

## RESOLUTION NO. 5404

### FULL-TIME POSITION MAINTENANCE MECHANIC (Harold Rafferty)

**WHEREAS**, the Housing Authority (“Authority”) of the Township of Lakewood, in the County of Ocean, and State of New Jersey, has a need to hire a full-time Maintenance Mechanic (40 hours) to fill a vacant position, and

**WHEREAS**, the Authority advertised for and interviewed several candidates for the vacant position, and

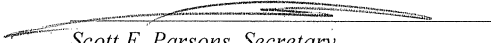
**WHEREAS**, the Authority hired Harold Rafferty, and Mr. Rafferty successfully completed his six-month Probationary period on March 28, 2025, and

**WHEREAS**, Mr. Rafferty’s job performance has been rated as above average/satisfactory by his direct supervisor, Jim Kelly, and indirect supervisor, Scott Parsons, and

**WHEREAS**, the Executive Director has certified that funds are available in the Authority’s Operating Budget for this expenditure.

**NOW THEREFORE BE IT RESOLVED** by the Board that Harold Rafferty be and is hereby hired as a full-time Maintenance Mechanic on a permanent full-time basis, (40 hours per week), at a wage of \$25.75 per hour with all full-time benefits extended to full-time employees as per the Lakewood Housing Authority’s Personnel Policy.

*I hereby certify that the above is a true copy of a Resolution duly adopted by the Board of Commissioners of the Housing Authority of the Township of Lakewood in the County of Ocean at its Regular Meeting held on the 1<sup>st</sup> day of May 2025.*

  
Scott E. Parsons, Secretary  
Executive Director

Motion: SG      Second: SS

Member	Aye	Nay	Abstain	Absent
Gregory Stafford-Smith	X			
Shabsi Ganzweig	X			
Angela Caldwell				X
Denise Douglas	X			
Eli Rennert	X			
Bassi Aderet				X

## RESOLUTION NO. 5405

### EXTENDING CONTRACT FOR MAINTENANCE OF TRACTION ELEVATORS AT THE JOHN J. CURREY BUILDING & PETER WARD TOWER FOR THE PERIOD JUNE 1, 2025 THROUGH MAY 31, 2026

WHEREAS, the Affordable Housing Corporation of Lakewood (AHCL), acting as managing agent for the Lakewood Housing Authority (LHA), had solicited competitive proposals for elevator maintenance services, had duly advertised, received and opened submitted proposals; and


WHEREAS, pursuant to the existing contract with Elevator Maintenance Corporation, Kearney, NJ 07032, the LHA has the option to extend the existing contract for one additional year; and

WHEREAS, Elevator Maintenance Corporation has provided acceptable services throughout the current contract year; and

NOW THEREFORE BE IT RESOLVED that the contract with Elevator Maintenance Corporation be extended an additional year. The contract covers full maintenance, repair and testing service of four traction elevators, two located at the John J. Currey building, 220 East 4<sup>th</sup> Street, and two located at the Peter Ward Tower, 100 Woehr Avenue, for the period June 1, 2025, through May 31, 2026, in the amount of \$2,000 per month and five-year Test Load in the amount of \$1,800 per elevator for the four elevator cars in accordance with the detailed scope of work in the specifications.

IT IS FURTHER RESOLVED that the Executive Director and AHCL are hereby authorized to enter into and execute said contract for the one-year term, from June 1, 2025, through May 31, 2026, and to take any and all necessary administrative actions to implement this resolution.

*I hereby certify that the above is a true copy of the Resolution duly adopted by the Board of Commissioners of the Housing Authority of the Township of Lakewood in the County of Ocean at its Regular Meeting held on the 1<sup>st</sup> day of May 2025.*

  
Scott E. Parsons, Secretary  
Executive Director

Motion: SG

Second: SS

Member	Aye	Nay	Abstain	Absent
Gregory Stafford-Smith	X			
Shabsi Ganzweig	X			
Angela Caldwell				X
Denise Douglas	X			
Eli Rennert	X			
Bassi Aderet				X

**RESOLUTION NO. 5406**

**EXTENDING SHARED SERVICE AGREEMENT  
BETWEEN THE LAKEWOOD HOUSING AUTHORITY  
AND THE MIDDLETOWN HOUSING AUTHORITY  
FOR BOOKKEEPING SERVICES**

**WHEREAS**, the Lakewood Housing Authority (the “LHA”) has a desire to maximize revenue opportunities due to lost revenues from reduced HUD subsidies; and

**WHEREAS**, the Uniform Shared Services and Consolidation Act (N.J.S.A. 40A:65-1, et seq.), permits, authorizes, and encourages public bodies to enter into agreements with each other for cost saving purposes; and

**WHEREAS**, the Middletown Housing Authority (MHA) has determined that it is in need of bookkeeping services and reached out to the LHA regarding providing such services; and

**WHEREAS**, the LHA has a highly qualified employee, Teresa Acosta, who possesses the expertise and experience to provide the MHA’s bookkeeping service needs; and

**WHEREAS**, the parties have determined it to be in their mutual best interest to enter into a Shared Service Agreement for bookkeeping services; and

**WHEREAS**, both the LHA and MHA recognize the value and economic benefit in shared bookkeeping services and desire to enter into a Shared Services Agreement whereby the LHA will designate Teresa Acosta to work on MHA matters for up to 8 hours per work week, as needed, with all agreement terms remaining unchanged; and

**WHEREAS**, Teresa Acosta will receive compensation of fifty percent of the revenue generated to be paid on a monthly basis following the providing of services and billing to the MHA; and

**WHEREAS**, counsel has reviewed and approved the Shared Services Agreement to be entered into with the MHA;

**NOW THEREFORE BE IT RESOLVED**, that the Board of Commissioners of the Lakewood Housing Authority hereby approves extending the Shared Service Agreement between the Lakewood Housing Authority and the Middletown Housing Authority for bookkeeping services through June 30, 2026 and that the Executive Director is hereby authorized to execute said agreement and to take any and all necessary administrative actions to implement this Resolution.

*I hereby certify that this is a true copy of a Resolution duly adopted by the Board of Commissioners, of the Housing Authority of the Township of Lakewood, in the County of Ocean, at its Regular Board Meeting held on the 1<sup>st</sup> day of May 2025.*

*Scott E. Parsons, Secretary/ Executive Director*

Motion: SG      Second: SS

Member	Aye	Nay	Abstain	Absent
Gregory Stafford-Smith	X			
Shabsi Ganzweig	X			
Angela Caldwell				X
Denise Douglas	X			
Eli Rennert	X			
Bassi Aderet				X

**RESOLUTION NO. 5407**

**FULL-TIME POSITION  
SECTION 8 CASEWORKER  
(Maria Mandry)**

**WHEREAS**, the Housing Authority (“Authority”) of the Township of Lakewood, in the County of Ocean, and State of New Jersey, has a need to hire a full-time Section 8 Caseworker (35 hours) to fill a vacant position, and

**WHEREAS**, the Authority advertised for and interviewed several candidates for the vacant position, and

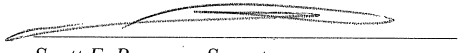
**WHEREAS**, the Authority hired Maria Mandry, and Ms. Mandry successfully completed her six-month Probationary period on April 28, 2025, and

**WHEREAS**, Ms. Mandry’s job performance has been rated as above average/satisfactory by her direct supervisor, Norma Berrios and indirect supervisor, Scott Parsons, and

**WHEREAS**, the Executive Director has certified that funds are available in the Authority’s Operating Budget for this expenditure.

**NOW THEREFORE BE IT RESOLVED** by the Board that Maria Mandry be and is hereby hired as a full-time Section 8 Caseworker on a permanent full-time basis, (35 hours per week), at a wage of \$34.62 per hour with all full-time benefits extended to full-time employees as per the Lakewood Housing Authority’s Personnel Policy.

*I hereby certify that the above is a true copy of a Resolution duly adopted by the Board of Commissioners of the Housing Authority of the Township of Lakewood in the County of Ocean at its Regular Meeting held on the 1<sup>st</sup> day of May 2025.*

  
Scott E. Parsons, Secretary  
Executive Director

Motion: SG      Second: SS

Member	Aye	Nay	Abstain	Absent
Gregory Stafford-Smith	X			
Shabsi Ganzweig	X			
Angela Caldwell				X
Denise Douglas	X			
Eli Rennert	X			
Bassi Aderet				X