

RESOLUTION #2025-37

RESOLUTION APPROVING REGULAR MONTHLY EXPENSES

WHEREAS, the Housing Authority of the Borough of Glassboro (GHA) incurred various financial obligations since the last meeting; and it is the desire of the Board of Commissioners of the Housing Authority of the Borough of Glassboro (“Board”) to have their obligations kept current and;


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

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the Borough of Glassboro hereby authorize the Finance Director to pay the monthly bills presented to the Board 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 17th day of June 2025 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			✓			
Jacob Hines			✓			
Shirley Anderson						✓
Andrew Halter	✓		✓			
Thuraisingham Mohanakanthan			✓			
David Witts		✓	✓			

THE HOUSING AUTHORITY OF THE BOROUGH OF GLASSBORO



JAY LAPP, CHAIRMAN

ATTEST:



KIMBERLY GOBER, EXECUTIVE DIRECTOR

DATED: JUNE 17, 2025

GLASSBORO HOUSING AUTHORITY

FINAL BILL LIST # 2025-6

INTERIM BILLS:

A.	Affordable Housing Corp of Glassboro	\$ 45,448.90
B.	Glassboro RAD Operating	61,360.54

TOTAL INTERIM BILLS: \$ 106,809.44

CURRENT BILLS:

C.	Affordable Housing Corp of Glassboro	\$ 1,712.62
D.	Glassboro RAD Operating	-

TOTAL CURRENT BILLS: \$ 1,712.62

TOTAL BILL LIST: \$ 108,522.06

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

Summary Check Listing Report

05/21/2025

To

06/16/2025

A.

Check #	Check Date	Recipient	Amount
Credit Acct	AFFORDABLE HOUSING CORP OF GLASSBORO		
0000000221	06/11/2025	ADT SECURITY CORPORATION FKA ADT CORP	\$61.02
0000000223	06/11/2025	ADT SECURITY CORPORATION FKA ADT CORP	\$61.02
0000203302	05/28/2025	ATLANTIC CITY ELECTRIC	\$219.67
0000203303	05/28/2025	ATLANTIC CITY ELECTRIC	\$162.64
0000203304	05/28/2025	ATLANTIC CITY ELECTRIC	\$2,335.04
0000203305	05/28/2025	ATLANTIC CITY ELECTRIC	\$1,595.69
0000203306	05/28/2025	COMCAST CORPORATION	\$334.80
0000203307	05/28/2025	HD SUPPLY FACILITIES MAINTENANCE, LTD	\$242.24
0000203308	05/28/2025	LOWE'S HOME CENTERS, INC	\$616.41
0000203309	05/28/2025	N.A.S. SECURITY SYSTEMS OF NJ INC	\$170.00
0000203310	06/05/2025	AFFORDABLE HOUSING CORP OF GLASSBORO	\$8,233.00
0000203311	06/05/2025	BOROUGH OF GLASSBORO--WATER	\$18,424.90
0000203312	06/05/2025	CANON SOLUTIONS AMERICA, INC.	\$159.33
0000203313	06/05/2025	COMCAST CORPORATION	\$325.45
0000203314	06/05/2025	HD SUPPLY FACILITIES MAINTENANCE, LTD	\$406.59
0000203315	06/05/2025	MARKSMEN LANDSCAPING LLC	\$4,002.22
0000203316	06/05/2025	MURODOV, AZIZ DBA 2HR GLASS	\$370.00
0000203317	06/05/2025	SOUTH JERSEY GAS CO	\$2,579.42
0000203318	06/05/2025	SOUTH JERSEY GAS CO	\$1,214.72
0000203319	06/11/2025	ANGELINI, VINIAR & FREEDMAN LLC	\$2,916.00
0000203320	06/11/2025	TENANT	\$718.14
0000203321	06/11/2025	LCIJ, INC.	\$49.00
0000203322	06/11/2025	BLOCK LINE SYSTEMS LLC	\$99.32
0000203323	06/11/2025	VERIZON WIRELESS SERVICES LLC	\$152.28



Summary Check Listing Report

05/21/2025

To

06/16/2025

<u>Check #</u>	<u>Check Date</u>	<u>Recipient</u>	<u>Amount</u>
Total for Credit Acct AFFORDABLE HOUSING CORP OF GLASSBORO			\$45,448.90



Summary Check Listing Report

05/21/2025

To

06/16/2025

B.

Check #	Check Date	Recipient	Amount
Credit Acct	RAD OPERATING		
0000001272	06/11/2025	STATE OF NEW JERSEY	\$421.23
0000001273	06/12/2025	STATE OF NEW JERSEY	\$2,809.38
0000200591	05/28/2025	ANDERSON, SHIRLEY	\$108.11
0000200592	05/28/2025	BROWN & CONNERY LLP	\$2,029.50
0000200593	05/28/2025	HINES, JACOB	\$109.92
0000200594	05/28/2025	HOUSING AUTHORITY OF GLOUCESTER COUNTY	\$55,176.79
0000200595	05/28/2025	NATIONAL ASSOCIATION OF HOUSING AND REDEVELOPMENT OFFICIALS	\$550.80
0000200596	05/28/2025	WITTS, DAVID	\$94.00
0000200597	06/11/2025	COMMUNICATION WORKERS OF AMERICA	\$60.81
Total for Credit Acct	RAD OPERATING		\$61,360.54



Summary Check Listing Report

06/17/2025 To 06/17/2025

C.

<u>Check #</u>	<u>Check Date</u>	<u>Recipient</u>	<u>Amount</u>
Credit Acct	AFFORDABLE HOUSING CORP OF GLASSBORO		
0000203324	06/17/2025	RILEY, ANTHONY J., LLC	\$154.60
0000203325	06/17/2025	ATLANTIC CITY ELECTRIC	\$66.69
0000203326	06/17/2025	BOROUGH OF GLASSBORO-HIGHWAY	\$83.92
0000203327	06/17/2025	HOFFMAN'S EXTERMINATING CO., INC.	\$711.00
0000203328	06/17/2025	ROCCO'S AUTOMOTIVE, LLC	\$200.46
0000203329	06/17/2025	VERIZON NEW JERSEY INC	\$98.19
0000203330	06/17/2025	W.B. MASON CO., INC.	\$84.51
0000203331	06/17/2025	WOLFSCHMIDT PLUMBING, HEATING & COOLING	\$313.25
Total for Credit Acct	AFFORDABLE HOUSING CORP OF GLASSBORO		<u>\$1,712.62</u>



RESOLUTION #2025-38
RESOLUTION APPROVING EXTENSION OF CONTRACT FOR
COIN OPERATED LAUNDRY EQUIPMENT
FMB LAUNDRY, INC.

WHEREAS, the Housing Authority of the Borough of Glassboro (GHA), executed a contract for Coin Operated Laundry Equipment for their residents via RES #2022-36; and

WHEREAS, the term of the original contract was effective for the period commencing August 1, 2022 and concluding on July 31, 2024; and

WHEREAS, consistent with the terms and provision of the contract and Local Public Contract Law, at the option of GHA the term may be extended for (2) two 1-year periods; and

WHEREAS, per RES #2024-22, GHA exercised its option to extend the contract for one (1) 1-year term, from August 1, 2024, and concluding on July 31, 2025; and

WHEREAS, GHA wishes to exercise its option to extend the contract for a final one (1) 1-year term, from August 1, 2025, concluding on July 31, 2026.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the Borough of Glassboro, that the contract with **FMB LAUNDRY, INC.** be and hereby is extended for a 1-year term.

ADOPTED at a Regular Meeting of the Board of Commissioners of the Housing Authority of the Borough of Glassboro; held on the 17th day of June 2025 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			✓			
Jacob Hines			✓			
Shirley Anderson						✓
Andrew Halter	✓		✓			
Thuraisingham Mohanakanthan			✓			
David Witts		✓	✓			

THE HOUSING AUTHORITY OF THE BOROUGH OF GLASSBORO



JAY LAPP, CHAIRMAN

ATTEST:


KIMBERLY GOBER, EXECUTIVE DIRECTOR
DATED: JUNE 17, 2025

RESOLUTION #2025-39

RESOLUTION AUTHORIZING EXECUTION OF CONTRACT FOR
ROOF REPLACEMENT
TORTORICE CONTRACTORS

WHEREAS, the Housing Authority of the Borough of Glassboro (GHA) has need to replace the roof at 26 Williams Street; and

WHEREAS, GHA requested and received quotes for such service; and

WHEREAS, the lowest responsible quote for such services is with **TORTORICE CONTRACTORS** at a cost of **\$19,056.00** and is proper and responsive to the specifications; and

WHEREAS, the Finance Director identified that R&R funds are available to cover the cost of replacement, not to exceed **\$22,000.00**.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the Borough of Glassboro that the contract with **TORTORICE CONTRACTORS** at a cost of **\$19,056.00** be and is hereby approved, with a not to exceed limit of **\$22,000.00**.


ADOPTED at a Regular Meeting of the Board of Commissioners of the Housing Authority of the Borough of Glassboro; held on the 17th day of June 2025 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			✓			
Jacob Hines			✓			
Shirley Anderson						✓
Andrew Halter	✓		✓			
Thuraisingham Mohanakanthan			✓			
David Witts		✓	✓			

THE HOUSING AUTHORITY OF THE BOROUGH OF GLASSBORO


JAY LAPP, CHAIRMAN

ATTEST:


KIMBERLY GOBER, EXECUTIVE DIRECTOR
DATED: JUNE 17, 2025

RESOLUTION #2025-40

**RESOLUTION AUTHORIZING ENTERING INTO A COOPERATIVE
PRICING AGREEMENT
EDUCATIONAL SERVICES COMMISSION OF NEW JERSEY**

WHEREAS, N.J.S.A. 40A:11-11(5) authorizes contracting units to establish a Cooperative Pricing System and to enter into Cooperative Pricing Agreements for its administration; and

WHEREAS, the Educational Services Commission of New Jersey, hereinafter referred to as the "Lead Agency " has offered voluntary participation in a Cooperative Pricing System for the purchase of goods and services; and

WHEREAS, on June 17, 2025 the governing body of the Housing Authority of the Borough of Glassboro (GHA), County of Gloucester, State of New Jersey duly considered participation in a Cooperative Pricing System for the provision and performance of goods and services.

NOW, THEREFORE BE IT RESOLVED as follows:

TITLE

This RESOLUTION shall be known and may be cited as the Cooperative Pricing Resolution of the Housing Authority of the Borough of Glassboro.

AUTHORITY

Pursuant to the provisions of N.J.S.A. 40A:11-11(5), the Executive Director is hereby authorized to enter into a Cooperative Pricing Agreement with the Lead Agency.

CONTRACTING UNIT

The Lead Agency shall be responsible for complying with the provisions of the Local Public Contracts Law (N.J.S.A. 40A:11-1 et seq.) and all other provisions of the revised statutes of the State of New Jersey.

EFFECTIVE DATE

This resolution shall take effect immediately upon passage.

ADOPTED at a Regular Meeting of the Board of Commissioners of the Housing Authority of the Borough of Glassboro; held on the 17th day of June 2025 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			✓			
Jacob Hines			✓			
Shirley Anderson						✓
Andrew Halter	✓		✓			
Thuraisingham Mohanakanthan			✓			
David Witts		✓	✓			

THE HOUSING AUTHORITY OF THE BOROUGH OF GLASSBORO



JAY LAPP, CHAIRMAN

ATTEST:



KIMBERLY GOBER, EXECUTIVE DIRECTOR

DATED: JUNE 17, 2025

TABLED
RESOLUTION #2025-41

RESOLUTION AUTHORIZING EXECUTIVE SESSION

WHEREAS, While the Sen. Byron M. Baer Open Public Meetings Act (OPRA, N.J.S.A. 10:4-6 *et seq.*) requires all meetings of the Housing Authority of the Borough of Glassboro (GHA) to be held in public, N.J.S.A. 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, GHA has determined that _____ issues are permitted by N.J.S.A. 10:4-12(b) to be discussed without the public in attendance and shall be discussed during an Executive Session to be held on June 17th, 2025, 5:00 P.M.; and

WHEREAS, the nine (9) exceptions to public meetings set forth in N.J.S.A. 10:4-12(b) are listed below with the number of issues and any additional, required information thereafter:

- 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 N.J. 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 Board of Commissioners of the Housing Authority of the Borough of Glassboro 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 Housing Authority of the Borough of Glassboro shall 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 public meeting, shall furnish a copy of this Resolution to any member of the public who requests one at the fees allowed by *N.J.S.A. 47:1A-1 et seq.*

ADOPTED at a Regular Meeting of the Board of Commissioners of the Housing Authority of the Borough of Glassboro; held on the 17th day of June 2025 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						
Jacob Hines						
Shirley Anderson						
Andrew Halter						
Thuraisingham Mohanakanthan						
David Witts						

THE HOUSING AUTHORITY OF THE BOROUGH OF GLASSBORO

JAY LAPP, CHAIRMAN

ATTEST:

KIMBERLY GOBER, EXECUTIVE DIRECTOR

DATED: JUNE 17, 2025