

These minutes are not verbatim, but a condensed version of what transpired at the Lakewood Housing Authority (LHA) Board of Commissioners Regular Meeting held on Thursday, December 3rd, 2020 at 6:30 pm, via Zoom.

MEETING CALLED TO ORDER

Mr. Stafford-Smith called the meeting to order at 6:36 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, both adequate and electronic 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 November 24th, 2020 and was posted on the Authority's official designated public bulletin board at the LHA Administration Building and website.

ROLL CALL

On roll call, attending Commissioners were:

Gregory Stafford-Smith – *Chairperson*
Shabsi Ganzweig – *Vice Chairperson*
Angela Caldwell – *2nd Vice Chairperson*
Denise Douglas – *Commissioner*
Eli Rennert – *Commissioner*
Leib Gold – *Commissioner*

Also attending:

Scott Parsons – *Executive Director*
Terrence Corrison – *Attorney*

Absent were:

Gizel Torres - *Commissioner*
Ray Coles – *Township Liaison*

APPROVAL OF MINUTES

Minutes of the Regular Board Meeting of November 5th, 2020 were reviewed.
A motion was made by Mr. Ganzweig, seconded by Ms. Gold. All present were in favor. Minutes were approved.

Motion made by Mr. Stafford-Smith, seconded by Ms. Caldwell to move the Public Comment ahead. All present were in favor.

COMMENTS FROM HOUSING AUTHORITY RESIDENTS

COMMENTS FROM THE PUBLIC

BILLS AND APPROVAL OF SAME

Bills were reviewed. After discussion, a motion to approve was made by Mr. Ganzweig, seconded by Ms. Douglas. All present were in favor. Bills were approved.

CORRESPONDENCE

REPORTS OF THE EXECUTIVE DIRECTOR

Mr. Parsons presented the Board with his Executive Directors report. Mr. Stafford-Smith commended all that were involved in the food distribution to the Currey residents. Mr. Parsons is hoping all residents of the housing authority can be included in any future distributions.

REPORT OF COMMITTEES

LHA BUDGET REPORT

The budget report was provided through October 31st,2020.

REPORT OF ATTORNEY

Mr. Corrison has drafted a policy for adoption that the state recently passed new regulations on virtual meetings.

REPORT OF TOWNSHIP LIAISON - None

UNFINISHED BUSINESS

a. **LHA Administrative Plan – redlined version**

After discussion the Board agreed to prepare the Administrative Plan for Public Comment. A motion to prepare the Administrative Plan for Public Comment was made by Mr. Ganzweig, seconded by Mr. Rennert. All present were in favor.

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

a. **Reorganization of Board – Nominations of Officers for 2021**

Chairperson: Mr. Stafford-Smith was nominated by Mr. Ganzweig, seconded by Ms. Douglas. On roll call approving, Mr. Stafford-Smith, Mr. Ganzweig, Ms. Caldwell, Ms. Douglas, Mr. Rennert and Mr. Gold. Mr. Stafford-Smith will continue as Chairperson. Election of Chairperson approved.

Vice Chairperson: Mr. Ganzweig was nominated by Mr. Stafford-Smith, seconded by Ms. Douglas. On roll call approving, Mr. Stafford-Smith, Mr. Ganzweig, Ms. Caldwell, Ms. Douglas, Mr. Rennert and Mr. Gold. Mr. Ganzweig will continue as Vice Chairperson. Election of Vice Chairperson approved.

2nd Vice Chairperson: Ms. Caldwell was nominated by Mr. Stafford-Smith, seconded by Ms. Douglas. On roll call approving, Mr. Stafford-Smith, Mr. Ganzweig, Ms. Caldwell, Ms. Douglas, Mr. Rennert and Mr. Gold. Ms. Caldwell will continue as 2nd Vice Chairperson. Election of 2nd Vice Chairperson approved.

b. **Resolutions:**

Resolution 5276: CARES Act Budget. Motion made by Mr. Ganzweig, seconded by Mr. Gold. On roll call approving, Mr. Stafford-Smith, Mr. Ganzweig, Ms. Caldwell, Ms. Douglas, Mr. Rennert and Mr. Gold. Resolution 5276 was approved.

Resolution 5278: Amending Bylaws of the LHA. Motion made by Ms. Douglas, seconded by Ms. Caldwell. On roll call approving, Mr. Stafford-Smith, Mr. Ganzweig, Ms. Caldwell, Ms. Douglas, Mr. Rennert and Mr. Gold. Resolution 5278 was approved.

Resolution 5279: 2021 Schedule of Regular Board Meetings. Motion made by Mr. Rennert, seconded by Ms. Caldwell. On roll call approving, Mr. Stafford-Smith, Mr. Ganzweig, Ms. Caldwell, Ms. Douglas, Mr. Rennert and Mr. Gold. Resolution 5279 was approved.

Resolution 5280: Adopting a Remoter Meetings Procedure Policy. Motion made by Ms. Douglas, seconded by Mr. Ganzweig. On roll call approving, Mr. Stafford-Smith, Mr. Ganzweig, Ms. Caldwell, Ms. Douglas, Mr. Rennert and Mr. Gold. Resolution 5280 was approved.

c. **Additions:** None

ANY OTHER BUSINESS THAT MAY PROPERLY COME BEFORE THE BOARD – None

COMMENTS FROM COMMISSIONERS

Mr. Stafford-Smith complimented Mr. Parsons and the maintenance staff for paying close attention to the construction project that has taken place next to the Peter Ward Towers. It was determined that there were discrepancies with the location of construction along the property line.

Mr. Parsons in return, thanked Mr. Stafford-Smith for his assistance in navigating through town contacts to assist with the property line issues.

Mr. Ganzweig thanked the board for his reappointment as Vice Chairperson and wished all a happy holiday.


The remaining board members expressed their wishes to all for a safe, happy and healthy holiday season.

Mr. Gold thanked Mr. Parsons for his recent and continued assistance.

ADJOURNMENT

Motion to adjourn was made by Mr. Ganzweig, seconded by Ms. Caldwell. All present voted to adjourn at approximately 7:11 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 Thursday, December 3rd, 2020.



Scott Parsons, Secretary
Executive Director