

GLOUCESTER TOWNSHIP HOUSING AUTHORITY

BOARD MINUTES

**DECEMBER 8, 2015
MONTHLY MEETING**

START – 5:00 P.M.

Present: Chairperson Matthews
Commissioner Piccolo
Commissioner Washington
Commissioner Greenberg
Executive Director Riccio
Attorney Amy Shotmeyer

Absent: Commissioner Musser
Commissioner Orner

Opening statements were made by Chairperson Matthews.

PUBLIC MEETINGS ACT:

Mr. Riccio read the Open Public Meetings Act notice

PLEDGE OF ALLEGIANCE

Approval of the Minutes

Commissioners Greenberg and Piccolo moved and seconded approval of the Minutes of the Regular Meeting of October 13, 2015. The Minutes were approved on a unanimous roll call vote.

Report of Executive Director

Mr. Riccio updated the Board and the residents present that the rent increase requested of 4% had not yet been approved by NJHMFA. He anticipated approval soon, but also noted that the increase would probably only be approximately 1-2%.

He also reported on the status of the repairs being made around the building. He reiterated that the BHPKSD, who was the service provider for all of the buildings maintenance, was doing a great job. He noted that they were working to resolve the drainage issue. At this point Chairperson Mathew introduced John from BHPKSD. John discussed the ongoing work his team was doing to resolve the drainage problems. He noted that the retention basin was clean as well and that would resolve some of the drainage issues too. He noted that due to their work the building should not have the issues with heaving concrete it has experienced in the past.

Mr. Riccio reported that Community Development has approved funding for a substantial renovation of the drainage as well as several new heating units at the senior building.

Report of Attorney

No report

Old Business

None.

New Business

None.

Resolutions

- Resolution # 15-8-12-1 Approval of Invoices
- Resolution # 15-8-12-2 Approval of 2016 Meeting Dates
- Resolution # 15-8-12-3 Approval to Advertise - Legal Services
- Resolution # 15-8-12-4 for Approval to Advertise - Generator Services
- Resolution # 15-8-12-5 for Approval to Advertise - Elevator Services
- Resolution # 15-8-12-6 for Approval to Advertise – Fee Accountant
- Resolution # 15-8-12-7 Introduction of 2016 Budget
- Resolution # 15-8-12-8 for Approval of Tenant Selection Plan
- Resolution # 15-8-12-9 for Approval of Resident Handbook

Commissioner Greenberg made a motion to accept a consent agenda and approve the resolutions. This motion was seconded by Commissioner Washington. On the roll call the Resolution as adopted unanimously.

COMMITTEE REPORTS

No Report

PUBLIC COMMENTS

Several residents spoke on matters as follows:

Apt 225 – If we have a waiting list why are there so many vacant apartments. If we need money, before why can't we rent the vacant apartments? Why does it take so long to rent an apartment when you have people waiting? Mr. Riccio noted that some of the vacant apartments were vacant because of the flooring issue and that is being worked out with the insurance company.

Apt 225 - Since Debbie is off so often can't we get someone here to help us? Commissioner Matthews answered that their best bet was to call the office number because someone calls into the number every day to listen to the calls.

Apt 117 - Regarding the rent increase, why do we need 4%. Mr. Riccio reiterated that it might be as low as 1% and the NJHMFA has never approved the higher amount. She complained about the noise being made by the trash compactor. She said she had called in a work order, but nothing had been done about it. It was a grinding squeaking noise. Chairperson Matthews reminded the resident that she, or any else, could email their work order to the office.

Apt. 316 – Why are some people paying a different rent? It looks like some of the residents never received the last rent increase that some of us received in March. There was also a complaint that she

had never received a copy of her lease that told her exactly what her rent would be for the year. Chairperson Matthews asked the audience how many of those present had never received a copy of their lease. The following answered: Apt # 112,113, 114, 117, 202, 203, 207, 215, 222, 225, 310, 316, 320, 322 and 326. She then asked about rent and several responded that their rent was \$621, others responded it was \$643. It was agreed by management that this would be looking into and resolved quickly.

Apt, 215 – Resident complained about her heater. She noted that it makes a lot of noise. She said that she was told that John would look at it if there was a heat problem, but to date there hasn't been any heat problem.

CHAIRPERSON'S REPORT

No Report

ADJOURNMENT

There being no further business before the Board, Commissioner Greenberg moved for adjournment at 6:20 P.M

NEXT MEETING DATE: January 5, 2016 - 5:00 PM

Respectfully submitted,

Louis A. Riccio
Executive Director