

MINUTES

GLOUCESTER TOWNSHIP HOUSING AUTHORITY

REORGANIZATION/REGULAR MEETING

JANUARY 12, 2021 6:00PM

The Regular Meeting of the Gloucester Township Housing Authority was held on January 12, 2021 remotely in accordance with Resolution 21-1-1-2.

A roll call for attendance was taken:

| | |
|------------------------|---------|
| COMMISSIONER CARLAMERE | PRESENT |
| COMMISSIONER MARKS | PRESENT |
| COMMISSIONER ORNER | EXCUSED |
| COMMISSIONER ORNER | ABSENT |
| COMMISSIONER PICCOLO | ABSENT |
| COMMISSIONER ROSSELL | PRESENT |
| COMMISSIONER WILSON | PRESENT |

Also in attendance were: David Carlamere, Gloucester Township Attorney; William Snyder, Execu-Tech; Adrienne Cutter, Execu-Tech; Amy E. Shotmeyer, Esq., Solicitor, Carolyn Grace, Counsel Liaison; Patrick Murray, Market to Affordable; Beth Mingey, Triad Development.

PLEDGE OF ALLEGIANCE William Snyder prompted all who could stand to pledge the flag.

REORGANIZATION

NOMINATION OF CHAIRPERSON

Commissioner Rossell nominated Commissioner Carlamere as Chairperson and seconded by Commissioner Wilson. Being as there were no other nominations, the nominations were closed and the Board unanimously approved Ms. Carlamere as Chairperson in a roll call vote.

NOMINATION OF VICE CHAIRPERSON

Commissioner Rossell nominated Commissioner Orner as Vice Chairperson and seconded by Commissioner Carlamere. Being as there were no other nominations, the nominations were closed and the Board unanimously approved Commissioner Orner as Vice Chairperson in a roll call vote.

NOMINATION OF TREASURER

Commissioner Piccolo nominated Commissioner Wilson as Treasurer and seconded by Commissioner Rossell. Being as there were no other nominations, the nominations were closed and the Board unanimously approved Commissioner Wilson as Treasurer in a roll call vote.

MOTIONS:

1. **Motion to Approve Meeting Minutes:** Commissioner Carlamere made a motion to approve the minutes of the Regular Meeting held on December 8, 2020. Commissioner Wilson seconded the motion. Said meeting minutes were approved by a unanimous voice vote.

CHAIRPERSON'S REPORT – Commissioner Carlamere welcomed everyone with a New Year greeting. She welcomed Township Attorney, Dave Carlamere, who thereafter updated the Commissioners regarding certain formal action taken at the Township Council meeting, conducted on January 11, 2021, including the first reading of an “Ordinance Authorizing the Sale of Real Property Known and Designated as Tax Block 12301, Lot 4 on the Tax Map of the Township of Gloucester”, and consideration and adoption of a Resolution of the Township Council naming the Housing Authority as “Redeveloper for the Lakeland Phase I Redevelopment Zone and Authorizing the Signing of a Redevelopment Agreement.” The Township Attorney explained that the documents authorize the Township to sell 10 acres of property adjacent to Senior Campus 1, to the Housing Authority, and further authorize the Housing Authority, as the Redeveloper, to develop said parcel for Veterans Senior Housing and Affordable Family Housing.

Finding the proposed real estate transaction and redevelopment project desirable and favorable, and subsequent to the aforementioned discussion in public session, the Housing Authority's Board of Commissioners entertained a motion from the floor, formally considering and adopting a "Resolution of the Gloucester Township Housing Authority Authorizing the Purchase of a Certain Parcel of Real Property Located at Block 12301, Lot 4, within the Lakeland Phase I Redevelopment Zone, and Further Authorizing Entry into a Redevelopment Agreement with the Township of Gloucester for the Redevelopment of said Parcel, Subject to Review and Approval of all Documents Effectuating the Transaction by the Housing Authority's General Counsel."

Commissioner Wilson made a motion to adopt the Resolution from the floor. Commissioner Piccolo seconded the motion.

ATTORNEY'S REPORT – Happy New Year to all. No need for Executive Session.

OLD BUSINESS –

Patrick Murray from Market to Affordable reported that Gloucester Township signed a contract with Triad Development to oversee Market to Affordable. The goal is to find 135 units in the township to make affordable housing and that the township has until 2025 to do this. Beth Mingey from Triad participated in the meeting and discussed the three options available to pursue. The options are: existing apartment rentals, purchase abandon property and renovate, and owner occupy.

NEW BUSINESS – RESOLUTIONS

- **RESOLUTION 21-12-1-1** – Approving payment of invoices for the month of January. Commissioner Wilson motioned to approve the January invoices and seconded by Commissioner Rossell. Said motion passed unanimously.

- **RESOLUTION 21-12-1-2** – Approving Remote Meeting Policy. Commissioner Marks motioned to approve remote meeting policy and seconded by Commissioner Marks. Said motion passed unanimously.
- **RESOLUTION 21-12-1-3** – Approving Legal Services Contract. Commissioner Rossell motioned to approve the Legal Services Contract and seconded by Commissioner Wilson. Said motion passed unanimously.

COMMITTEE REPORTS – NONE

EXECUTIVE DIRECTOR'S REPORT – William Snyder reported that the resident entrance doors have been replaced and the work was completed by Elmer Doors in coordination with Independent Alarm.

EXECUTIVE SESSION – NONE

COUNCIL LIAISON – Carolyn Grace was welcomed as the new Council Liaison.

PUBLIC COMMENTS

- #110 – Judy Melvin
 Tenant inquired about additional cameras inside should the resident doors fail again.
 Tenant inquired about push buttons at the laundry and recycle doors for those using walkers.
 Tenant inquired about better ventilation in first floor laundry due to heat.
- #108 – Margaret DiPasquale
 Tenant reported smokers have been shut out with the new non-smoking policy.
 Tenant questioned residents allowing guests to stay longer than 14 days.
 Provision in lease that guests are not permitted longer than 14 days without permission.
- #206 – Dorothy Knecht
 Tenant reported red Toyota Corolla parked in lot for more than six months without moving.
 Management will investigate car and if deemed necessary will provide notice to cease.
 Tenant reported groups of individuals on second floor gather without wearing masks and this is a concern during COVID-19.
 Management informed maintenance to remove chairs from all common areas to prevent gathering and keep residents safe.
 Tenant questioned who voted to approve non-smoking policy.
 Management informed that several notices were sent out prior to policy being adopted and residents were offered opportunity to submit comments. Policy was adopted at December 2020 meeting and became effective January 1, 2021
- #122 – Roseann Kennedy
 Tenant questioned how mask wearing can be enforced. At least 8 notices have been sent out and some residents still refuse to wear masks. Can any warnings and fines be issued?

Cannot legally enforce mask wearing. There is no legislature written that mandates this and therefore fines cannot be levied.

Tenant stated that the common areas should not have loitering and gathering during COVID-19 pandemic. She further stated that this is an issue outside of the pandemic and that when EMT's arrive many residents follow to see where they are going. This is a violation of HIPA.

Management agreed to remove chairs from common areas. The EMT's have the authority to tell residents not to follow them when responding to calls.

Tenant addressed lack of security cameras around the building and that someone should be monitoring building.

Management advised that the Ring cameras in both the resident entrance and the main entrance are working and monitored. Will investigate additional cameras being added to the system.

Tenant requested that the library room next to resident entrance on first floor lobby be used as a rest spot for residents who need to sit down when coming in from outside with groceries, etc.

Management will look at the area but to avoid congregating chairs cannot be placed in this library area.

MOTION TO ADJOURN – A motion to adjourn the meeting at 7:28 PM was made by Commissioner Carlamere and seconded by Commissioner Wilson. Said motion passed unanimously.

Respectfully submitted,
Adrienne M. Cutter

Dated: January 26, 2021