

**Clementon Housing Authority  
Board of Commissioners Regular Meeting  
June 7, 2017 - 6:00 P.M.  
John Leshar Community Center  
49 Berlin Road  
Clementon, New Jersey 08021**

**AGENDA (Revised 6-3-17)**

**Call Meeting to Order/Sunshine Statement by Chairman Schmidt**

“This meeting is being held in accordance with the New Jersey Open Public Meetings Act, NJSA 10:4-6, also known as the sunshine law. This meeting has been legally advertised in accordance with the law.”

**Salute to Flag/Roll Call:**

Commissioner Armbruster  
Commissioner Casella  
Commissioner Closs

Commissioner Watson  
Vice Chairman Cater  
Chairman Schmidt

**Approval of minutes:**

- April 27, 2017 - Special Meeting
- May 3, 2017 – Regular Meeting
- May 30, 2017- Special Meeting

**Payment of bills:** From 5/01/2017 to 6/02/2017 in the amount of \$34,692.43 (excludes unpaid State Pension bill of \$18,270)

**Management Report**

**Old Business:**

**New Business:**

- Resolution HA17-12: Authorizing Sale of Block 120.02, Lot 1 in the Borough of Clementon

**Closed Session (if required)**

**Public Portion**

**Adjournment**

**HOUSING AUTHORITY OF THE BOROUGH OF CLEMENTON  
BOARD OF COMMISSIONERS MONTHLY MEETING  
JUNE 7, 2017**

Chairman Schmidt called the June 7, 2017 Board of Commissioners Monthly Meeting of the Housing Authority of the Borough of Clementon to order at 6:10PM. The meeting is being held in accordance with the New Jersey Open Public Meetings Act, N.J.S.A. 10:4-6, also known as the Sunshine Law. This meeting has been legally advertised on July 1, 2016 in accordance with the law in the Courier Post, the South Jersey Times, the Central Record, posted on the Clementon Housing Authority website and correspondence with the Municipal Clerk. The meeting was held at the John Leshar Senior Center located at 49 Berlin Road, Clementon, New Jersey.

Salute to flag.

Upon roll call the following were present: Commissioner Armbruster, Commissioner Casella, Commissioner Watson, and Chairman Schmidt. Also present at this meeting were William J. Harris, Executive Director, Anthony H. Ogozalek, Jr., Solicitor, and Barbara J. Murray, Secretary. Absent: Vice-Chairman Cater (excused due to military duty) and Commissioner Closs.

**APPROVAL OF MINUTES**

Chairman Schmidt asked for a motion to approve the Special Meeting minutes of April 27, 2017, the May 3, 2017 Board of Commissioners Monthly Meeting minutes, and the May 30, 2017 Special Meeting minutes. Commissioner Casella, seconded by Commissioner Watson, made a motion to approve the Special Meeting minutes of April 27, 2017, the May 3, 2017 Board of Commissioners Monthly Meeting minutes, and the May 30, 2017 Special Meeting minutes. Voice vote: All ayes. The motion carried.

**APPROVAL OF PAYMENT OF BILLS**

Chairman Schmidt asked if anyone had any questions on the bills presented for payment.

Chairman Schmidt asked if Section 8 bills were included on the bill list; Mr. Harris said it did not, the only Section 8 bill that was paid was to the Hearing Officer. Mr. Harris added that the payments to the Section 8 landlords are paid on the first of the month.

Chairman Schmidt asked why the payment to PRD Management was for \$1,200 when the proposal stated between \$800 and \$1,000. Mr. Harris explained that the base bill of \$900 was the same and that the additional \$300 was for 2 hours of meeting time which included his travel time. A discussion followed.

Chairman Schmidt asked for a motion to approve the payment of bills from May 4, 2017 to June 7, 2017 with proper certification. Commissioner Armbruster, seconded by Commissioner Watson, made a motion to pay bills from May 4, 2017 to June 7, 2017 with proper certification. Roll call vote: Ayes: Commissioner Armbruster, Commissioner Casella, Commissioner Watson, and Chairman Schmidt. The motion carried.

### **OLD BUSINESS**

There was no old business.

### **MANAGEMENT REPORT**

Chairman Schmidt asked if anyone had any questions on the Management Report that was included in the Board packet. Chairman Schmidt thanked Mr. Harris for the update on the painting of the Community Room and asked what color was chosen; Mr. Harris said that there were several colors to choose from and the popular choice was a light green.

Chairman Schmidt asked if the RFP went out for a new Hearing Officer; Mr. Harris said it did not and that he would have it finished by Friday. Mr. Harris said that the Board should be able to act on the choice of a new hearing officer at the August Board Meeting; he also advised that Mark Lonetto, the longtime Director of the Collingswood Housing Authority offered to be our Hearing Officer free of charge.

### **NEW BUSINESS**

#### **Resolution HA17-12 – Authorizing the Sale of Block 120.02 Lot 1 in the Borough of Clementon**

The Board discussed what they wanted in the resolution; Solicitor Ogozalek, Jr. advised that he would prepare the resolution to include the following:

- 1) Minimum bid of \$3,000
- 2) Right to reject all bids allowed by law
- 3) Cash transaction
- 4) \$1,000 deposit required within 24 hours of the auction
- 5) Settlement to take place within 30 days

Chairman Schmidt asked for a motion to approve Resolution HA17-12 – Authorizing the Sale of Block 120.02 Lot 1 in the Borough of Clementon. Commissioner Armbruster, seconded by Commissioner Casella, made a motion to approve Resolution HA17-12 Authorizing the Sale of Block 120.02 Lot 1 in the Borough of Clementon. Roll call vote: Ayes: Commissioner Armbruster, Commissioner Casella, Commissioner Watson, and Chairman Schmidt. The motion carried.

#### **PHADA/NAHRO Lawsuit Against HUD**

Mr. Harris advised that we joined in the PHADA/NAHRO second class action lawsuit against HUD; HUD rules say that we cannot use HUD money for a lawsuit against them. Mr. Harris advised that the only non-HUD money we have is the laundry money and the payments from AT&T; we used \$1,000 of the payment from AT&T to join the lawsuit and the balance of the AT&T check was deposited into the Public Housing account.

**Proposed SJ Gas Rate Increase**

Mr. Harris asked the Board to approve a letter being sent to SJ Gas protesting their proposed rate increase of 18.8%; he also sent letters to other Executive Directors of affected Housing Authorities. A discussion followed.

Commissioner Casella, seconded by Commissioner Watson, made a motion to approve Mr. Harris composing a letter to be sent to SJ Gas opposing their proposed rate increase of 18.8% to be signed by Chairman Schmidt. Voice vote: All ayes. The motion carried.

**PUBLIC**

Chairman Schmidt opened the meeting to the Public; there was no public; Chairman Schmidt closed the meeting to the Public.

Commissioner Casella, seconded by Commissioner Watson, made a motion to adjourn at 6:32PM. Voice vote: All ayes. The motion carried.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "John P. Schmidt", written in a cursive style.

John P. Schmidt  
Acting Secretary