

HOUSING AUTHORITY OF THE BOROUGH OF CLEMENTON
REGULAR MEETING
OCTOBER 18, 2018

Chairman Schmidt called the meeting to order at 6:05PM and stated that the meeting was being held in accordance with the Open Public Meetings Act, also known as the Sunshine Law, NJSA 10:4-6. Notice of the meeting was sent to the Courier Post and South Jersey Times on 7/3/2018 and published in the Post and the Times on 7/7/18. Notice was also transmitted to the Borough Clerk on 7/3/2018 and posted on the bulletin board in Wooster Towers. 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, Vice-Chairperson Closs, Commissioner Watson, and Chairman Schmidt. Also present at this meeting were Ken Paris, Executive Director and Anthony H. Ogozalek, Jr., Solicitor. Excused: Commissioner Cater.

APPROVAL OF BILLS

Chairman Schmidt asked for a motion to approve the payment of bills with proper certification as presented. Commissioner Casella, seconded by Vice-Chairperson Closs made a motion to approve the payment of bills with proper certification. Roll call vote: Ayes: Commissioner Armbruster, Commissioner Casella, Commissioner Watson, Vice-Chairperson Closs, and Chairman Schmidt. The motion carried.

MANAGEMENT REPORT

Mr. Paris went through the management report. Two main topics were discussed. The first topic involved the issue of elevator maintenance, and curtains for the elevators. A lengthy discussion was held and it was determined to proceed in the manner as presented by management to go with the more expensive option to replace the curtains will hopefully save money over time. Currently the CHA has fixed the current curtain models which are less expensive but have a shorter life expectancy. As a result of elevators and lack of full funding for HUD, the board discussed options to save money. It was agreed there is nothing left to cut that isn't needed. The board discussed the possibility of reducing office staff from 5 to 4 days were week. The board authorized via motion 5-0 to authorize management to make the change effective 1/1/19. (Yes: Schmidt, Closs, Armbruster, Casella, Watson). Also discussed was the unfunded liability of sick time payouts. A discussion was held and some commissioners stated that it was necessary that we should keep a promise instead of taking away sick buy back. A lengthy back and forth conversation was held. Solicitor Ogozalek advised the board go into closed session so that he could give an opinion to the board.

At 7:02 p.m. the board passed a resolution authorizing closed session for a time period of 15 minutes to discuss the personnel policy / sick buy back and that the Board expects the issue will

be resolved within 30 days. A motion was made by Vice Chairman Closs, seconded by Commissioner Casella. The vote was 5-0 (Yes: Schmidt, Closs, Armbruster, Casella, Watson).

Closed Session Minutes (Included in monthly minutes)

Mr. Ogozlaek advised that in his view the board should consider not removing the sick buy back from the personnel policy but could suspend the policy that way the board would just have to reinstate the policy. Chairman Schmidt asked if anyone had any questions of the Solicitor. Vice Chairwoman Closs commented that she was okay with that. All commissioners agreed that was a sound course of action. Motion by Commissioner Watson, second by Commissioner Armbruster to come out of closed session. (Yes: Schmidt, Closs, Armbruster, Casella, Watson).

Return from Closed Session

The board returned from closed session at 7:05p.m. On a motion by Chairman Schmidt, second by Vice Chairwoman Closs, the board passed a resolution to suspend the sick policy buyback. The vote was 5-0 with all members voting present. (Yes: Schmidt, Closs, Armbruster, Casella, Watson).

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. Hearing no one from the public, the Chairman closed the public portion of the meeting.

Chairman Schmidt asked for a motion to adjourn at 7:12PM. Commissioner Casella, seconded by Commissioner Watson made a motion to adjourn at 7:12PM. Voice vote: All ayes. (Yes: Schmidt, Closs, Armbruster, Casella, Watson).

Respectfully submitted,



John P. Schmidt
Chairman / Acting Secretary