

*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 5, 2024, at 6:05 pm.***

MEETING CALLED TO ORDER

Mr. Stafford-Smith called the meeting to order at 6:05 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 December 19, 2023 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 (via Zoom)*

Shabsi Ganzweig – *Vice Chairperson (via Zoom)*

Denise Douglas – *Commissioner (via Zoom)*

Eli Rennert – *Commissioner (via Zoom)*

Also attending:

Scott Parsons – *Executive Director (via Zoom)*

Terrence Corriston – *Attorney (via Zoom)*

Absent were:

Angela Caldwell – *2nd Vice Chairperson*

Ray Coles – *Township Liaison*

APPROVAL OF MINUTES

Minutes of the Regular Board Meeting of November 7, 2024 were reviewed.

A motion was made by Ms. Douglas, seconded by Mr. Ganzweig. All present were in favor. Minutes were approved.

COMMENTS FROM HOUSING AUTHORITY RESIDENTS - None

COMMENTS FROM THE PUBLIC – None

BILLS AND APPROVAL OF SAME

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

CORRESPONDENCE - None

REPORT OF THE EXECUTIVE DIRECTOR

Mr. Parsons presented the Board with his Executive Directors report which included the following items:

Current leasing percentage: For 2024 the HCV program was 100.6% leased with 95.6% of the HAP budget expended through October 31st. The RAD PBV program has 8 vacancies as of December 1 with 3 units being turned over and leased since the last meeting. 7 units are in the process of being turned over by maintenance, and one unit is in the process of being leased.

Current Improvements/Contracts in Process: The roofing and gutter replacement at the LuLu Duffy Cottages has been completed. The hot water heater replacement at the John J. Currey building is expected to be completed within a week.

New Parking Lot: An abandoned fuel oil tank was discovered while excavating for the new parking lot at the Currey site. We received proposals to remove the tank and have contracted with a company to pump out the fuel oil that is remaining in the tank prior to removal.

Weatherization Grant: The weatherization projects have been approved by the State. The Currey building has been approved for new windows, heating boilers, replacement of any non-energy star refrigerators and vent/duct cleaning. The Peter Ward building has been approved for new heating boilers, Led light bulbs, hot water pipe insulation and vent/duct cleaning. The improvements are expected to go out to bid in January/February.

NJDCA: While in the process of trying to have DCA/Rutgers make accommodation for Ms. Aderet to complete her final course, the DCA rejected the request for additional time, did not provide any other options or solutions to the matter, and instead determined that she has been deemed resigned as of May 10, 2024. The LHA has been in communication with Rutgers/DCA on a regular basis, since January 2024 regarding the issue, so the determination letter was unexpected as they clearly did not provide any accommodation or solution over the past 11 months and still have not provided the course on any day of the week other than a Saturday. The LHA has reached out to the Senator's office with hopes to have the DCA reconsider their mismanagement of this issue, however the LHA is prepared to aggressively contest the matter in court if necessary.

REPORT OF COMMITTEES - None

LHA BUDGET REPORT - The budget through October 2024 was reviewed.

REPORT OF ATTORNEY

Mr. Corrison discussed the DCA matter with the board providing and also gave an update regarding the non-payments and evictions over the past month.

REPORT OF TOWNSHIP LIAISON – None

UNFINISHED BUSINESS - None

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

A motion was made by Mr. Rennert and seconded by Ms. Douglas to approve the following Consent Agenda. On roll call approving, Mr. Stafford-Smith, Mr. Ganzweig, Ms. Douglas and Mr. Rennert. The following Consent Agenda was approved.

a. Resolutions:

Resolution 5392: Approving 2025 Budgeted Salary Increase for LHA Staff Effective 1/1/2025

Resolution 5393: 2025 Schedule of Regular Board Meetings

Resolution 5394: Appointment of Commissioner to NJPHA JIF

b. Election of Officers:

Mr. Stafford-Smith made a recommendation to remain status quo and leave the current slate as is. A motion was made by Mr. Rennert and seconded by Mr. Ganzweig. All present were in favor.

c. Additions: None

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

COMMENTS FROM COMMISSIONERS

Mr. Ganzweig expressed holiday wishes to all, thanked the LHA staff for all they do and thanked the board for the nomination and reappointment.

Mr. Stafford-Smith also expressed thanks to Mr. Parsons and staff for the continued excellent job that is done and the board of commissioners for making it an easy job.

ADJOURNMENT

A motion to adjourn was made by Ms. Douglas, seconded by Mr. Ganzweig. All present voted to adjourn at approximately, 6:29 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 5th, 2024.

Scott Parsons, Secretary
Executive Director