion</u>	<u>Second</u>	<u>Aye</u>	<u>Nay</u>	<u>Abstention</u>	<u>Absent</u>
Jay Lapp						
Shirley Anderson						
Andrew Halter						
Jacob Hines						
Thuraisingham Mohanakanthan						

THE HOUSING AUTHORITY OF THE BOROUGH OF GLASSBORO

JAY LAPP, CHAIRMAN

ATTEST:

KIMBERLY GOBER, EXECUTIVE DIRECTOR

DATED: JULY 16, 2024