

*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, January 8th, 2026, 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 and the Star-Ledger on January 9, 2025 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 (via Zoom)*
Denise Douglas – *Commissioner (via Zoom)*
Bassi Aderet - *Commissioner (via Zoom)*

Also attending:

Scott Parsons – *Executive Director*

Absent were:

Eli Rennert – *Commissioner*
Terrence Corrison – *Attorney*
Ray Coles – *Township Liaison*

APPROVAL OF MINUTES

Minutes of the Regular Board Meeting of December 11th, 2025, were reviewed.
A motion was made by Mr. Ganzweig, seconded by Ms. Aderet. 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 was made by Ms. Douglas, seconded by Ms. Aderet. 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:

- **Leasing %** - For 2025, the HCV program was 100.5% leased with 103.8% of the HAP budget expended through November 30th. The RAD PBV program had 7 vacancies as of January 1st with 3 units being leased since the last report and 3 more becoming vacant. 2 units are in the process of being leased and 5 units are in the process of being turned over by maintenance.
- **OCEAN, Inc/Weatherization Grant** – Mr. Parsons has a meeting scheduled for January 14th with the new Weatherization Director for OCEAN, Inc. to discuss the two projects and what needs to be done to hopefully move forward and make another attempt at seeing them through completion.
- **Request for meeting with Ray Coles** - I requested a meeting on multiple occasions over the past month with Mr. Coles to discuss both the CDBG grant application denial along with the possibility of utilizing Affordable Housing Trust Fund monies to assist in getting several projects completed. Due to illness, Mr. Coles indicated he was unable to schedule a meeting. I have sent another request for a meeting, and I am waiting for a response to confirm a date.

REPORT OF COMMITTEES – None**LHA BUDGET REPORT** - The budget through November 2025 was reviewed.**REPORT OF ATTORNEY** - None**REPORT OF TOWNSHIP LIAISON** – None**UNFINISHED BUSINESS** - None**NEW BUSINESS** - The following new business came before the Board:

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

a. Resolutions:**Resolution 5420:** Adopting Cash Management Plan for 2026**Resolution 5421:** Adopting 2026 Budget**b. Additions:** None**ANY OTHER BUSINESS THAT MAY PROPERLY COME BEFORE THE BOARD** - None**COMMENTS FROM COMMISSIONERS**

Ms. Aderet wished everyone a happy and healthy New Year and looking forward to another great year together again. All board members present wished the same as well.

ADJOURNMENT

A motion to adjourn was made by Ms. Aderet. All present voted to adjourn at approximately 6:12 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, January 8th, 2026.



Scott Parsons, Secretary
Executive Director