

Clementon Housing Authority  
Resolution HA16-1  
Amending Travel Section of Personnel Policy

**WHEREAS**, the Board of Commissioners of the Housing Authority of the Borough of Clementon (the "Board") discussed certain changes at the regular meeting of December 3, 2015 to the travel section of the CHA Personnel Policy to control expenses by Commissioners and staff for attending out-of-town training sessions and conferences;

**WHEREAS**, the Board agreed to adopt the U. S. General Services Administration's (GSA) policy on per diem reimbursement for meals and lodging as well as a cap of \$100 for mileage reimbursement while attending such approved out-of-town training sessions and conferences without further approval;

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Housing Authority of the Borough of Clementon that the Personnel Policy be amended as follows at the section entitled "Travel Policy" on page 32 of said document:

"Notwithstanding any wording to the contrary in this section, all Commissioners and Authority staff shall abide by the GSA per diem rates for approved out-of-town travel and shall also be able to claim up to a cap of \$100 for mileage reimbursement for such out-of-town mileage expense without obtaining prior approval from the Executive Director."

ADOPTED: January 6, 2016

  
John P. Schmidt, Chairman

ATTEST:

  
William J. Harris, Secretary

Clementon Housing Authority  
RESOLUTION HA16-2

Authorizing Increase in Monthly Charge for Tenant-Owned Air Conditioning Expense

**WHEREAS**, the U.S. Department of Housing and Urban Development (HUD) regulations at Title 24, Part 965, Section 506 permit public housing authorities (PHA) to charge residents for the excess consumption of PHA-furnished utilities;

**WHEREAS**, the Housing Authority of the Borough of Clementon (CHA) experienced an increase of \$8,586 in utility costs for Fiscal Year 2015 over Fiscal Year 2014;

**WHEREAS**, the Finance & Administration Committee of the Board reviewed the estimated monthly utility costs of tenant-owned air conditioners based on a report by the Executive Director and determined that the current cost of \$10 should be increased to \$25 per month to cover such an expense during the May 1 to October 1 cooling season;

**WHEREAS**, the Executive Director of the CHA posted notices and held a public meeting with the residents of Wooster Towers in conformance with HUD regulations on January 6, 2016, to explain the basis for the monthly increase;

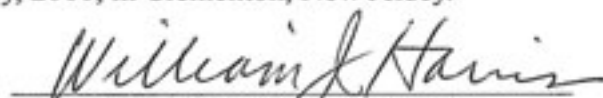
**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Housing Authority of the Borough of Clementon that the monthly charge for air conditioning excess utilities shall be increased from \$10 to 25 per month for all current residents on the renewal date of their annual lease, effective March 1, 2016;

**ADOPTED:** January 6, 2016

  
John P. Schmidt, Chairman

CERTIFICATION

I, William J. Harris, being the duly appointed, qualified, and Secretary of the Housing Authority of the Borough of Clementon do hereby certify that the foregoing is a true and correct copy of the resolution adopted by the Housing Authority of the Borough of Clementon, County of Camden, State of New Jersey, at a meeting held on the 6th day of January, 2016, in Clementon, New Jersey.

  
William J. Harris, Secretary

**CLEMENTON HOUSING AUTHORITY**  
**RESOLUTION NO. HA 16-3**  
**AUTHORIZING EXECUTIVE SESSION**

**WHEREAS**, while the Sen. Byron M. Baer Open Public Meetings Act (N.J.S.A. 10:4-6 et seq.) requires all meetings of the Clementon Housing Authority to be held in public, N.J.S.A. 10:4-12(b) sets forth nine (9) types of matters that may lawfully be discussed in "Executive Session," i.e. without the public being permitted to attend, and

**WHEREAS**, the Clementon Housing Authority has determined that 1 issues are permitted by N.J.S.A. 10:4-12(b) to be discussed without the public in attendance shall be discussed during an Executive Session to be held on January 6, 2016, at 6:23 P.M, and

**WHEREAS**, the nine (9) exceptions to public meetings set forth in N.J.S.A. 10:4-12(b) are listed below, and next to each exception is a box within which **the number** of issues to be privately discussed that fall within that exception shall be written, and after each exception is a space where additional information that will disclose as much information about the discussion as possible without undermining the purpose of the exception shall be written.

**"(1) Any matter which, by express provision of Federal law, State statute or rule of court shall be rendered confidential or excluded from public discussion."** The legal citation to the provision(s) at issue is: \_\_\_\_\_ and the nature of the matter, described as specifically as possible without undermining the need for confidentiality is \_\_\_\_\_

**"(2) Any matter in which the release of information would impair a right to receive funds from the federal government."** The nature of the matter, described as specifically as possible without undermining the need for confidentiality is \_\_\_\_\_

**"(3) Any material the disclosure of which constitutes an unwarranted invasion of individual privacy such as any records, data, reports, recommendations, or other personal material of any educational, training, social service, medical, health, custodial, child protection, rehabilitation, legal defense, welfare, housing, relocation, insurance and similar program or institution operated by a public body pertaining to any specific individual admitted to or served by such institution or program, including but not limited to information relative to the individual's personal and family circumstances, and any material pertaining to admission, discharge, treatment, progress or condition of any individual, unless the individual concerned (or, in the case of a minor or**

**incompetent, his guardian) shall request in writing that the same be disclosed publicly.”** The nature of the matter, described as specifically as possible without undermining the need for confidentiality is

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**“(4) Any collective bargaining agreement, or the terms and conditions of which are proposed for inclusion in any collective bargaining agreement, including the negotiation of terms and conditions with employees or representatives of employees of the public body”** The collective bargaining contract(s) discussed are between the Board and

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**“(5) Any matter involving the purchase lease or acquisition of real property with public funds, the setting of bank rates or investment of public funds where it could adversely affect the public interest if discussion of such matters were disclosed.”** The nature of the matter, described as specifically as possible without undermining the need for confidentiality is

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**“(6) Any tactics and techniques utilized in protecting the safety and property of the public provided that their disclosure could impair such protection. Any investigations of violations or possible violations of the law.”** The nature of the matter, described as specifically as possible without undermining the need for confidentiality is

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**“(7) Any pending or anticipated litigation or contract negotiation in which the public body is or may become a party. Any matters falling within the attorney-client privilege, to the extent that confidentiality is required in order for the attorney to exercise his ethical duties as a lawyer.”** The parties to and docket numbers of each item of litigation and/or the parties to each contract discussed and nature of the discussion, described as specifically as possible without undermining the need for confidentiality is Potential litigation between the Clementon Housing Authority and professional vendor, who has sent a threatening legal letter which required the Authority’s solicitor to respond to the threat of litigation. The Authority will review/discuss the letter and response from the HA Attorney.

**“(8) Any matter involving the employment, appointment, termination of employment, terms**

and conditions of employment, evaluation of the performance, promotion or disciplining of any specific prospective public officer or employee or current public officer or employee employed or appointed by the public body, unless all individual employees or appointees whose rights could be adversely affected request in writing that such matter or matters be discussed at a public meeting." Subject to the balancing of the public's interest and the employee's privacy rights under South Jersey Publishing Co. v. New Jersey Expressway Authority, 124 N.J. 478, the employee(s) and nature of the discussion, described as specifically as possible without undermining the need for confidentiality are

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"(9) Any deliberation of a public body occurring after a public hearing that may result in the imposition of a specific civil penalty upon the responding party or the suspension or loss of a license or permit belonging to the responding party as a result of an act of omission for which the responding party bears responsibility." The nature of the matter, described as specifically as possible without undermining the need for confidentiality is

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**WHEREAS**, the length of the Executive Session is estimated to be 10 minutes after which the public meeting of the Board shall (circle one) reconvene and immediately adjourn or reconvene and proceed with business.

**NOW, THEREFORE, BE IT RESOLVED** that the Clementon Housing Authority will go into Executive Session for **only** the above stated reasons;

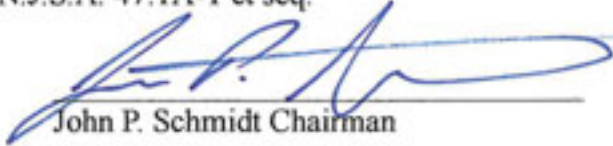
**BE IT FURTHER RESOLVED** that the Authority hereby declares that its discussion of the aforementioned subject(s) will be made public at a time when the public's interest in disclosure is greater than any privacy or governmental interest being protected from disclosure. For each of the above items, the estimated date by which such disclosure can be made and/or the occurrence that needs to take place before disclosure can be made are listed below (attach separate sheet if necessary)

Subject of Discussion	Estimated Date	Necessary Occurrence
Potential Litigation with professional vendor.	3-6 months.	When dispute is resolved.

**BE IT FURTHER RESOLVED** that the Secretary, at the present public meeting, shall read aloud enough of this resolution so that members of the public in attendance can understand, as precisely as

possible, the nature of the matters that will privately discussed.

**BE IT FURTHER RESOLVED** that the Secretary, on the next business day following this meeting, shall furnish a copy of this resolution to any member of the public who requests one at the fees allowed by N.J.S.A. 47:1A-1 et seq.



John P. Schmidt Chairman

I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF THE RESOLUTION APPROVED BY THE CLEMENTON HOUSING AUTHORITY AT ITS PUBLIC MEETING HELD ON JANUARY 6, 2016



William J. Harris, Secretary

**CLEMENTON HOUSING AUTHORITY  
RESOLUTION NO. 16-04  
AUTHORIZING EXECUTIVE SESSION**

**WHEREAS**, while the Sen. Byron M. Baer Open Public Meetings Act (N.J.S.A. 10:4-6 et seq.) requires all meetings of the Clementon Housing Authority to be held in public, N.J.S.A. 10:4-12(b) sets forth nine (9) types of matters that may lawfully be discussed in "Executive Session," i.e. without the public being permitted to attend, and

**WHEREAS**, the Clementon Housing Authority has determined that   3   (insert number) issues are permitted by N.J.S.A. 10:4-12(b) to be discussed without the public in attendance shall be discussed during an Executive Session to be held on February, 2016 at 6:17 P.M, and

**WHEREAS**, the nine (9) exceptions to public meetings set forth in N.J.S.A. 10:4-12(b) are listed below, and next to each exception is a box within which the number of issues to be privately discussed that fall within that exception shall be written, and after each exception is a space where additional information that will disclose as much information about the discussion as possible without undermining the purpose of the exception shall be written.

**"(1) Any matter which, by express provision of Federal law, State statute or rule of court shall be rendered confidential or excluded from public discussion."** The legal citation to the provision(s) at issue is: \_\_\_\_\_ and the nature of the matter, described as specifically as possible without undermining the need for confidentiality is

\_\_\_\_\_;

**"(2) Any matter in which the release of information would impair a right to receive funds from the federal government."** The nature of the matter, described as specifically as possible without undermining the need for confidentiality is

\_\_\_\_\_;

**"(3) Any material the disclosure of which constitutes an unwarranted invasion of individual privacy such as any records, data, reports, recommendations, or other personal material of any educational, training, social service, medical, health, custodial, child protection, rehabilitation, legal defense, welfare, housing, relocation, insurance and similar program or institution operated by a public body pertaining to any specific individual admitted to or served by such institution or program, including but not limited to information relative to the individual's personal and family circumstances, and any material pertaining to admission, discharge, treatment, progress or condition of any individual, unless the individual concerned (or, in the case of a minor or incompetent, his guardian) shall request in writing that the same be disclosed publicly."** The nature of the

**“(8) Any matter involving the employment, appointment, termination of employment, terms and conditions of employment, evaluation of the performance, promotion or disciplining of any specific prospective public officer or employee or current public officer or employee employed or appointed by the public body, unless all individual employees or appointees whose rights could be adversely affected request in writing that such matter or matters be discussed at a public meeting.”** Subject to the balancing of the public’s interest and the employee’s privacy rights under South Jersey Publishing Co. v. New Jersey Expressway Authority, 124 N.J. 478, the employee(s) and nature of the discussion, described as specifically as possible without undermining the need for confidentiality are

Discussion concerning full-time maintenance payment structure and employment terms and conditions of current maintenance staff, including job functions and potential reduction in staffing, compensation or hours;

**“(9) Any deliberation of a public body occurring after a public hearing that may result in the imposition of a specific civil penalty upon the responding party or the suspension or loss of a license or permit belonging to the responding party as a result of an act of omission for which the responding party bears responsibility.”** The nature of the matter, described as specifically as possible without undermining the need for confidentiality is

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**WHEREAS**, the length of the Executive Session is estimated to be \_\_\_\_\_ minutes after which the public meeting of the Board shall (circle one) reconvene and immediately adjourn or reconvene and proceed with business.

**NOW, THEREFORE, BE IT RESOLVED** that the Clementon Housing Authority will go into Executive Session for **only** the above stated reasons;

**BE IT FURTHER RESOLVED** that the Authority hereby declares that its discussion of the aforementioned subject(s) will be made public at a time when the public’s interest in disclosure is greater than any privacy or governmental interest being protected from disclosure. For each of the above items, the estimated date by which such disclosure can be made and/or the occurrence that needs to take place before disclosure can be made are listed below (attach separate sheet if necessary)

Subject of Discussion	Estimated Date	Necessary Occurrence
Shared Service w. Clementon	60-90 Days	When and if Shared Service is Agreed Upon
Full time maintenance employee	1-7 Days	After new pay rate is put into effect by management



RESOLUTION HA16-05

**WHEREAS**, Commissioner John "Jack" Nicholson, Jr., was appointed to the Board of Commissioners of the Housing Authority of the Borough of Clementon (CHA) on September 27, 2000;


**WHEREAS**, Commissioner Nicholson also served as the Board's chairman with distinction for six (6) years from July 1, 2009 to July 1, 2015;

**WHEREAS** Commissioner Nicholson resigned from the Board of Commissioners, effective February 8, 2016, to engage in other endeavors;

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Housing Authority of the Borough of Clementon that the Board accepts Commissioner Nicholson's resignation with regret but thanks him for his many years of service to the CHA and wishes him the best of luck in his future endeavors;


**BE IT FURTHER RESOLVED** that a copy of this resolution be forwarded to Jack Nicholson.

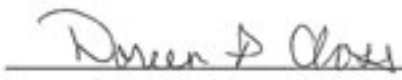
ADOPTED: March 2, 2016

  
\_\_\_\_\_  
John P. Schmidt, Chairman

  
\_\_\_\_\_  
Lia Cater, Vice Chairman

  
\_\_\_\_\_  
Commissioner Joseph Casella

  
\_\_\_\_\_  
Commissioner Jeff Watson

  
\_\_\_\_\_  
Commissioner Doreen ~~Cross~~  
Cross

  
\_\_\_\_\_  
Commissioner Mark Armbruster

CERTIFICATION

I, William J. Harris, being the duly appointed, qualified, and Secretary of the Housing Authority of the Borough of Clementon do hereby certify that the foregoing is a true and correct copy of the resolution adopted by the Housing Authority of the Borough of Clementon, County of Camden, State of New Jersey, at a meeting held on the 2nd day of March, 2016, in Clementon, New Jersey.

  
\_\_\_\_\_  
William J. Harris, Secretary

Housing Authority of the Borough of Clementon

RESOLUTION HA16-06

RESOLUTION APPOINTING BECKMAN, OGOZALEK, & LONDAR AS SOLICITOR  
FOR THE FY2016 YEAR (JULY 1, 2016, THROUGH JUNE 30, 2017)

Whereas, the Board of Commissioners of the Clementon Housing Authority (CHA) is desirous of a hiring a solicitor to provide legal services to the CHA for the period July 1, 2016, through June 30, 2017;

Whereas, the CHA advertised for proposals from law firms in the Courier Post and on its website on January 14, 2016 with a response date of February 12, 2016;

Whereas, the Finance & Administration Committee of the CHA reviewed and scored all proposals for legal services on February 24, 2016;


Whereas, the law firm of Beckman, Ogozalek & Londar submitted a proposal to provide legal services which achieved the highest score of the Finance & Administration Committee;

Now, Therefore, Be It Resolved by the Commissioners of the CHA that the Executive Director is authorized to execute a contract for legal services with the law firm of Beckman, Ogozalek & Londar for the period July 1, 2016, through June 30, 2017.

CLEMENTON HOUSING AUTHORITY

Dated: March 2, 2016

By

  
John P. Schmidt, Chairman

Attest:

  
William J. Harris, Executive Director

(SEAL)

Housing Authority of the Borough of Clementon

RESOLUTION HA16-07

RESOLUTION APPOINTING HOLMAN, FRENIA & ALLISON, P.C., AS AUDITOR FOR  
THE FY2016 YEAR, BEGINNING JULY 1, 2016, THROUGH JUNE 30, 2017

Whereas, the Board of Commissioners of the Clementon Housing Authority (CHA) is desirous of hiring an Auditor to provide auditing services to the CHA for the period July 1, 2016, through June 30, 2017;

Whereas, the CHA advertised for proposals from auditing firms in the Courier Post and on its website on January 14, 2016 with a response date of February 12, 2016;

Whereas, the Finance & Administration Committee of the CHA reviewed and scored all proposals for auditing services on February 24, 2016;

Whereas, the accounting firm of Holman, Frenia & Allison, P.C., submitted a proposal to provide auditing services which achieved the highest score of the Finance & Administration Committee;

Now, Therefore, Be It Resolved by the Commissioners of the CHA that the Executive Director is authorized to execute a contract for legal services with the auditing firm of Holman, Frenia & Allison, P.C., for the period July 1, 2016, through June 30, 2017.

CLEMENTON HOUSING AUTHORITY

Dated: March 2, 2016

By

  
John P. Schmidt, Chairman

Attest:

  
William J. Harris, Executive Director

(SEAL)

Housing Authority of the Borough of Clementon

RESOLUTION HA16-08

RESOLUTION APPOINTING JOSEPH KAVANAUGH, CPA, AS FEE ACCOUNTANT  
FOR THE FY2015 YEAR, BEGINNING JULY 1, 2016, THROUGH JUNE 30, 2017

Whereas, the Board of Commissioners of the Clementon Housing Authority (CHA) is desirous of a hiring a Fee Accountant to provide accounting services to the CHA for the period July 1, 2016, through June 30, 2017;

Whereas, the CHA advertised for proposals from accounting firms in the Courier Post and on its website on January 14, 2016 with a response date of February 12, 2016;

Whereas, the Finance & Administration Committee of the CHA reviewed and scored all proposals for accounting services on February 24, 2016;

Whereas, the accounting firm of Joseph Kavanaugh, CPA, submitted a proposal to provide Fee Accounting services which achieved the highest score of the Finance & Administration Committee;

Now, Therefore, Be It Resolved by the Commissioners of the CHA that the Executive Director is authorized to execute a contract for Fee Accounting services with Joseph Kavanaugh, CPA for the period July 1, 2016, through June 30, 2017.

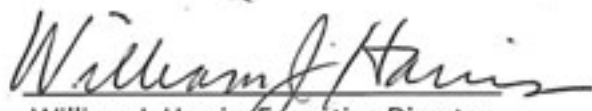
CLEMENTON HOUSING AUTHORITY

Dated: Mrch 2, 2016

By

  
John P. Schmidt, Chairman

Attest:

  
William J. Harris, Executive Director

(SEAL)

**CLEMENTON HOUSING AUTHORITY  
RESOLUTION NO. 16-09  
AUTHORIZING EXECUTIVE SESSION**

**WHEREAS**, while the Sen. Byron M. Baer Open Public Meetings Act (N.J.S.A. 10:4-6 et seq.) requires all meetings of the Clementon Housing Authority to be held in public, N.J.S.A. 10:4-12(b) sets forth nine (9) types of matters that may lawfully be discussed in "Executive Session," i.e. without the public being permitted to attend, and

**WHEREAS**, the Clementon Housing Authority has determined that   1   (insert number) issues are permitted by N.J.S.A. 10:4-12(b) to be discussed without the public in attendance shall be discussed during an Executive Session to be held on March, 2016 at          P.M, and

**WHEREAS**, the nine (9) exceptions to public meetings set forth in N.J.S.A. 10:4-12(b) are listed below, and next to each exception is a box within which **the number** of issues to be privately discussed that fall within that exception shall be written, and after each exception is a space where additional information that will disclose as much information about the discussion as possible without undermining the purpose of the exception shall be written.

**"(1) Any matter which, by express provision of Federal law, State statute or rule of court shall be rendered confidential or excluded from public discussion."** The legal citation to the provision(s) at issue is: \_\_\_\_\_ and the nature of the matter, described as specifically as possible without undermining the need for confidentiality is

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**"(2) Any matter in which the release of information would impair a right to receive funds from the federal government."** The nature of the matter, described as specifically as possible without undermining the need for confidentiality is

\_\_\_\_\_;

**"(3) Any material the disclosure of which constitutes an unwarranted invasion of individual privacy such as any records, data, reports, recommendations, or other personal material of any educational, training, social service, medical, health, custodial, child protection, rehabilitation, legal defense, welfare, housing, relocation, insurance and similar program or institution operated by a public body pertaining to any specific individual admitted to or served by such institution or program, including but not limited to information relative to the individual's personal and family circumstances, and any material pertaining to admission, discharge, treatment, progress or condition of any individual, unless the individual concerned (or, in the case of a minor or incompetent, his guardian) shall request in writing that the same be disclosed publicly."** The nature of the

performance, promotion or disciplining of any specific prospective public officer or employee or current public officer or employee employed or appointed by the public body, unless all individual employees or appointees whose rights could be adversely affected request in writing that such matter or matters be discussed at a public meeting." Subject to the balancing of the public's interest and the employee's privacy rights under South Jersey Publishing Co. v. New Jersey Expressway Authority, 124 N.J. 478, the employee(s) and nature of the discussion, described as specifically as possible without undermining the need for confidentiality are

Discussion concerning full-time maintenance payment structure and employment terms and conditions of current maintenance staff, including job functions and potential reduction in staffing, compensation or hours;



"(9) Any deliberation of a public body occurring after a public hearing that may result in the imposition of a specific civil penalty upon the responding party or the suspension or loss of a license or permit belonging to the responding party as a result of an act of omission for which the responding party bears responsibility."

The nature of the matter, described as specifically as possible without undermining the need for confidentiality is

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\_\_\_\_\_;

**WHEREAS**, the length of the Executive Session is estimated to be \_\_\_\_\_ minutes after which the public meeting of the Board shall (circle one) reconvene and immediately adjourn or reconvene and proceed with business.

**NOW, THEREFORE, BE IT RESOLVED** that the Clementon Housing Authority will go into Executive Session for **only** the above stated reasons;

**BE IT FURTHER RESOLVED** that the Authority hereby declares that its discussion of the aforementioned subject(s) will be made public at a time when the public's interest in disclosure is greater than any privacy or governmental interest being protected from disclosure. For each of the above items, the estimated date by which such disclosure can be made and/or the occurrence that needs to take place before disclosure can be made are listed below (attach separate sheet if necessary)

Subject of Discussion	Estimated Date	Necessary Occurrence
McDowell Lawsuit	●-90 Days	When Case Is Resolved.

Housing Authority of the Borough of Clementon  
RESOLUTION HA16-10

A RESOLUTION APPROVING SUBMISSION OF THE 2016 CAPITAL FUND  
PROGRAM AMENDMENT AND SUPPORTING ANNUAL STATEMENT (HUD 50075.1)

WHEREAS, the Department of Housing and Urban Development (HUD) announced its 2016 Capital Fund Grant formula amounts;

WHEREAS, the Clementon Housing Authority (CHA) has been awarded a Capital Fund Program (CFP) Amendment in the amount of \$55,215 for Fiscal Year 2016;

WHEREAS, in order to receive these funds, the CHA had to execute the Amendment and submit an Annual Statement for the use of such funds to HUD no later than March 16, 2016;

WHEREAS, the Executive Director of the CHA prepared the documents to meet the deadline but was unable to do so prior to the March 2, 2016 Board of Commissioners meeting;

WHEREAS, the Board of Commissioners has reviewed the Capital Fund Program (CFP) Amendment for Fiscal Year 2016 and concurs in the recommended use of such funding;

NOW THEREFORE, BE IT RESOLVED, that the Board of Commissioners approves the Annual Statement, Form HUD 50075.1, for the 2016 Capital Fund Program which was submitted to the HUD Newark Field Office by the Executive Director on March 16, 2016.

CLEMENTON HOUSING AUTHORITY

Dated: April 6, 2016

By 

John P. Schmidt, Chairman

Attest:

  
William J. Harris, Executive Director

(SEAL)

PHA Board Resolution  
Approving Operating Budget

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing -  
Real Estate Assessment Center (PIH-REAC)

OMB No. 2577-0026  
(exp. 10/31/2009)

Public reporting burden for this collection of information is estimated to average 10 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

This information is required by Section 6(c)(4) of the U.S. Housing Act of 1937. The information is the operating budget for the low-income public housing program and provides a summary of the proposed budgeted receipts and expenditures, approval of budgeted receipts and expenditures, and justification of certain specified amounts. HUD reviews the information to determine if the operating plan adopted by the public housing agency (PHA) and the amounts are reasonable, and that the PHA is in compliance with procedures prescribed by HUD. Responses are required to obtain benefits. This information does not lend itself to confidentiality.

PHA Name: Clementon Housing Authority PHA Code: NJ 073

PHA Fiscal Year Beginning: July 1, 2016 Board Resolution Number: HA 16-11

Acting on behalf of the Board of Commissioners of the above-named PHA as its Chairperson, I make the following certifications and agreement to the Department of Housing and Urban Development (HUD) regarding the Board's approval of (check one or more as applicable):


- |   | <u>DATE</u>       |
|---|-------------------|
| <input checked="" type="checkbox"/> Operating Budget approved by Board resolution on:   | <u>04/08/2016</u> |
| <input type="checkbox"/> Operating Budget submitted to HUD, if applicable, on:          | _____             |
| <input type="checkbox"/> Operating Budget revision approved by Board resolution on:     | _____             |
| <input type="checkbox"/> Operating Budget revision submitted to HUD, if applicable, on: | _____             |

I certify on behalf of the above-named PHA that:

1. All statutory and regulatory requirements have been met;
2. The PHA has sufficient operating reserves to meet the working capital needs of its developments;
3. Proposed budget expenditure are necessary in the efficient and economical operation of the housing for the purpose of serving low-income residents;
4. The budget indicates a source of funds adequate to cover all proposed expenditures;
5. The PHA will comply with the wage rate requirement under 24 CFR 968.110(c) and (f); and
6. The PHA will comply with the requirements for access to records and audits under 24 CFR 968.110(i).

I hereby certify that all the information stated within, as well as any information provided in the accompaniment herewith, if applicable, is true and accurate.

**Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012.31, U.S.C. 3729 and 3802)

Print Board Chairperson's Name: <u>John P. Schmidt</u>	Signature: 	Date: <u>04/08/2016</u>
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RESOLUTION HA16-12

Resolution Authorizing an Interlocal Shared Services Agreement  
By and Between  
The Housing Authority of the Borough of Clementon  
And  
The Borough of Clementon

**WHEREAS**, the Housing Authority of the Borough of Clementon (the "Authority") is a public body established by the U. S. Department of Housing and Urban Development to administer a Public Housing Program; and

**WHEREAS**, the Borough of Clementon, in the County of Camden, is a municipal corporation in the State of New Jersey with offices located at 101 Gibbsboro Road, Clementon, NJ 08021 (the "Borough"); and

**WHEREAS**, the "Authority" wishes to obtain assistance from the Borough for general grounds maintenance services; and

**WHEREAS**, the Borough has the ability to provide these services to the Authority;

**WHEREAS**, the Borough and Authority have agreed, that in consideration for such service, the Authority will not be required to pay for these services; and

**WHEREAS**, said sharing of services need not be advertised or bid as the same is not subject to either federal or state procurement standards as with an intergovernmental contract as per N.J.S.A. 40A:65;

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Housing Authority of the Borough of Clementon that the Chairman and Secretary are hereby authorized to sign the attached Agreement for management services with the Borough

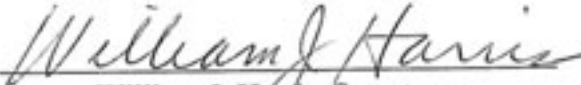
**BE IT FURTHER RESOLVED** that the Secretary shall forward a copy of this resolution to the Borough of Clementon

ADOPTED: April 6, 2016

  
John P. Schmidt, Chairperson

CERTIFICATION

I, William J. Harris, being the duly appointed, qualified, and Secretary of the Housing Authority of the Borough of Clementon do hereby certify that the foregoing is a true and correct copy of the resolution adopted by the Housing Authority of the Borough of Clementon, County of Camden, State of New Jersey, at a meeting held on the 6th day of April, 2016, in Clementon, New Jersey.

  
William J. Harris, Secretary

# 2016 HOUSING AUTHORITY BUDGET RESOLUTION CLEMENTON

Resolution HA16-13)

**FISCAL YEAR: FROM: 07/01/2016 TO: 06/30/2017**

WHEREAS, the Annual Budget and Capital Budget for the CLEMENTON Housing Authority for the fiscal year beginning, 07/01/2016 and ending, 06/30/2017 has been presented before the governing body of the CLEMENTON Housing Authority at its open public meeting of April 6, 2016; and

WHEREAS, the Annual Budget as introduced reflects Total Revenues of \$ 617,168, Total Appropriations, including any Accumulated Deficit if any, of \$ 555,364 and Total Unrestricted Net Position utilized of \$ 0; and

WHEREAS, the Capital Budget as introduced reflects Total Capital Appropriations of \$ 55,215 and Total Unrestricted Net Position planned to be utilized as funding thereof, of \$ 0; and

WHEREAS, the schedule of rents, fees and other charges in effect will produce sufficient revenues, together with all other anticipated revenues to satisfy all obligations to the holders of bonds of the Authority, to meet operating expenses, capital outlays, debt service requirements, and to provide for such reserves, all as may be required by law, regulation or terms of contracts and agreements; and

WHEREAS, the Capital Budget/Program, pursuant to N.J.A.C. 5:31-2, does not confer any authorization to raise or expend funds; rather it is a document to be used as part of the said Authority's planning and management objectives. Specific authorization to expend funds for the purposes described in this section of the budget, must be granted elsewhere; by bond resolution, by a project financing agreement, by resolution appropriating funds from the Renewal and Replacement Reserve or other means provided by law.

NOW, THEREFORE BE IT RESOLVED, by the governing body of the CLEMENTON Housing Authority, at an open public meeting held on April 6, 2016 that the Annual Budget, including all related schedules, and the Capital Budget/Program of the CLEMENTON Housing Authority for the fiscal year beginning, 07/01/2016 and ending, 06/30/2017 is hereby approved; and

BE IT FURTHER RESOLVED, that the anticipated revenues as reflected in the Annual Budget are of sufficient amount to meet all proposed expenditures/expenses and all covenants, terms and provisions as stipulated in the said Housing Authority's outstanding debt obligations, capital lease arrangements, service contracts, and other pledged agreements; and

BE IT FURTHER RESOLVED, that the governing body of the CLEMENTON Housing Authority will consider the Annual Budget and Capital Budget/Program for adoption on June 1, 2016.

*William J. Harris*  
(Secretary's Signature)

April 6, 2016  
(Date)

Governing Body	Recorded Vote			
Member:	Aye	Nay	Abstain	Absent

### Governing Body Recorded Vote

Member	Aye	Nay	Abstain	Absent
John P Schmidt	X			
Lia Carter	X			
Joseph Casella	X			
Jeff Watson	X			
Doreen Closs	X			
Mark Armbruster	X			

CLEMENTON HOUSING AUTHORITY

RESOLUTION HA16-14

**WHEREAS**, the Housing Authority of the Borough of Clementon (CHA) desires to update the Designated Housing Plan for Wooster Towers;

**WHEREAS**, such Designation must be renewed every two (2) years in accordance with U.S. Department of Housing and Urban Development (HUD) regulations;

**WHEREAS**, the current Designated Housing Plan for Wooster Towers expires in July 1, 2016;

**WHEREAS**, the CHA advertised for proposals from Housing Consultants on March 31, 2016, and that Maria L. Cimino, Housing Consultant, was the only firm to respond to the advertisement with a proposal and fee quote of \$2,000;

**WHEREAS**, Maria L. Cimino, Housing Consultant, has demonstrated expertise in obtaining Designated Housing Plan approvals for the CHA from HUD in prior years;

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Housing Authority of the Borough of Clementon that the Executive Director is hereby authorized to sign the attached Agreement services with Maria L. Cimino, Housing Consultant.

ADOPTED: May 4, 2016



John P. Schmidt, Chairman

CERTIFICATION

I, William J. Harris, being the duly appointed, qualified, and Secretary of the Housing Authority of the Borough of Clementon do hereby certify that the foregoing is a true and correct copy of the resolution adopted by the Housing Authority of the Borough of Clementon, County of Camden, State of New Jersey, at a meeting held on the 4th day of May, 2016, in Clementon, New Jersey.



William J. Harris, Secretary

RESOLUTION HA16-15

In Support of Borough of Clementon's Application  
For Camden County CDBG funds  
To Purchase a New Generator at Wooster Towers

**WHEREAS**, the Housing Authority of the Borough of Clementon (the "Authority") is in need of a new generator to provide emergency power to all systems in Wooster Towers, including the boilers and hot-water heaters; and

**WHEREAS**, the Borough of Clementon, in the County of Camden, is a municipal corporation in the State of New Jersey with offices located at 101 Gibbsboro Road, Clementon, NJ 08021 (the "Borough"); and

**WHEREAS**, the "Borough" participates in the Camden County CDBG Program which provides funding for projects that benefit low-income persons including senior citizens facilities; and

**WHEREAS**, the Borough has learned that Camden County CDBG funds can be used to purchase a generator for Wooster Towers based on a determination by Camden County officials that such funding is permissible under CDBG program regulations; and

**WHEREAS**, the Borough is required to submit specifications and bid documents to the Camden County CDBG Program for surplus funds to assist in the purchase of a new generator for Wooster Towers;

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Housing Authority of the Borough of Clementon that the Authority strongly supports the Borough of Clementon's application for Camden County CDBG funds to obtain a new generator for Wooster Towers;

**BE IT FURTHER RESOLVED** that the Secretary shall forward a copy of this resolution to the Borough of Clementon

ADOPTED: May 4, 2016

  
John P. Schmidt, Chairman

CERTIFICATION

I, William J. Harris, being the duly appointed, qualified, and Secretary of the Housing Authority of the Borough of Clementon do hereby certify that the foregoing is a true and correct copy of the resolution adopted by the Housing Authority of the Borough of Clementon, County of Camden, State of New Jersey, at a meeting held on the 4th day of May, 2016, in Clementon, New Jersey.

  
\_\_\_\_\_  
William J. Harris, Secretary

CLEMENTON HOUSING AUTHORITY  
RESOLUTION NO. HA16-16  
AUTHORIZING EXECUTIVE SESSION

WHEREAS, while the Sen. Byron M. Baer Open Public Meetings Act (N.J.S.A. 10:4-6 et seq.) requires all meetings of the Clementon Housing Authority to be held in public, N.J.S.A. 10:4-12(b) sets forth nine (9) types of matters that may lawfully be discussed in "Executive Session," i.e. without the public being permitted to attend, and

WHEREAS, the Clementon Housing Authority has determined that two (Insert number) issues are permitted by N.J.S.A. 10:4-12(b) to be discussed without the public in attendance shall be discussed during an Executive Session to be held on May 4, 2016 at 6 P.M, and

WHEREAS, the nine (9) exceptions to public meetings set forth in N.J.S.A. 10:4-12(b) are listed below, and next to each exception is a box within which the number of issues to be privately discussed that fall within that exception shall be written, and after each exception is a space where additional information that will disclose as much information about the discussion as possible without undermining the purpose of the exception shall be written.



"(1) Any matter which, by express provision of Federal law, State statute or rule of court shall be rendered confidential or excluded from public discussion." The legal citation to the provision(s) at issue is: CRIMINAL and the nature of the matter, described as specifically as possible without undermining the need for confidentiality is privacy  
rights of section 8 clients



"(2) Any matter in which the release of information would impair a right to receive funds from the federal government." The nature of the matter, described as specifically as possible without undermining the need for confidentiality is



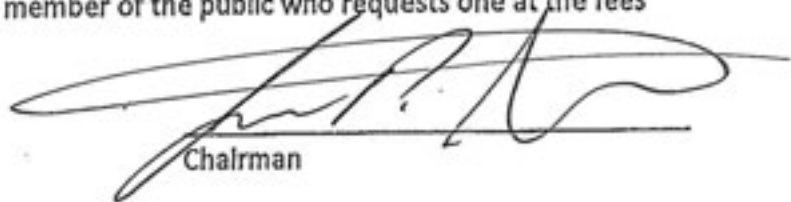
"(3) Any material the disclosure of which constitutes an unwarranted invasion of individual privacy such as any records, data, reports, recommendations, or other personal material of any educational, training, social service, medical, health, custodial, child protection, rehabilitation, legal defense, welfare, housing, relocation, insurance and similar program or institution operated by a public body pertaining to any specific individual admitted to or served by such institution or program, including but not limited to information relative to the individual's personal and family circumstances, and any material pertaining to

BE IT FURTHER RESOLVED that the Authority hereby declares that its discussion of the aforementioned subject(s) will be made public at a time when the public's interest in disclosure is greater than any privacy or governmental interest being protected from disclosure. For each of the above items, the estimated date by which such disclosure can be made and/or the occurrence that needs to take place before disclosure can be made are listed below (attach separate sheet if necessary)

Subject of Discussion	Estimated Date	Necessary Occurrence
Hiring of Part-time Section 8 staff	6-6-16	
Criminal activity by section 8 tenant	unknown	

BE IT FURTHER RESOLVED that the Clerk, at the present public meeting, shall read aloud enough of this resolution so that members of the public in attendance can understand, as precisely as possible, the nature of the matters that will privately discussed.

BE IT FURTHER RESOLVED that the Clerk, on the next business day following this meeting, shall furnish a copy of this resolution to any member of the public who requests one at the fees allowed by N.J.S.A. 47:1A-1 et seq.

  
Chairman

I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF THE RESOLUTION APPROVED BY THE CLEMENTON HOUSING AUTHORITY AT ITS PUBLIC MEETING HELD ON May 4 2016.

  
William J. Harris, Secretary



STATE OF NEW JERSEY — DEPARTMENT OF THE TREASURY  
DIVISION OF PENSIONS AND BENEFITS  
STATE HEALTH BENEFITS PROGRAM  
SCHOOL EMPLOYEES' HEALTH BENEFITS PROGRAM  
PO BOX 299 TRENTON, NEW JERSEY 08625-0299

RESOLUTION HA16-17

A RESOLUTION to authorize participation in the State Health Benefits Program and/or School Employees' Health Benefits Program of the State of New Jersey.

BE IT RESOLVED:

- The Clementon Housing Authority 221-821-888  
CORPORATE NAME OF EMPLOYER STATE SOCIAL SECURITY ID. NUMBER  
hereby elects to participate in the Health Program provided by the New Jersey State Health Benefits Act of the State of New Jersey (N.J.S.A. 52:14-17.26 and N.J.S.A. 52:14-17.46.2) and to authorize coverage for all the employees and their dependents thereunder in accordance with the statute and regulations adopted by the State Health Benefits Commission and/or School Employees' Health Benefits Commission.
- A.  We elect to participate in the Employee Prescription Drug Plan defined by N.J.S.A. 52:14-17.25 et seq. and authorize coverage for all employees and their dependents in accordance with the statute and regulations adopted by the State Health Benefits Commission and/or School Employees' Health Benefits Commission.  
B.  We will be maintaining \_\_\_\_\_ as our prescription drug plan.<sup>1</sup> This plan is comparable in design to the State Employee Prescription Drug Plan.  
NAME OF PLAN  
C.  We will not have a stand-alone prescription drug plan and understand that prescription drug coverage will be provided based on the medical plan chosen by the subscriber.
- A.  We elect to participate in the Employee Dental Plans defined by N.J.S.A. 52:14-17.25 et seq. and authorize coverage for all employees and their dependents in accordance with the statute and regulations adopted by the State Health Benefits Commission.  
B.  We will be maintaining \_\_\_\_\_ as our dental plan.<sup>1</sup>  
NAME OF PLAN  
C.  We will not have a dental plan.
- We elect 35<sup>2</sup> hours per week (average) as the minimum requirement for full time status in accordance with N.J.A.C. 17:9-4.6.
- As a participating employer we will remit to the State Treasury all charges due on account of employee and dependent coverage and periodic charges in accordance with the requirements of the statute and the rules and regulations duly promulgated thereunder.
- We hereby appoint William Harris / Executive Director to act as  
NAME/TITLE  
Certifying Officer in the administration of this program.
- This resolution shall take effect immediately and coverage shall be effective as of June 8, 2016  
DATE  
or as soon thereafter as it may be effectuated pursuant to the statutes and regulations (can be no less than 75 or 90 days pursuant to the provisions of N.J.S.A. 17:9-1.4).

NOTE: AN INDIVIDUAL IS PERMITTED COVERAGE AS AN EMPLOYEE, RETIREE, OR DEPENDENT. MULTIPLE COVERAGE UNDER THE SHBP OR SEHBP IS PROHIBITED.

<sup>1</sup> If not electing prescription drug coverage and/or dental plan participation through the State Health Benefits Program or School Employees' Health Benefits Program, attach copies of the current prescription drug and dental plan contracts.  
<sup>2</sup> As of 6/1/2010, may not be less than 25 hours per week for employees, or 35 hours per week for elected or appointed officials.

I hereby certify that the foregoing is a true and correct copy of a resolution duly adopted by the:

Clementon Housing Authority  
CORPORATE NAME OF EMPLOYER

on the 8th day of June, 2016.

William Harris  
SIGNATURE

Executive Director  
OFFICIAL TITLE

2  
NUMBER OF EMPLOYEES

22 Gibbsboro Road  
STREET ADDRESS

Clementon, N.J. 08021  
CITY STATE ZIP CODE

856-784-1134  
AREA CODE TELEPHONE

222-182-888  
EMPLOYER'S STATE SOCIAL SECURITY IDENTIFICATION NUMBER

Resolution

HA16-18

(to be drafted  
by Anthony Ogozable)

6-8-16

**RESOLUTION HA16-19**

**Resolution to Amend the 2016 Approved Budget**

**WHEREAS**, the CLEMENTON HOUSING AUTHORITY approved the 2016 Authority Budget on APRIL 6, 2016 and

**WHEREAS**, the CLEMENTON HOUSING AUTHORITY finds it necessary to amend the 2016 approved Authority Budget, as follows:

	<u>From</u>	<u>To</u>
<b><u>Anticipated Revenue:</u></b>		
<b><u>Operating Revenues:</u></b>		
Public Housing Revenues	\$ 617,168	\$ 617,168
Housing Voucher Revenues	0	\$ 339,928
Total Anticipated Revenues	\$ 617,168	\$ 957,096
<b><u>Budgeted Appropriations:</u></b>		
<b><u>Operating Appropriations:</u></b>		
Administration Other Expenses	\$ 380,756	\$ 712,110
Total Administration	174,608	183,182
Total Operating Appropriations	555,364	895,292
<b><u>Non-Operating Appropriations</u></b>		
Total Non-Operating Appropriations	<u>0</u>	<u>0</u>
Total Operating & Non-Operating Appropriations & Accumulated Deficit	\$ 555,364	\$ 895,292
Unrestricted Net Assets Utilized:		
Municipality/County Appropriation (R-3a)		
Other (R-3b)		
Less: Total Unrestricted Net Assets Utilized	<u>0</u>	<u>0</u>
Net Total Appropriations	<u>\$ 555,364</u>	<u>\$ 895,292</u>

**2016 ADOPTED BUDGET RESOLUTION  
HA16-20  
CLEMENTON HOUSING AUTHORITY**

**FISCAL YEAR: FROM: 07/01/2016 TO: 06/30/2017**

WHEREAS, the Annual Budget and Capital Budget/Program for the CLEMENTON Housing Authority for the fiscal year beginning July 1, 2016 and ending, June 30, 2017 has been presented for adoption before the governing body of the CLEMENTON Housing Authority at its open public meeting of June 8, 2016; and

WHEREAS, the Annual Budget and Capital Budget as presented for adoption reflects each item of revenue and appropriation in the same amount and title as set forth in the introduced and approved budget, including all amendments thereto, if any, which have been approved by the Director of the Division of Local Government Services; and

WHEREAS, the Annual Budget as presented for adoption reflects Total Revenues of \$ 957,096, Total Appropriations, including any Accumulated Deficit, if any, of \$ 895,292 and Total Unrestricted Net Position utilized of \$ 0; and

WHEREAS, the Capital Budget as presented for adoption reflects Total Capital Appropriations of \$ 55,215 and Total Unrestricted Net Position planned to be utilized of \$ 0; and

NOW, THEREFORE BE IT RESOLVED, by the governing body of CLEMENTON Housing Authority, at an open public meeting held on June 8, 2016 that the Annual Budget and Capital Budget/Program of the CLEMENTON Housing Authority for the fiscal year beginning, July 1, 2016 and ending, June 30, 2017 is hereby adopted and shall constitute appropriations for the purposes stated; and

BE IT FURTHER RESOLVED, that the Annual Budget and Capital Budget/Program as presented for adoption reflects each item of revenue and appropriation in the same amount and title as set forth in the introduced and approved budget, including all amendments thereto, if any, which have been approved by the Director of the Division of Local Government Services.

  
(Secretary's Signature)

June 8, 2016  
(Date)

Governing Body Member:                      Recorded Vote  
Aye                      Nay                      Abstain                      Absent

**Governing Body Recorded Vote**

Member	Aye	Nay	Abstain	Absent
Chairman John P Schmidt	X			
Vice Chairman Lia Cater	X			
Joseph Casella	X			
Jeff Watson	X			
Doreen Closs	X			
Mark Armbruster	X			
(Vacant)				

**CLEMENTON HOUSING AUTHORITY**  
**RESOLUTION NO. HA16-21**  
**AUTHORIZING EXECUTIVE SESSION**

WHEREAS, while the Sen. Byron M. Baer Open Public Meetings Act (N.J.S.A. 10:4-6 et seq.) requires all meetings of the Clementon Housing Authority to be held in public, N.J.S.A. 10:4-12(b) sets forth nine (9) types of matters that may lawfully be discussed in "Executive Session," i.e. without the public being permitted to attend, and

*is* WHEREAS, the Clementon Housing Authority has determined that 1 (insert number) issues are permitted by N.J.S.A. 10:4-12(b) to be discussed without the public in attendance shall be discussed during an Executive Session to be held on July 6, 2016 at 6 P.M, and

WHEREAS, the nine (9) exceptions to public meetings set forth in N.J.S.A. 10:4-12(b) are listed below, and next to each exception is a box within which the number of issues to be privately discussed that fall within that exception shall be written, and after each exception is a space where additional information that will disclose as much information about the discussion as possible without undermining the purpose of the exception shall be written.

**"(1) Any matter which, by express provision of Federal law, State statute or rule of court shall be rendered confidential or excluded from public discussion."** The legal citation to the provision(s) at issue is: \_\_\_\_\_ and the nature of the matter, described as specifically as possible without undermining the need for confidentiality is \_\_\_\_\_

\_\_\_\_\_;

**"(2) Any matter in which the release of information would impair a right to receive funds from the federal government."** The nature of the matter, described as specifically as possible without undermining the need for confidentiality is \_\_\_\_\_

\_\_\_\_\_;

**"(3) Any material the disclosure of which constitutes an unwarranted invasion of individual privacy such as any records, data, reports, recommendations, or other personal material of any educational, training, social service, medical, health, custodial, child protection, rehabilitation, legal defense, welfare, housing, relocation, insurance and similar program or institution operated by a public body pertaining to any specific individual admitted to or served by such institution or program, including but not limited to information relative to the individual's personal and family circumstances, and any material pertaining to**

admission, discharge, treatment, progress or condition of any individual, unless the individual concerned (or, in the case of a minor or incompetent, his guardian) shall request in writing that the same be disclosed publicly." The nature of the matter, described as specifically as possible without undermining the need for confidentiality is

\_\_\_\_\_

\_\_\_\_\_;

"(4) Any collective bargaining agreement, or the terms and conditions of which are proposed for inclusion in any collective bargaining agreement, including the negotiation of terms and conditions with employees or representatives of employees of the public body" The collective bargaining contract(s) discussed are between the Board and \_\_\_\_\_

\_\_\_\_\_;

"(5) Any matter involving the purchase lease or acquisition of real property with public funds, the setting of bank rates or investment of public funds where it could adversely affect the public interest if discussion of such matters were disclosed." The nature of the matter, described as specifically as possible without undermining the need for confidentiality is

\_\_\_\_\_

\_\_\_\_\_;

"(6) Any tactics and techniques utilized in protecting the safety and property of the public provided that their disclosure could impair such protection. Any investigations of violations or possible violations of the law." The nature of the matter, described as specifically as possible without undermining the need for confidentiality is

\_\_\_\_\_

\_\_\_\_\_;

2

"(7) Any pending or anticipated litigation or contract negotiation in which the public body is or may become a party. Any matters falling within the attorney-client privilege, to the extent that confidentiality is required in order for the attorney to exercise his ethical duties as a lawyer." The parties to and docket numbers of each item of litigation and/or the parties to each contract discussed are

Cell Tower Roof Lease and  
Contract for Audit services

and  
nature of the discussion, described as specifically as possible without undermining the  
need for confidentiality is

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_;

"(8) Any matter involving the employment, appointment, termination of  
employment, terms and conditions of employment, evaluation of the  
performance, promotion or disciplining of any specific prospective public  
officer or employee or current public officer or employee employed or  
appointed by the public body, unless all individual employees or appointees whose  
rights could be adversely affected request in writing that such matter or matters be  
discussed at a public meeting." Subject to the balancing of the public's interest and  
the employee's privacy rights under South Jersey Publishing Co. v. New Jersey  
Expressway Authority, 124 N.J. 478, the employee(s) and nature of the discussion,  
described as specifically as possible without undermining the need for confidentiality  
are \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_;

"(9) Any deliberation of a public body occurring after a public hearing that may  
result in the imposition of a specific civil penalty upon the responding party or the  
suspension or loss of a license or permit belonging to the responding party as a  
result of an act of omission for which the responding party bears responsibility."  
The nature of the matter, described as specifically as possible without undermining  
the need for confidentiality is

\_\_\_\_\_

\_\_\_\_\_;

WHEREAS, the length of the Executive Session is estimated to be 20 minutes after which  
the public meeting of the Board shall (circle one) reconvene and immediately adjourn or  
reconvene and proceed with business.

NOW, THEREFORE, BE IT RESOLVED that the Clementon Housing Authority will go into  
Executive Session for only the above stated reasons;

BE IT FURTHER RESOLVED that the Authority hereby declares that its discussion of the aforementioned subject(s) will be made public at a time when the public's interest in disclosure is greater than any privacy or governmental interest being protected from disclosure. For each of the above items, the estimated date by which such disclosure can be made and/or the occurrence that needs to take place before disclosure can be made are listed below (attach separate sheet if necessary)

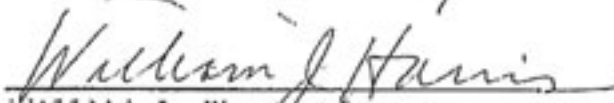
Subject of Discussion	Estimated Date	Notes to be attached
Cell tower lease	8-3-16	
Auditor contract	7-6-16	

BE IT FURTHER RESOLVED that the Clerk, at the present public meeting, shall read aloud enough of this resolution so that members of the public in attendance can understand, as precisely as possible, the nature of the matters that will privately discussed.

BE IT FURTHER RESOLVED that the Clerk, on the next business day following this meeting, shall furnish a copy of this resolution to any member of the public who requests one at the fees allowed by N.J.S.A. 47:1A-1 et seq.

  
Chairman

I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF THE RESOLUTION  
APPROVED BY THE CLEMENTON HOUSING AUTHORITY AT ITS  
PUBLIC MEETING HELD ON July 6 2016

  
William J. Harris, Secretary



Housing Authority of the Borough of Clementon

RESOLUTION HA16-22  
RESOLUTION DESIGNATING BANK DEPOSITORIES  
FOR THE FY2016 YEAR  
(JULY 1, 2016 THROUGH JUNE 30, 2017)

Whereas, the Board of Commissioners of the Clementon Housing Authority (CHA) is required to annually designate one or more banks to conduct its business;

Whereas, the Executive Director has recommended that the CHA continue to utilize TD Bank for its Public Housing, Tenant Activities and Sections 8 Program accounts plus Santander Bank to administer its Tenant Security Deposits account;

Now, Therefore, Be It Resolved by the Board of Commissioners of the CHA that TD Bank and Santander Bank are the designated depositories for the above-referenced accounts for the period July 1, 2016 through June 30, 2017.

CLEMENTON HOUSING AUTHORITY

Dated: July 6, 2016

By

  
John P. Schmidt, Chairman

Attest:

  
William J. Harris, Executive Director

(SEAL)

Housing Authority of the Borough of Clementon

RESOLUTION HA16-23

RESOLUTION DESIGNATING CERTAIN NEWSPAPERS AS LEGAL ADVERTISERS  
IN ACCORDANCE WITH THE  
NEW JERSEY OPEN PUBLIC MEETINGS ACT (NJSA 10: 4-6)  
FOR THE FY2016 YEAR  
(JULY 1, 2016 THROUGH JUNE 30, 2017)

Whereas, the Board of Commissioners of the Clementon Housing Authority (CHA) is required to annually designate two or more newspapers to advertise regular and special meetings of the CHA in accordance with the N.J. Open Public Meetings Act (NJSA 10:4-6);

Whereas, the Executive Director has recommended that the CHA continue to utilize the *Courier Post, South Jersey Times* and *Central Record* to advertise or to receive notices of regular and special meetings of the CHA;

Now, Therefore, Be It Resolved by the Board of Commissioners of the CHA that the *Courier Post, South Jersey Times* and *Central Record* are the designated legal advertisers for the period July 1, 2016 through June 30, 2017.

CLEMENTON HOUSING AUTHORITY

Dated: July 6, 2016

By

  
John P. Schmidt, Chairman

Attest:

  
William J. Harris, Executive Director

(SEAL)

Housing Authority of the Borough of Clementon

RESOLUTION HA16-24

RESOLUTION AUTHORIZING CERTAIN OFFICIALS  
TO SIGN CHECKS FOR FY2016 YEAR  
(JULY 1, 2016 THROUGH JUNE 30, 2017)

Whereas, the Board of Commissioners of the Clementon Housing Authority (CHA) held a reorganization meeting on July 6, 2016, to reauthorize Chairman John P. Schmidt, Commissioner Joseph Casella and Executive Director William J. Harris as signers for the Authorities' checking accounts;

Now, Therefore, Be It Resolved by the Board of Commissioners of the CHA that any two of the following three officials are authorized to sign checks for the accounts held at TD Bank and Santander Bank for the period July 1, 2016 through June 30, 2017:

John P. Schmidt, Chairman  
Joseph Casella, Commissioner  
William J. Harris, Executive Director

CLEMENTON HOUSING AUTHORITY

Dated: July 6, 2016

By

  
John P. Schmidt, Chairman

Attest:

  
William J. Harris, Executive Director

(SEAL)

CLEMENTON HOUSING AUTHORITY

RESOLUTION HA16-25

**WHEREAS**, certain of the original dampers in the hallway ventilation system of Wooster Towers are inoperable and are not repairable;

**WHEREAS**, the Housing Authority of the Borough of Clementon (CHA) desires to replace the defective dampers in the Wooster Towers hallway ventilating system to provide for the residents safety to comply with the State Fire Code;

**WHEREAS**, the services of a professional engineer with electrical and mechanical engineering expertise is required to advise the CHA on the type of replacement equipment needed and to prepare specifications for bids from heating and air conditioning companies in order to comply with State of New Jersey and HUD regulations on procurement;

**WHEREAS**, the CHA solicited for proposals from professional engineers in June of 2016, and that PMH Associates, Inc. (PMH), submitted a proposal indicating that the firm has the experience and qualifications to perform the required work for this project;

**WHEREAS**, PMH submitted a fee quotation of \$4,610 to perform the above-referenced services for the CHA;

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Housing Authority of the Borough of Clementon that the Executive Director is hereby authorized to sign a contract with PMH to provide professional engineering services for the replacement of the defective dampers, not to exceed \$4,610.

ADOPTED: August 3, 2016



John P. Schmidt, Chairman

CERTIFICATION

I, William J. Harris, being the duly appointed, qualified, and Secretary of the Housing Authority of the Borough of Clementon do hereby certify that the foregoing is a true and correct copy of the resolution adopted by the Housing Authority of the Borough of Clementon, County of Camden, State of New Jersey, at a meeting held on the 3rd day of August, 2016 in Clementon, New Jersey.

*William J. Harris*

William J. Harris, Secretary

Resolution HA16-26

Resolution Authorizing Certain Amendments to  
the Admissions & Continued Occupancy Policy and the Section 8 Administrative Plan

WHEREAS, the Board of Commissioners of the Clementon Housing Authority has received recommendations from the Executive Director to evict certain tenants of the Clementon Housing Authority (CHA) for lease violations or to terminate participation in the Housing Choice Voucher (HCV) (a/k/a "Section 8") Program for a person receiving such subsidy due to violations of HUD regulations;

WHEREAS, the Solicitor has expressed concerns on the legality of such evictions of certain tenants residing in CHA property and on the termination of subsidy to certain HCV program participants who may have violated HUD regulations based on the laws of the State of New Jersey;

WHEREAS, the Board of Commissioners of the CHA wishes to insure that any action taken against such individuals is in compliance with the laws of the State of New Jersey and HUD regulations;

NOW THEREFORE BE IT RESOLVED that the Board of Commissioners of the CHA has adopted the following procedure in regard to the eviction of tenants residing in CHA property and on the termination of subsidy to certain HCV program participants who may have violated HUD regulations:

1. If the Executive Director decides to terminate Section 8 assistance or evict a person from an Authority controlled property, thereby permanently terminating any connection between the person and the Authority, the Executive Director shall contact the Authority's Solicitor to gain a legal opinion as to the likelihood of success of said eviction or termination of assistance. If so requested, the solicitor shall place his/her legal opinion in writing for review by the Executive Director.
2. If the Executive Director disagrees with the Solicitor's legal opinion and wishes to proceed despite the Solicitor's opinion, the Executive Director shall contact the Chairperson of the Authority, so that the matter may be heard by the entire Board of Commissioners or by a subcommittee chosen by the Chairperson.
3. All actions by the Chairperson and Executive Director shall comply with the Open Public Meetings Act or other applicable law.

Admissions & Continued Occupancy Policy, the Executive Director of the CHA has submitted a memorandum to a committee of Board of Commissioners appointed by the Chairman to review

CLEMENTON HOUSING AUTHORITY

RESOLUTION HA16-27

AMENDING RESOLUTION HA16-06 APPOINTING SOLICITOR

FOR THE FY2016 (JULY 1, 2016, THROUGH JUNE 30, 2017)

**WHEREAS**, the Board of Commissioners of the Clementon Housing Authority (CHA), appointed Anthony Ogozalek, Jr. of Beckman, Ogozalek & Londar as Solicitor by Resolution HA16-06;

**WHEREAS**, on August 1, 2016, Anthony Ogozalek Jr., Esq, left the firm of Beckman, Ogozalek to form The Law Office of Anthony H. Ogozaek Jr.;

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Housing Authority of the Borough of Clementon that the Executive Director is herby authorized to update the information for Legal Services with the CHA as Solicitor to The Law Office of Anthony H. Ogozalek Jr. for the time period July 1, 2016, through June 30, 2017.

ADOPTED: August 3, 2016



John P. Schmidt, Chairman

CERTIFICATION

I, William J. Harris, being the duly appointed, qualified, and Secretary of the Housing Authority of the Borough of Clementon do hereby certify that the foregoing is a true and correct copy of the resolution adopted by the Housing Authority of the Borough of Clementon, County of Camden, State of New Jersey, at a meeting held on the 3rd day of August, 2016 in Clementon, New Jersey.



William J. Harris, Secretary

16-20

RESOLUTION HA 7-01

**WHEREAS**, the Board of Commissioners of the Housing Authority of the Borough of Clementon approved a performance bonus for William Harris, Executive Director, for reducing administrative expenses in the Housing Choice Voucher Program at its December 21, 2016 meeting;

**WHEREAS**, such performance bonus was to be calculated at one percent of William Harris' 2016 salary of \$52,780 or \$527.80;

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Housing Authority of the Borough of Clementon that said bonus of \$527.80 be paid to William Harris in the first pay period of 2017.

ADOPTED: ~~January 5, 2017~~

12/21/16

  
John P. Schmidt, Chairman

CERTIFICATION

I, William J. Harris, being the duly appointed, qualified, and Secretary of the Housing Authority of the Borough of Clementon do hereby certify that the foregoing is a true and correct copy of the resolution adopted by the Housing Authority of the Borough of Clementon, County of Camden, State of New Jersey, at a meeting held on the ~~5th~~ day of ~~January~~, 2017 in Clementon, New Jersey.

21st Dec 2016

  
William J. Harris, Secretary