

*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, March 6, 2025, at 6:01 pm.***

### **MEETING CALLED TO ORDER**

Mr. Stafford-Smith called the meeting to order at 6:01 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)*

Bassi Aderet – *Commissioner (via Zoom)*

Also attending:

Scott Parsons – *Executive Director (via Zoom)*

Terrence Corriston – *Attorney (via Zoom)*

Absent were:

Angela Caldwell – *2<sup>nd</sup> Vice Chairperson*

Ray Coles – *Township Liaison*

### **ANY OTHER BUSINESS THAT MAY PROPERLY COME BEFORE THE BOARD**

Oath of Office - Mr. Ganzweig was sworn in by Mr. Corriston for a 5-Year Term to expire 12/31/2029.

Oath of Office – Ms. Aderet was sworn in by Mr. Corriston for a 2-Year Term to expire 12/31/2026.

### **APPROVAL OF MINUTES**

Minutes of the Regular Board Meeting of January 2, 2025 were reviewed.

A motion was made by Mr. Ganzweig, seconded by Ms. Douglas. Ms. Aderet abstained; all other members 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. Ganzweig, seconded by Ms. Aderet. All present were in favor. Bills were approved.

### **CORRESPONDENCE** – The following correspondence were briefly discussed.

Letter to Computers 4 People regarding CDBG-Funded Digital Access Program

Letter to Chief of Lakewood PD & Adopted Ordinance regarding south side of East 4<sup>th</sup> Street parking

**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 100.5% leased with 96.3% of the HAP budget expended through December 31. The RAD PBV program has 7 vacancies as of March 1 with 4 units being leased since the last meeting. 5 units are in the process of being turned over by maintenance, and 2 units are in the process of being leased.

Current Improvements/Contracts in Process: The hot water heater replacement at the John J. Currey building is fully completed. The Currey bathroom/plumbing improvement job is approximately 60% completed and the office renovation remains on schedule to be completed in April. The elevator cab upgrades for Peter Ward are in production and will be installed once production is completed. The new parking lot is close to completion and is weather dependent in order for the pavement to be installed.

Improvements in Planning Stages: Roof replacement at John J. Currey and Peter Ward are expected to be put out to bid in the Spring. A CDBG application will be submitted for funding to either pay for the projects or offset the costs.

Weatherization Grant: A resolution to award the A/E Services contract for the window replacement will be presented to the board for approval. Ocean Inc. has already performed the required weatherization grant apartment health and safety inspections in January. The bid for the Peter Ward heating boiler replacement will be advertised before the end of March with the Currey boiler replacement and window replacement bid to follow.

Fire Damaged Building: All of the units have been leased. The landscaping/shrubbery will be replaced in the Spring and the emergency pull cord system will be reconnected once the insurance company approves the final insurance claim.

NJDCA: Ms. Aderet has completed her final course which was finally offered on a weekday. After a call with a DCA representative, it was said that Ms. Aderet would have to be reappointed to the Board by the Township. Since it does not appear that DCA will retroactively reinstate Ms. Aderet as a commissioner, the LHA will have to readopt all of the resolutions approved between May 10<sup>th</sup> through November 7<sup>th</sup>, 2024.

HOTMA: A clarification from the last meeting, only the Income Exclusions provisions of HOTMA are going into effect for actions with an effective date of July 1, 2025, and after. The HUD systems are still not prepared to accept any of the other provisions that require updates to the forms/systems.

**REPORT OF COMMITTEES** - None**LHA BUDGET REPORT** - The budget through December 2024 was reviewed.**REPORT OF ATTORNEY**

Mr. Corrison briefly discussed Resolution # 5403 and the status of eviction filings.

**REPORT OF TOWNSHIP LIAISON** – None**UNFINISHED BUSINESS** - None

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

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

**a. Resolutions:**

**Resolution 5398:** Hiring Independent Public Accountant for Annual Audit – YE 12/31/2024

**Resolution 5399:** A/E Services for Window Replacement at the John J. Currey Building

**Resolution 5400:** Extending Unarmed Security Guard Contract for period 4/1/25-3/31/26

**Resolution 5401:** Extending Shared Services Contract with Rahway HA 4/1/25-3/31/26

**Resolution 5402:** Awarding Extermination Contract for period of 5/1/25-4/30/26

**Resolution 5403:** Readopting Resolutions Approved Without a Fully Constituted Quorum

**b. Additions: None****COMMENTS FROM COMMISSIONERS**

Mr. Ganzweig congratulated Ms. Aderet on her reappointment to the Board. Ms. Aderet congratulated Mr. Ganzweig as well. Mr. Stafford-Smith thanked Mr. Parsons and Ms. Acosta for the efforts involved with Ms. Aderet's commissioner course issues with NJDCA.

**ADJOURNMENT**

A motion to adjourn was made by Mr. Ganzweig, seconded by Ms. Aderet. All present voted to adjourn at approximately, 6:25 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, March 6, 2025.*

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Scott Parsons, Secretary  
Executive Director