

RESOLUTION #2025-46

RESOLUTION APPROVING REGULAR MONTHLY EXPENSES

WHEREAS, the Housing Authority of the Borough of Glassboro (GHA) has incurred various financial obligations between its scheduled July 15, 2025, and September 16, 2025, Board's meetings; and it is the desire of the Board to have their obligations kept current; and

WHEREAS, per Resolution #2025-43, the Finance Director was authorized by the Board to pay the August monthly bills in a timely manner; and

WHEREAS, members of the Board have read and reviewed the itemized list of incurred expenses from August and September 2025, attached hereto; and

NOW, THEREFORE, BE IT RESOLVED that the August expenses authorized to be paid by the Finance Director be hereby acknowledged; and

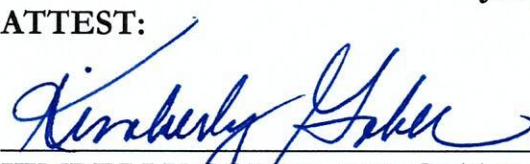
BE IT FURTHER RESOLVED that the Finance Director be and is hereby authorized to pay the September monthly bills presented to the Board of Commissioners for consideration on this date.

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 September 2025 by a vote of 6 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: SEPTEMBER 16, 2025

RESOLUTION #2025-47

**RESOLUTION ACCEPTING AND APPROVING
AUDIT FOR PERIOD
JANUARY 1, 2024 TO DECEMBER 31, 2024
AS PREPARED BY
BOWMAN & COMPANY LLP
HOUSING AUTHORITY OF THE BOROUGH OF GLASSBORO**

WHEREAS, the Housing Authority of the Borough of Glassboro (GHA) is a Public Housing Authority and authorized to act in said capacity relative to the United States Department of Housing and Urban Development (HUD); and

WHEREAS, HUD requires an audit of its operations; and

WHEREAS, the audit must be performed by a Certified Public Accountant not having any interest, direct or indirect, in the Authority, such as family relationship with PHA members or officials or any other related activity, and said audit may not be performed by the Fee Accountant; and

WHEREAS, the firm of Bowman & Company, LLP, an independent accounting and auditing firm has performed an audit for GHA FY 2024 as authorized by RES#2024-62 in accordance with auditing standards generally accepted in the USA, the standards applicable to financial audits contained in Government Auditing Standards issued by the Comptroller General and in compliance with audit requirements prescribed by the Bureau of Authority Regulation, Division of Local Government Services, Department of Community Affairs, State of New Jersey; as attached hereto and made a part hereof; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the Borough of Glassboro that the FY2024 Audit prepared by Bowman & Company LLP has been reviewed and is hereby accepted as presented; and

BE IT FURTHER RESOLVED that copies of the FY2024 Audit shall be submitted to HUD and other parties as required by law.

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 September 2025 by a vote of 6 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: SEPTEMBER 16, 2025

Civil Rights Certification (Qualified PHAs)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB Approval No. 2577-0226
Expires 09/30/2027

Civil Rights Certification

Annual Certification and Board Resolution 2025-48

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year PHA Plan, hereinafter referred to as "the Plan," of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the fiscal year beginning 01/2026, in which the PHA receives assistance under 42 U.S.C. 1437f and/or 1437g in connection with the submission of the Plan and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency in conformity with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000—4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), Title II of the Americans with Disabilities Act (42 U.S.C. 12101 *et seq.*), the Violence Against Women Act (34 U.S.C. § 12291 *et seq.*), and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of all HUD programs. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, Title II of the Americans with Disabilities Act, the Violence Against Women Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of all HUD programs. The PHA will affirmatively further fair housing in compliance with the Fair Housing Act, 24 CFR § 5.150 *et seq.*, 24 CFR § 903.7(o), and 24 CFR § 903.15, which means that it will take meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially or ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws (24 CFR § 5.151). Pursuant to 24 CFR § 903.15(c)(2), a PHA's policies are designed to reduce the concentration of tenants and other assisted persons by race, national origin, and disability. PHA policies include affirmative steps stated in 24 CFR § 903.15(c)(2)(i) and 24 CFR § 903.15(c)(2)(ii). Furthermore, under 24 CFR § 903.7(o), a PHA must submit a civil rights certification with its Annual and 5-year PHA Plans, except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document. The PHA certifies that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing.


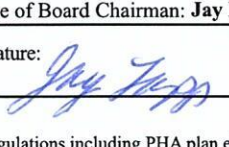
Glassboro Housing Authority

NJ051

PHA Name

PHA Number/HA Code

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. § 3729, 3802)

Name of Executive Director: MRS Kimberly Gober	Name of Board Chairman: Jay Lapp
Signature:  Date: 9/16/25	Signature:  Date: 9/16/25

This information is collected to ensure compliance with PHA Plan, Civil Rights, and related laws and regulations including PHA plan elements that have changed.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 *et seq.*, and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

RESOLUTION #2025-49
RESOLUTION AUTHORIZING EXTENSION OF THE CONTRACT FOR
EXTERMINATOR SERVICES

ALL GHA MANAGED PROPERTIES
HOFFMAN'S EXTERMINATING CO. INC.

WHEREAS, the Housing Authority of the Borough of Glassboro (GHA) executed a contract with **HOFFMAN'S EXTERMINATING CO. INC.**, for bi-monthly Exterminating Services for all common areas and 104 individual apartments located in Delsea Manor, Summit Park and Whitney Gardens via RES#2023-55; and

WHEREAS, the term of the original contract was effective from the period commencing on October 1, 2023 and ending on September 30, 2025; and

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

WHEREAS, GHA wishes to exercise its option to extend the contract for a (1) one-year period, commencing on October 1, 2025 and concluding on September 30, 2026; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the Borough of Glassboro that the one-year extension of the contract with **HOFFMAN'S EXTERMINATING CO. INC.**, be and is hereby approved.

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 September 2025 by a vote of 6 in favor, 0 opposed and 0 abstentions.

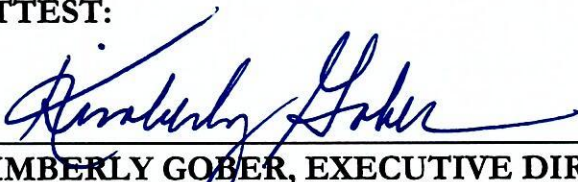
<u>Commissioners</u>	<u>Motion</u>	<u>Second</u>	<u>Aye</u>	<u>Nay</u>	<u>Abstention</u>	<u>Absent</u>
Jay Lapp			✓			
Jacob Hines			✓			
Shirley Anderson		✓	✓			
Andrew Halter			✓			
Thuraisingham Mohanakanthan			✓			
David Witts	✓		✓			

THE HOUSING AUTHORITY OF THE BOROUGH OF GLASSBORO



JAY LAPP, CHAIRMAN

ATTEST:



KIMBERLY GOBER, EXECUTIVE DIRECTOR
DATED: SEPTEMBER 16, 2025

RESOLUTION #2025-50
RESOLUTION AUTHORIZING EXTENSION OF THE CONTRACT FOR
SNOW REMOVAL SERVICES

ALL GHA MANAGED PROPERTIES
MARKSMEN LANDSCAPING, LLC

WHEREAS, the Housing Authority of the Borough of Glassboro (GHA) executed a contract with **MARKSMEN LANDSCAPING, LLC.** for Snow Removal services at all GHA managed properties via RES#2023-81; and

WHEREAS, the term of the original contract was effective from the period commencing on Fall of 2023 and ending on Spring 2024; and

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

WHEREAS, per RES#24-64 GHA exercised its option to extend the contract for the first (1) one-year period, commencing on Fall 2024 and concluding on Spring 2025; and

WHEREAS, GHA wishes to exercise its option to extend the contract for the Second and Final (1) one-year period, commencing on Fall 2025 and concluding on Spring 2026; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the Borough of Glassboro that that the Second and Final (1) one-year extension of the contract with **MARKSMEN LANDSCAPING LLC.** for Snow Removal Services be and is hereby approved.

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 September 2025 by a vote of 6 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: SEPTEMBER 16, 2025

RESOLUTION #2025-51

**RESOLUTION AUTHORIZING EXECUTION OF CONTRACT FOR
ROOF REPLACEMENT FROM
APPROVED VENDOR PARTICIPATING IN
A COOPERATIVE PURCHASING AGREEMENT SYSTEM
W.G. GROSS/TORTORICE ROOFING**

WHEREAS, per RES#2025-32, the Housing Authority of the Borough of Glassboro (GHA) extended their participation as member in the **CAMDEN COUNTY EDUCATIONAL SERVICES COMMISSION (CCESC)**, a state-recognized and accepted cooperative purchasing agreement system, as authorized under *N.J.S.A. 52:34-6.2*, to purchase goods and contract services utilizing their cooperative contracts and competitive bidding process as a method of procurement, in accordance with *N.J.S.A. 40A:11-1 et seq.*; and

WHEREAS, **W.G. GROSS**, and its subcontractor, **TORTORICE ROOFING** is a participating, approved vendor of **CCESC**; and

WHEREAS, GHA has need to replace the roof at Delsea Manor building #8; and

WHEREAS, the Finance Director identified that R&R funds are available to cover the cost of roof replacement in the amount of **\$37,000.00**; and

WHEREAS, GHA conducted a cost comparison for such service and determined **TORTORICE ROOFING** has the lowest cost at **\$31,592.00**.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the Borough of Glassboro that the contract **TORTORICE ROOFING** is hereby approved, with a not to exceed limit of **\$37,000.00**.

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 September 2025 by a vote of 6 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: SEPTEMBER 16, 2025

RESOLUTION #2025-52

RESOLUTION ESTABLISHING UPDATED

PAYMENT STANDARDS FY 2025-2026

SECTION 8 HOUSING CHOICE VOUCHER PROGRAM

WHEREAS, the U.S. Dept. of HUD has entered into an Annual Contributions Contract (ACC) with the Housing Authority of the Borough of Glassboro (GHA) for the Section 8 Housing Choice Voucher Program; and

WHEREAS, the U.S. Dept. of HUD has published a new Small Area Fair Market Rents (SAFMR) Schedule FY2025-2026, effective October 1, 2025; and

WHEREAS, GHA wishes to update its Payment Standards Schedule for the Section 8 HCV Program in accordance with the new SAFMR.

NOW, THEREFORE, BE IT RESOLVED by the Commissioners of the Housing Authority of the Borough of Glassboro that the Payment Standard for the Section 8 Voucher Program shall be calculated to not exceed 110% of the FY 2025-2026 Small Area Fair Market Rents, in accordance with HUD regulations and the attached schedule.


BE IT FURTHER RESOLVED that this resolution shall supersede all previous resolutions establishing Payment Standards for the Section 8 Housing Choice Voucher Program.

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 September 2025 by a vote of 6 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: SEPTEMBER 16, 2025

GHA

2025-2026 PAYMENT STANDARDS

Effective 10/01/2025

ZIP CODE	0-BED	1-BED	2-BED	3-BED	4-BED
08012	\$1,573	\$1,738	\$2,068	\$2,497	\$2,838
08021	\$1,518	\$1,672	\$1,991	\$2,398	\$2,728
08023	\$1,672	\$1,848	\$2,200	\$2,651	\$2,992
08028	\$1,760	\$1,914	\$2,277	\$2,728	\$3,047
08030	\$1,595	\$1,760	\$2,101	\$2,530	\$2,871
08060	\$1,628	\$1,804	\$2,145	\$2,585	\$2,915
08061	\$1,760	\$1,958	\$2,332	\$2,827	\$3,256
08062	\$1,397	\$1,529	\$1,815	\$2,178	\$2,431
08063	\$1,430	\$1,562	\$1,859	\$2,233	\$2,486
08066	\$1,232	\$1,353	\$1,617	\$1,947	\$2,178
08069	\$1,386	\$1,529	\$1,815	\$2,178	\$2,431
08080	\$1,848	\$2,013	\$2,398	\$2,871	\$3,212
08096	\$1,606	\$1,771	\$2,112	\$2,541	\$2,838
08107	\$1,375	\$1,496	\$1,782	\$2,134	\$2,387
08312	\$1,331	\$1,463	\$1,749	\$2,112	\$2,387
08344	\$1,606	\$1,749	\$2,090	\$2,585	\$2,816

TABLED

RESOLUTION #2025-53

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 September 16th, 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 of 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 16th day of September 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: SEPTEMBER 16, 2025