

*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 **Tuesday, January 26, 2016, at 6:10 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 6:10 pm. Ana María García 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 6, 2016, and was posted on the Authority's official designated public bulletin board at the LHA Administration Building, as well as the LHA website.

### **ROLL CALL**

On roll call, attending Commissioners were:

Miriam Medina – *Chairperson*

Eric Sherman – *Vice Chairperson*

Gregory Stafford Smith – *2<sup>nd</sup> Vice Chairperson*

Nechama Heinemann – *Commissioner (via telephone)*

Angela Caldwell – *Commissioner*

Shabsi Ganzweig – *Commissioner*

Also attending:

Mary Jo Grauso – *Executive Director*

Scott Parsons – *Assistant Executive Director*

Terrence Corriston – *Attorney*

Absent were:

Joseph Weingarten – *Commissioner*

Ray Coles – *Township Liaison*

### **READING OF MINUTES**

Minutes of the Special Board Meeting of December 22, 2015 were reviewed. Motion to approve made by Mr. Sherman, seconded by Ms. Caldwell. On roll call approving, Mr. Sherman, Mr. Stafford Smith, Ms. Heinemann, Ms. Caldwell, and Ms. Medina. Mr. Ganzweig abstained. Minutes were approved.

### **BILLS AND APPROVAL OF SAME**

Bills were reviewed. Motion to approve made by Mr. Stafford Smith, seconded by Mr. Sherman. On roll call approving, Mr. Sherman, Mr. Stafford Smith, Ms. Heinemann, Ms. Caldwell, Mr. Ganzweig, and Ms. Medina. Bills were approved.

### **CORRESPONDENCE**

**Item 1:** Letter and Resolution from the Board of Chosen Freeholders regarding Ms. Grauso's reappointment to the County Housing Advisory Committee (CHAC).

**Item 2:** Lakewood Township Resolution appointing Shabsi Ganzweig as a member to the LHA. Ms. Grauso introduced and welcomed Mr. Ganzweig to the Board.

**REPORTS OF COMMITTEES** – None.**EXECUTIVE DIRECTOR'S REPORT**

Ms. Grauso reported that the first payment from Chamber's Crescent was received.

It appears that Lakewood Township will not be able to provide the environmental review required in order to approve the new Rental Assistance Demonstration (RAD). An outside provider must be hired in order to comply with HUD requirements.

The LHA Maintenance staff worked the entire weekend of the blizzard, clearing snow at all three developments. In addition, Ms. Grauso contacted the LHA Township Liaison, Ray Coles, and given the difficulties the Township experienced with snow removal, she volunteered to assist the Township with staff and equipment. Lakewood Public Works gratefully accepted.

Applicants are being called in from the Housing Choice Voucher (HCV)/Section 8 Waiting List. At least 50 families will be leased up in the coming months.

Mr. Ganzweig asked about the environmental review required by HUD. Mr. Corrison responded that it is an extremely detailed report regarding previous land use, run-off and water issues, etc. Another Housing Authority he represents also had to look for an outside provider to complete the report. Upon his request, Ms. Grauso informed Mr. Ganzweig of the policy regarding the HCV/Section 8 call in, and the actions taken by LHA in the event of an applicant's failure to respond.

**REPORT OF ATTORNEY**

Mr. Corrison reported on a case pending, concerning a tenant who hadn't paid rent for several months. At the same time he was cited for lease violations. The tenant missed four court dates regarding the non-payment of rent issue. After many delays, by the time the court date came around again, the tenant had paid the back rent. The Judge stated that he was going to allow the tenant to remain in his unit even after he had been locked out, but Mr. Corrison responded that the Judge had to consider all of the lease violations, specifically that the tenant continually allowed banned persons into his building at all hours of the night. The Judge required the tenant to agree to abide by the banned list. If the tenant is taken back to court, the LHA has video proof and witnesses willing to testify to the lease violations.

**REPORT OF TOWNSHIP LIAISON** – None.**OLD BUSINESS** – None.**NEW BUSINESS**

The following new business came before the Board:

**a. Reorganization of Board – Nominations of Officers for 2016**

**Chairperson:** Miriam Medina was nominated by Mr. Stafford Smith, seconded by Ms. Caldwell. On roll call approving, Mr. Sherman, Mr. Stafford Smith, Ms. Heinemann, Ms. Caldwell, Mr. Ganzweig, and Ms. Medina. Election of Chairperson approved.

**Vice Chairperson:** Eric Sherman was nominated by Ms. Medina, seconded by Ms. Caldwell. On roll call approving, Mr. Sherman, Mr. Stafford Smith,

Ms. Heinemann, Ms. Caldwell, Mr. Ganzweig, and Ms. Medina. Election of Vice Chairperson approved.

**2<sup>nd</sup> Vice Chairperson:** Gregory Stafford Smith was nominated by Mr. Sherman, seconded by Ms. Caldwell. On roll call approving, Mr. Sherman, Mr. Stafford Smith, Ms. Heinemann, Ms. Caldwell, Mr. Ganzweig, and Ms. Medina. Election of 2<sup>nd</sup> Vice Chairperson approved.

**b. Resolutions**

**Resolution No. 5159** - Resolution Extending Contract for Appliances Gas Ranges and Refrigerators. Motion to approve made by Mr. Stafford Smith, seconded by Mr. Sherman. Mr. Ganzweig asked if the contract originally went out for bid. Ms. Grauso replied that it had with the option for a one-year extension. On roll call approving, Mr. Sherman, Mr. Stafford Smith, Ms. Heinemann, Ms. Caldwell, Mr. Ganzweig, and Ms. Medina. Resolution No. 5159 approved.

**Resolution No. 5160** - 2016 Lakewood Housing Authority Adopted Budget Resolution. Motion to approve made by Mr. Stafford Smith, seconded by Ms. Caldwell. Mr. Parsons reiterated that budgets are first introduced and sent to the State of New Jersey for review and approval. Upon State approval, the Board adopts the Budget. On roll call approving, Mr. Sherman, Mr. Stafford Smith, Ms. Heinemann, Ms. Caldwell, and Ms. Medina. Mr. Ganzweig abstained. Resolution No. 5160 approved.

**MEETING OPENED TO HOUSING AUTHORITY RESIDENTS** – None.

**MEETING OPENED TO THE PUBLIC** – None.

**COMMENTS FROM COMMISSIONERS**


Mr. Stafford Smith asked if LHA buildings or equipment were damaged during the weekend blizzard. Ms. Grauso replied that everything was ready to go, no equipment breakage, enough salt, no power outages, etc.

Mr. Ganzweig took the opportunity to thank the Township for his appointment to the Board and said he was looking forward to a great year. Ms. Medina formally welcomed him.

**ADJOURNMENT**

On motion by Mr. Sherman, seconded by Mr. Stafford Smith, all present voted to adjourn at approximately 6:38 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, January 26, 2016.*

  
Mary Jo Grauso, Secretary  
Executive Director