

These minutes are not verbatim, but a condensed version of what transpired at the Lakewood Housing Authority (LHA) Board of Commissioners Regular Board Meeting held on Tuesday, February 26, 2019, at 6:04 pm, in the Community Room at the Rev. Albert Clayton Administration Building, 317 Sampson Avenue, Lakewood, NJ.

MEETING CALLED TO ORDER

Ms. Medina called the meeting to order at 6:03 pm. Teresa Acosta announced that consistent with the Open Public Meetings Law: P.L.1975 c231, which requires that all meetings of public bodies shall be open to the public at all times, a notice of this meeting was provided to the clerk of the Township of Lakewood, the Ocean County Library, the Asbury Park Press, and the Star-Ledger on January 3rd, 2019 and was posted on the Authority's official designated public bulletin board at the LHA Administration Building.

ROLL CALL

On roll call, attending Commissioners were:
Miriam Medina – *Chairperson (via phone)*
Gregory Stafford Smith – *Vice Chairperson*
Shabsi Ganzweig – *2nd Vice Chairperson*
Angela Caldwell – *Commissioner(via phone)*
Denise Douglas – *Commissioner*

Also attending:
Mary Jo Grauso – *Executive Director*
Scott Parsons – *Assistant Executive Director*
Terrence Corrison – *Attorney*

Absent were:
Eli Rennert – *Commissioner*
Joseph Weingarten – *Commissioner*
Ray Coles – *Township Liaison*

READING OF MINUTES

Minutes of the Special Board Meeting of January 22, 2019 were reviewed. Motion to approve made by Ms. Medina, seconded by Ms. Douglas. On roll call approving, Ms. Medina, Ms. Caldwell and Ms. Douglas. Mr. Ganzweig abstained. Minutes were approved.

BILLS AND APPROVAL OF SAME

Bills were reviewed. After discussion a motion to approve made by Ms. Douglas, seconded by Ms. Medina. On roll call approving, Ms. Medina, Mr. Stafford Smith, Mr. Ganzweig, Ms. Caldwell and Ms. Douglas. Bills were approved.

CORRESPONDENCE – None

REPORTS OF COMMITTEES –

Buildings & Grounds –

Mr. Ganzweig asked if there had been any updates regarding the meeting with the Fire Marshall. Mr. Stafford-Smith offered to follow up with the Chief in Command since there had been no follow up from the Fire Marshall.

EXECUTIVE DIRECTOR'S REPORT -

The commissioners were provided with the Executive Directors report.

Ms. Grauso informed the Board that there was a meeting with the Fire Marshall regarding the fire alarm systems at the Currey Building to determine what can alleviate some of the problems concerning the false alarms due to the smoke detectors.

The exterior lights at all three developments have been replaced with LED lights. Some deficiencies have been noticed at the Peter Ward site which will be corrected by adding more to the front of the building and to the parking lot.

Panoramic Windows has completed all the window measurements at Peter Ward and LuLu Duffy. We will be provided with a timeline for the start of the installation.

A question was raised regarding the generators due to recent days of high winds. The initial goal was to have the generators handle certain appliances in every unit, however it was not cost effective to have generators with the capacity to handle that much relative to the frequency of actual "emergencies" needing generators.

The language presented by our attorney regarding clients recording interviews/hearings has been added to our letters. To date we have no knowledge if any clients have recorded their meetings.

Ms. Grauso & Mr. Parsons completed the review of the Administrative Plan and it has been forwarded to Quadel. There will be discussions with Quadel to confirm that all aspects of the Plan are in compliance with HUD regulations and the CFR. The Plan will be distributed to the entire Board when it is received back and as previously discussed planning a Board retreat may be the best avenue to complete the process.

The government is back up and running and we are allowing moves for our current participants. We are currently over leased in our Section 8 Program, therefore we are not calling in any new families from our waiting list.

Child Care Providers:

Ms. Grauso began the conversation regarding child care providers receiving assistance through the LHA's Section 8 HCV program. Ms. Grauso stated that anyone providing child care services for more than 5 children needs to be licensed through the State. Failure to comply with State law regarding providing child care services creates a serious health and safety issue for the children being cared for. As a Social Worker, Ms. Grauso is mandated to report instances of neglect, etc. or she could lose her license. Ms. Grauso also stated that the LHA Commissioners take an oath to uphold the laws of New Jersey. Ms. Grauso would like to provide the program participants that should be licensed (caring for more than 5 nonresidential children) with the opportunity to get their information in order/obtain the appropriate license. A letter should go out to all child care providers to make them aware of the law, provide information on who to contact regarding licensing and provide a timeframe to become in compliance. Ms. Grauso said this should be done not to hurt people but instead to help protect the children that don't have a voice of their own. Mr. Ganzweig asked when this issue first came to the attention of the LHA. Ms. Grauso stated that the LHA became aware a couple months ago and she began researching the laws/regulations at that time. Mr. Ganzweig asked the attorney how the Privacy Act of 1965 effects this situation. Attorney Corrison will research the Privacy Law and how it may pertain to this situation. Mr. Ganzweig asked why didn't this come to the board before if we have known for a couple months. Ms. Grauso replied to Mr. Ganzweig that she believes he is aware of this because he had a discussion about it with the LHA attorney so it's nothing that I've been hiding. Attorney Corrison confirmed that he spoke both to Ms. Grauso and Mr. Ganzweig regarding the issue previously. Mr. Ganzweig questioned why this items wasn't on the agenda and why a policy was made by administration and not the board. Ms. Grauso stated that this is a very important issue that should not be tabled and it is on the agenda as part of her ED report. Ms. Grauso also stated that policy was not set by administration and she instructed staff not to take any action until the board sets policy. Mr. Ganzweig stated that he thinks it would be appropriate for the item to be on the agenda and everyone should know what they need so it can be discussed. Ms. Grauso stated on the record that she will not be held liable if God forbid there is a fire and this board decides that we are not reporting anything to anyone as this goes against everything she stands for. When asked it was stated that reports of noncompliance with the law would go to the Bureau of Licensing in Lakewood. As of now the LHA has 92 child care providers on its program and 42 of them provide care for more than 5 nonresidential children. Attorney Corrison stated what motivates the board should be to prevent injury or harm to anyone in addition to what's morally right, not whether or not Ms. Grauso is obligated or not to report the violations of law. A motion was made to

put this item on the agenda to be resolved at the next board meeting and for attorney Corriston to research and provide language that speaks to our responsibility. Motion made by Mr. Stafford-Smith and seconded by Mr. Ganzweig. All present were in favor.

REPORT OF ATTORNEY -

Mr. Corriston briefly discussed the Alder St. property with the Board. There is currently a dispute between the church and the title company. As previously discussed the LHA is the rightful owner of the property, the LHA never conveyed the property and the property was tax exempt. The check has not been cashed.

REPORT OF TOWNSHIP LIAISON – None

OLD BUSINESS -

NEW BUSINESS - The following new business came before the Board:

- a. **Resolution 5234** - Awarding Contract for Audit. After brief discussion, motion to approve made by Ms. Medina, seconded by Ms. Douglas. On roll call approving, Ms. Medina, Mr. Stafford Smith, Ms. Caldwell, and Ms. Douglas. Mr. Ganzweig voted no. Resolution 5234 approved.

Resolution 5235 - Extending Contract for Unarmed Security Guards Service. Motion to approve made by Mr. Ganzweig, seconded by Mr. Stafford-Smith. On roll call approving, Ms. Medina, Mr. Stafford-Smith, Mr. Ganzweig, Ms. Caldwell and Ms. Douglas. Resolution 5235 approved.

- b. **Additions:**

Income verification - This topic was tabled.

MEETING OPENED TO HOUSING AUTHORITY CLIENTS - None

MEETING OPENED TO THE PUBLIC –


Mr. Giacobbe, a staff member of the LHA, stated that during inspections he feels that people on Section 8 should not be allowed to have housekeepers, cooks and landscapers. Ms. Grauso stated to Mr. Giacobbe that the LHA has no right to tell people how they live and there is no prohibition in any of the regulations stating who can have what in their house. It is a private matter.

COMMENTS FROM COMMISSIONERS –

ADJOURNMENT

On motion by Mr. Stafford-Smith, seconded by Ms. Medina. All present voted to adjourn at approximately 7:23 pm.

I hereby certify that the above is a true copy of the Minutes of the Regular Meeting of the Board of Commissioners of the Housing Authority of the Township of Lakewood, County of Ocean, State of New Jersey, as held on Tuesday, February 26th, 2019.



 Mary Jo Grauso, Secretary
 Executive Director