

HOUSING AUTHORITY OF THE BOROUGH OF CLEMENTON
BOARD OF COMMISSIONERS MONTHLY MEETING
AUGUST 14, 2024

Chairman Schmidt called the meeting to order at 6:06PM and stated that the meeting was being held in accordance with the Open Public Meetings Act, also known as the Sunshine Law 10:4-6. Notice was sent to the Courier Post and the South Jersey Times on July 2, 2024, and was published in the Courier Post and the South Jersey Times on July 12, 2024. Notice was also sent to the Borough Clerk on July 2, 2024, posted on the bulletin board at Wooster Towers and www.clementonhousingauthority.com. The meeting was held virtually; both adequate and electronic notice of this meeting has been provided, specifying the time, place, and manner in which said notice was provided.

Salute to flag.

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

APPROVAL OF MINUTES

Chairman Schmidt asked for a motion to approve the minutes of the July 24, 2024 monthly meeting minutes and the July 12, 2024 executive session minutes as submitted. Commissioner Armbruster, seconded by Vice-Chairman Closs made a motion to approve the minutes of the July 24, 2024 minutes and the July 12, 2024 Executive Session minutes as submitted. Roll call vote: Ayes: Commissioner Armbruster, Commissioner Cater, Vice-Chairman Closs, and Chairman Schmidt. The motion carried.

APPROVAL OF BILLS

Chairman Schmidt asked for a motion to approve the payment of bills in the amount of \$44,240.58 for July 2024 with proper certification. Commissioner Armbruster, seconded by Commissioner Cater, made a motion to approve the payment of bills in the amount of \$44,240.58 for July 2024 with proper certification. Roll call vote: Ayes: Commissioner Armbruster, Commissioner Cater, Vice-Chairman Closs, and Chairman Schmidt.

NEW BUSINESS

Air Conditioning Fee

Chairman Schmidt advised that Mr. Lawrence contacted other housing authorities and completed an analysis on our air conditioning policy. The current policy is \$25 per month (per air conditioner) for 12 months; the recommendation for the new policy is \$30 per month (per air conditioner) for a period of 6 months, May 1 through October 1. If the resident chooses to leave their air conditioner(s) in the window during the subsequent months, they will continue to pay the \$30 per month, per air conditioner. It was also noted that the State of New Jersey has a cooling assistance program for those residents with a medical need for air conditioning which they can apply for and with proper documentation they are eligible for a reimbursement of approximately \$250.

Mr. Lawrence advised that a notice will be posted on our bulletin board by August 16th regarding this change and that a meeting will be held in early September to explain and answer any questions that the residents may have.

Resolution 2024-016 – Amendment to Air Conditioning Policy

Chairman Schmidt asked for a motion to adopt Resolution 2024-016 – Amendment to Air Conditioning Policy from \$25 per month, per air conditioner, for a period of 6 months from May 1 through October 1 to \$30 per month, per air conditioner. If the resident chooses to leave their air conditioner(s) in the window during the subsequent months, they will continue to pay the \$30 per month, per air conditioner.

Commissioner Cater, seconded by Commissioner Armbruster, made a motion to adopt Resolution 2024-016 – Amendment to Air Conditioning Policy from \$25 per month, per air conditioner, for a period of 6 months from May 1 through October 1 to \$30 per month, per air conditioner. If the resident chooses to leave their air conditioner(s) in the window during the subsequent months, they will continue to pay the \$30 per month, per air conditioner. Roll call vote: Ayes: Commissioner Armbruster, Commissioner Cater, Vice-Chairman Closs, and Chairman Schmidt. The motion carried.

Chairman Schmidt asked if anyone had any comments or anything to discuss. Commissioner Armbruster voiced his concern over the number of vehicles that drive down Garfield Avenue the wrong way and although it is not our problem directly, his concern is that it could affect our residents as many of them do cross that road. Commissioner Armbruster asked if a letter could be sent through our attorney to the Borough Administrator, Solicitor, and the Chief of Police voicing our concerns that this is a very hazardous to our residents and that better signage is needed in that area.

PUBLIC

Chairman Schmidt 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 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. Chairman Schmidt asked if anyone wanted to address the governing body.

There being no public, the public portion of the meeting was closed.

Chairman Schmidt asked for a motion to adjourn at 6:23PM. Commissioner Armbruster, seconded by Commissioner Cater, made a motion to adjourn. Voice vote: All ayes (Commissioner Armbruster, Commissioner Cater, Vice-Chairman Closs, and Chairman Schmidt).

Respectfully submitted,



Vernon Lawrence
Secretary