

**HOUSING AUTHORITY OF THE BOROUGH OF CLEMENTON**  
**MONTHLY BOARD OF COMMISSIONERS MEETING**  
**JUNE 8, 2022**

Vice-Chairman Closs called the meeting to order at 6:08PM and stated that the meeting was being held in accordance with the Open Public Meetings Act, also known as the Sunshine Law, N.J.S.A. 10:4-6. Notice of the meeting was sent to the Courier Post and South Jersey Times on 8/26/2021 and published in the Post and Times on 8/31/2021. Notice was also transmitted to the Borough Clerk on 8/26/2021 and posted on the bulletin board in Wooster Towers and [www.clementonhousingauthority.com](http://www.clementonhousingauthority.com). Due to the COVID-19 pandemic and following CDC and New Jersey State guidelines, the meeting was held virtually at Wooster Towers.

Salute to flag.

Upon roll call the following were present: Commissioner Cater, Commissioner Konrad, Commissioner Watson, and Vice-Chairman Closs. Also present at this meeting were Vernon Lawrence, Executive Director, Anthony Ogozalek, Solicitor, and Barbara Murray, Secretary. Absent: Commissioner Armbruster and Chairman Schmidt.

**APPROVAL OF MINUTES**

Vice-Chairman Closs asked for a motion to approve the minutes of the May 11, 2022 monthly meeting as submitted. Commissioner Konrad, seconded by Commissioner Watson, made a motion to approve the minutes of the May 11, 2022 monthly meeting as submitted. Roll call vote: Ayes: Commissioner Cater, Commissioner Konrad, Commissioner Watson, and Vice-Chairman Closs. The motion carried.

**APPROVAL OF BILLS**

Vice-Chairman Closs asked for a motion to approve the payment of bills for May 2022 with proper certification. Commissioner Watson, seconded by Commissioner Cater, made a motion to approve the payment of bills for May 2022 with proper certification. Roll call vote: Ayes: Commissioner Cater, Commissioner Konrad, Commissioner Watson, and Vice-Chairman Closs. The motion carried.

**MANAGEMENT REPORT**

Vice-Chairman Closs turned the meeting over to Mr. Lawrence.

**Vacancies**

Mr. Lawrence reported that we have one vacancy. He also reported that we have a lease violation for non-payment of rent and that we are working aggressively with our Solicitor on this matter.

**REAC Inspection**

Mr. Lawrence advised that our REAC inspection is scheduled for Wednesday, June 29, 2022 at 9:00AM. A pre-inspection was done today (6/8) and the inspector notified us of potential violations. Mr. Lawrence said that he met with the inspector and staff to review how we are going to address the issues; our last REAC inspection was in 2019 and we received a score of 90 and added that is our goal this time as well.

## **Capital Improvement**

### **New Fence**

Mr. Lawrence advised that we have been having problems with people coming in our parking lot and using it as a pick-up/drop-off for their children to go to D-Boys Boxing and also parking in our residents' parking spaces; and when asked to move their vehicles some are not so nice about it. There is also a problem with trash blowing into our parking lot from the businesses behind our parking lot.

Mr. Lawrence advised that we had our property surveyed and have received quotes from 3 different fencing companies, all under \$10,000, to have a 6' privacy fence installed on our property between our parking lot and the businesses that are behind us in the hopes to alleviate this problem.

### **New Fire Panel**

Mr. Lawrence advised that our current fire panel is obsolete and we need to replace it. Mr. Lawrence has prepared a resolution to be voted on to replace the fire panel. Mr. Lawrence advised that we received a quote a few months ago and that we still have money left over from the boilers that we can use. The other 2 companies we received quotes from wanted to remove everything and install their own equipment but because it is proprietary it would cost a substantial amount more. A discussion followed.

### **Housing Authorities Vs. HUD Lawsuit**

Mr. Lawrence advised the Board that we received our payment from HUD for monies that they took from us but shouldn't have in the amount of \$48,000. Mr. Lawrence advised that the money is non-federal so HUD has no control over it; we can use it for the betterment of our property and our residents.

### **Capital Fund**

Mr. Lawrence advised the Board that we received our 2022 Capital Fund in the amount of \$116,000 which is a 24% increase over 2021.

Mr. Lawrence turned the meeting over to Vice-Chairman Closs.

## **NEW BUSINESS**

### **Resolution 2022-006 – Approve Purchase & Installation of New Fire Panel**

Commissioner Watson said that he would like an amendment added to the resolution approving any over-time that is required during the installation. Mr. Lawrence advised that he would make an amendment to the original resolution approving any cost by the Housing Authority, including over-time, due to the installation of the new fire panel.

Commissioner Cater, seconded by Vice-Chairman Closs, made a motion to approve Resolution 2022-006 to approve the purchase and installation of the new fire panel with the amendment that any cost by the Housing Authority, including over-time, due to the installation of the new fire

panel. Roll call vote: Ayes: Commissioner Cater, Commissioner Konrad, Commissioner Watson, and Vice-Chairman Closs. The motion carried.

### **OLD BUSINESS**

#### **Consultant**

Commissioner Konrad asked if we hired the consultant to assist us with changing the status of the Authority which was discussed at a previous meeting. Mr. Lawrence advised that he has not hired him yet but that he did speak with him and he is willing to do it for the original cost of \$10,000. A discussion followed.

#### **PUBLIC**

Vice-Chairman Closs advised that any members of the public wishing to address the governing body of the Housing Authority of the Borough of Clementon may do so after being recognized by the Vice-Chair. Public comment will be limited to three (3) minutes per person. Anyone wishing to address the governing body again may do so for an additional three (3) and final minutes. Vice-Chairman Closs asked if anyone wanted to address the governing body.

There being no public, Vice-Chairman Closs closed the public portion of the meeting.

Commissioner Watson, seconded by Commissioner Konrad, made a motion to adjourn 6:28PM. Voice vote: All ayes (Commissioner Cater, Commissioner Konrad, Commissioner Watson, and Vice-Chairman Closs).

Respectfully submitted,



Vernon Lawrence  
Secretary