

**RESOLUTION #2026-16**

**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.

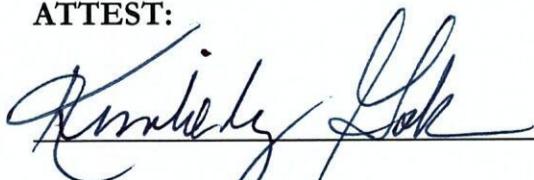
**ADOPTED** at a Regular Meeting of the Board of Commissioners of the Housing Authority of the Borough of Glassboro; held on the 17th day of February 2026 by a vote of 4 in favor, 0 opposed and 0 abstentions.

<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**

**DATE:** FEBRUARY 17, 2026

**RESOLUTION #2026-17**

**RESOLUTION AUTHORIZING EXECUTION OF CONTRACT FOR  
ROOF REPLACEMENT FROM  
APPROVED VENDOR PARTICIPATING IN  
A COOPERATIVE PURCHASING AGREEMENT SYSTEM**

**W.J. GROSS**

**WHEREAS**, the Housing Authority of the Borough of Glassboro (GHA) is a 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.J. GROSS, Inc.** is an approved vendor of **CCESC (CCESC# 66CCEPS, Contract# FY23-01)**; and

**WHEREAS**, GHA has need to replace the roof at the Whitney Gardens building; and

**WHEREAS**, the Finance Director identified that R&R funds are available to cover the cost of roof replacement in the amount of **\$85,000.00**; and

**WHEREAS**, GHA conducted a cost comparison for such service and determined **W.J. GROSS, Inc.** has the lowest cost at **\$78,910.00**.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Housing Authority of the Borough of Glassboro that the contract with **W.J. GROSS, Inc.** is hereby approved, with a not to exceed limit of **\$85,000.00**.

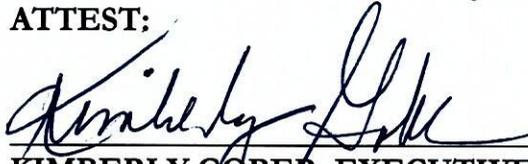
**ADOPTED** at a **Regular Meeting** of the **Board of Commissioners** of the **Housing Authority of the Borough of Glassboro**; held on the **17th day of February 2026** by a vote of 4 in favor, 0 opposed and 0 abstentions.

<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

  
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JAY LAPP, CHAIRMAN

ATTEST:

  
\_\_\_\_\_  
KIMBERLY GOBER, EXECUTIVE DIRECTOR  
DATED: FEBRUARY 17, 2026

RESOLUTION #2026-18

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 1 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 February 17th, 2026, 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 CWA  
\_\_\_\_\_  
\_\_\_\_\_

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 GMA and CWA

and the nature of the discussion, described as specifically as possible without undermining the need for confidentiality is contract negotiations

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 5 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 February 2026 by a vote of 4 in favor, 0 opposed and 0 abstentions.

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