

**RESOLUTION #21-111**  
**RESOLUTION APPROVING**

**THE HOUSING AUTHORITY OF**  
**GLOUCESTER COUNTY BUDGET FY2022**

**JANUARY 1, 2022 TO DECEMBER 31, 2022**

**WHEREAS**, the Annual Budget and Capital Budget for the Housing Authority of Gloucester County for the fiscal year beginning, January 1, 2022 and ending, December 31, 2022 has been presented before the governing body of the Housing Authority of Gloucester County at its open public meeting of October 27, 2021; and

**WHEREAS**, the Annual Budget as introduced reflects Total Revenues of \$20,833,122.00; Total Appropriations, including any Accumulated Deficit if any, of \$23,198,150.00; and Total Unrestricted Net Position utilized of \$2,365,028.00; and

**WHEREAS**, the Capital Budget as introduced reflects Total Capital Appropriations of \$573,717.00 and Total Unrestricted Net Position planned to be utilized as funding thereof, of \$ 0.00; 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.

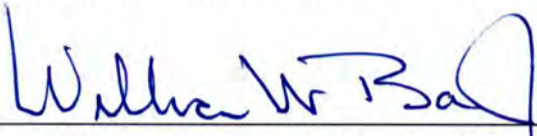
**NOW, THEREFORE BE IT RESOLVED**, by the governing body of the Housing Authority of Gloucester County, at an open public meeting held on October 27, 2021 that the Annual Budget, including all related schedules, and the Capital Budget/Program of the Housing Authority of Gloucester County for the fiscal year beginning, January 1, 2022 and ending, December 31, 2022 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

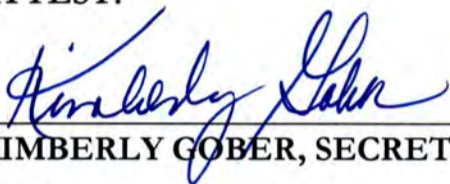
**BE IT FURTHER RESOLVED** that the governing body of the Housing Authority of Gloucester County will consider the Annual Budget and Capital Budget/Program for adoption on December 15, 2021.

**ADOPTED** at a regular meeting of the Housing Authority of Gloucester County, held on the 27th day of October 2021.

**THE HOUSING AUTHORITY OF GLOUCESTER COUNTY**

BY:   
WILLIAM W. BAIN, JR., CHAIRMAN

**ATTEST:**

  
KIMBERLY GOBER, SECRETARY

**DATE: OCTOBER 27, 2021**

**GOVERNING BODY RECORDED VOTE**

MEMBER	AYE	NAY	ABSTAIN	ABSENT
WILLIAM W. BAIN, JR.	✓			
DANIEL B. REED	✓			
JOHN GIOVANNITTI	✓			
SCOTT H. KINTZING	✓			
BRENDEN GAROZZO	✓			
FRANK SMITH	✓			

**RESOLUTION #21-112**

**RESOLUTION AUTHORIZING AN INCREASE IN  
PUBLIC HOUSING FLAT RENTS**

**WHEREAS,** The Housing Authority of Gloucester County is required by HUD to establish flat rents for all residents of federally funded Public Housing. This is an alternative to rent based on a percentage of the household income. Residents may choose to pay either rent calculated at no less than 80% of their monthly income or the flat rent that the HAGC has established for the unit. By law, Flat rents are intended to reflect the market; and

**WHEREAS,** The Housing Authority of Gloucester County has reviewed its Public Housing flat rent schedule for compliance with the Fair Market Rents published by HUD effective **January 1, 2022**, as reflected below.

**NOW, THEREFORE BE IT RESOLVED** by the Board of Commissioners of the Housing Authority of Gloucester County that the Executive Director be and is hereby authorized to change the flat rents as follows:

<b>NJ201-1</b>	<b>ZIP</b>	<b>Bedrooms</b>	<b>Utility Allowance</b>	<b>2021 FMR</b>	<b>2021 SAFMR</b>	<b>2022 Flat Rent</b>
1	08071	2	157	1298	1350	1025
2	08094	2	169	1298	1280	1025
3	08096	2	165	1298	1420	1025
4	08086	2	157	1298	1520	1025
5	08096	2	166	1298	1280	1025
6	08086	2	157	1298	1520	1025
7	08094	3	196	1605	1600	1290
8	08012	3	349	1605	1300	1290
9	08094	3	208	1605	1600	1290
10	08086	3	196	1605	1520	1290
11	08093	3	196	1605	1410	1290
12	08051	3	196	1605	1920	1340
13	08096	3	196	1605	1760	1290
14	08094	3	356	1605	1600	1290
15	08093	3	196	1605	1410	1290
16	08096	3	196	1605	1760	1290
17	08093	3	196	1605	1140	1290

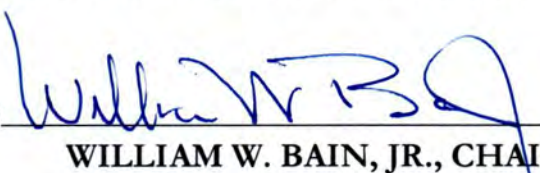
18	08094	3	196	1605	1600	1290
19	08094	3	222	1605	1600	1290
20	08080	3	349	1605	2100	1331
21	08096	3	196	1605	1760	1290
22	08096	3	191	1605	1760	1290
23	08086	3	196	1605	1880	1308
24	08096	3	196	1605	1760	1290
25	08094	3	196	1605	1600	1290
26	08094	3	349	1605	1600	1290
27	08080	3	349	1605	2100	1331
28	08094	3	349	1605	1600	1290
29	08096	3	196	1605	1760	1290
30	08080	3	196	1605	2100	1484
31	08090	3	196	1605	1800	1290
32	08096	3	196	1605	1760	1290
33	08090	3	196	1605	1800	1290
34	08093	3	196	1605	1410	1290
35	08096	3	196	1605	1760	1290
36	08094	3	349	1605	1600	1290
37	08096	3	196	1605	1760	1290
38	08090	3	196	1605	1800	1290
39	08090	3	196	1605	1800	1290
40	08094	3	196	1605	1600	1290
41	08094	3	196	1605	1600	1290
42	08096	3	196	1605	1760	1290
43	08094	3	196	1605	1600	1290
44	08094	3	196	1605	1600	1290
45	08086	3	196	1605	1880	1290
46	08090	3	191	1605	1800	1290
47	08096	3	196	1605	1760	1290
48	08090	3	196	1605	1800	1290
49	08093	3	196	1605	1410	1290
50	08096	3	196	1605	1760	1290

51	08096	3	196	1605	1760	1290
52	08093	3	196	1605	1410	1290
53	08086	4	233	1837	2150	1487
54	08090	4	233	1837	2070	1445
55	08096	4	233	1837	2010	1445
56	08093	4	233	1837	1610	1445
57	08051	4	233	1837	2190	1519
58	08094	4	408	1837	1830	1445
59	08090	4	233	1837	2070	1445
60	08093	4	228	1837	1610	1445
61	08096	4	233	1837	2010	1445
62	08090	4	228	1837	2070	1445
<b>NJ204-3</b>	<b>ZIP</b>	<b>Bedrooms</b>	<b>Utility Allowance</b>	<b>2022 FMR</b>	<b>2022 SAFMR</b>	<b>2022 Flat Rent</b>
	08094	1	67	1071	1060	850
<b>NJ204-4</b>	<b>ZIP</b>	<b>Bedrooms</b>	<b>Utility Allowance</b>	<b>2022 FMR</b>	<b>2022 SAFMR</b>	<b>2022 Flat Rent</b>
	08096	1	67	1071	1170	870

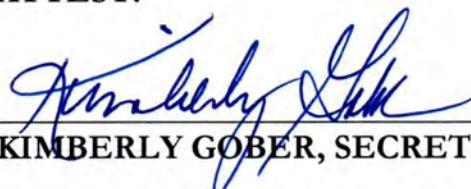
This resolution shall supersede all previous resolutions establishing flat rents for the Public Housing Program.

**ADOPTED** at a regular meeting of the Housing Authority of Gloucester County held on the 27th day of October 2021.

**THE HOUSING AUTHORITY OF GLOUCESTER COUNTY**

BY:   
**WILLIAM W. BAIN, JR., CHAIRMAN**

**ATTEST:**

  
**KIMBERLY GOBER, SECRETARY**

**DATE: OCTOBER 27, 2021**

**RESOLUTION #21-113**

**RESOLUTION AUTHORIZING THE PURCHASE OF A  
2005 FORD F-150 PICKUP TRUCK WITH A LIFT GATE**

**WHEREAS**, the Housing Authority of Gloucester County (HAGC) has a need for a Ford F-150 Pickup Truck with a lift gate; and

**WHEREAS**, a used 2005 Ford F-150 Pickup Truck with a lift gate can be purchased from the Housing Authority of the Borough of Glassboro for \$6,000.00; and

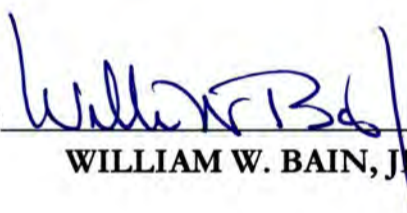
**WHEREAS**, NJSA 40A:11-36 permits the sales of goods between contracting units via resolution and without advertisement for bids, if the amount is under the bid threshold of \$17,500; and

**WHEREAS**, the HAGC wishes to buy said truck from the Housing Authority of the Borough of Glassboro, a contracting unit under Local Public Contracting Law.

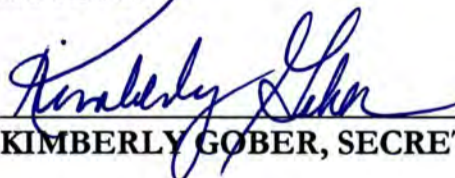
**NOW, THEREFORE, BE IT RESOLVED** by the Housing Authority of Gloucester County that the purchase of the 2005 Ford F-150 Pickup Truck with a lift gate from the Housing Authority of the Borough of Glassboro, in accordance with NJSA 40A:11-36, is hereby authorized.

**ADOPTED** at a regular meeting of the Housing Authority of Gloucester County held on the 27th day of October 2021.

**THE HOUSING AUTHORITY OF GLOUCESTER COUNTY**

BY:   
WILLIAM W. BAIN, JR., CHAIRMAN

**ATTEST:**

  
KIMBERLY GOBER, SECRETARY

**DATE: OCTOBER 27, 2021**

**RESOLUTION #21-114**

**RESOLUTION AUTHORIZING EXECUTION OF THE CONTRACT FOR  
PORCH ROOF REPLACEMENT  
OF A SCATTERED SITE HOME UNDER NJ204-1 PUBLIC HOUSING  
STARR GENERAL CONTRACTING**

**WHEREAS**, the Housing Authority of Gloucester County (HAGC) finds there exists a need for Porch Roof Replacement of a Scattered Site Home under NJ204-1 Public Housing; and

**WHEREAS**, the HAGC has solicited quotes for the aforementioned services and has reviewed (1) quote received; and

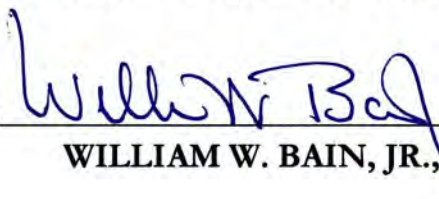
**WHEREAS**, the quote received for such service is from **STARR GENERAL CONTRACTING, in the amount of \$4,950.00** and is proper and responsive to the specifications provided; and

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Housing Authority of Gloucester County that the contract with **STARR GENERAL CONTRACTING** be and is hereby approved; and

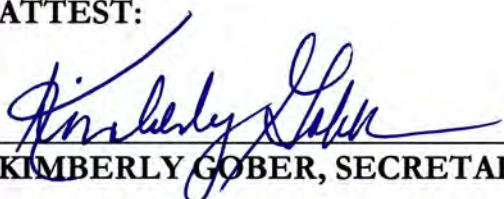
**IT IS FURTHER RESOLVED** that the Executive Director be and is hereby authorized to execute the contract for the Roof Replacement of a Scattered Site Home under NJ204-1 Public Housing, in accordance with the quote received for the contract amount of **\$4,950.00**, subject to receipt of required documentation and check of references.

**ADOPTED** at a regular meeting of the Housing Authority of Gloucester County held on the 27th day of October 2021.

**THE HOUSING AUTHORITY OF GLOUCESTER COUNTY**

BY:   
**WILLIAM W. BAIN, JR., CHAIRMAN**

**ATTEST:**

  
**KIMBERLY GOBER, SECRETARY**

**DATE: OCTOBER 27, 2021**

**FORM PO 102**

Rev. Nov. 2015  
(Previous Editions are Obsolete)

**QUOTATION SHEET**

(ATTACHMENT-B)  
Please Print or Type

HOUSING AUTHORITY  
of GLOUCESTER COUNTY  
FINANCE DEPARTMENT

LOCATION OF NEED: **104 Princeton Ave** (ATTACH WRITTEN QUOTES AND APPLICABLE CATALOG SHEETS)  
NOTE: A MINIMUM OF 3 QUOTES ARE REQUIRED FOR PURCHASES OVER \$2,000.

REQUESTED PURCHASE (use multiple lines when necessary)	QUOTE # 1 (Enter Vendor Info Below)	QUOTE # 2 (Enter Vendor Info Below)	QUOTE # 3 (Enter Vendor Info Below)	QUOTE # 4 (Enter Vendor Info Below)
Porch Roof Replacement	4,950.00	N/R	N/R	N/R
Shipping and Handling Charges (if any)				
<b>COLUMN TOTAL</b>	<b>4,950.00</b>	-	-	-
<b>TOTAL</b>	<b>4,950.00</b>			


#	VENDOR	VENDOR CONTACT	TELEPHONE
1	STARR GENERAL CONTRACTING ADDRESS: 3017 DELSEA DRIVE DATE OF QUOTE: 9.17.21 TYPE: VERBAL CATALOG WRITTEN / EMAIL: X	FRANKLINVILLE	ST NJ ZIP 08322
2	ECC ROOFING ADDRESS: 187 RT 73 DATE OF QUOTE: TYPE: VERBAL CATALOG WRITTEN / EMAIL:	HAMMONTON	ST NJ ZIP 08037
3	PATRIOT ROOFING ADDRESS: 2083 JACKSONVILLE JOBSTOWN RD DATE OF QUOTE: TYPE: VERBAL CATALOG WRITTEN / EMAIL:	JOBSTOWN	ST NJ ZIP 08041
4	WJ GOLLE INC ADDRESS: 18 MERCURY AVE DATE OF QUOTE: TYPE: VERBAL CATALOG WRITTEN / EMAIL:	SEWELL	ST NJ ZIP 08080

**SELECTED VENDOR** 1 STARR GENERAL CONTRACTING

REMARKS:

WAS A COST BENEFIT ANALYSIS DONE?  NO  YES (Copy Attached) BY WHOM?

**CLASSIFICATION OF PURCHASE** (IF LESS THAN 3 QUOTES ARE PROVIDED)  
 EMERGENCY PURCHASE  
 NJ STATE GVT CONTRACT  
 VALUE REQUIRES ONLY ONE  
 SINGLE SOURCE ITEM  
 OTHER:

QUOTES PROCURED BY:  9.26.21 MGMT APPROVED (if diff) FINANCIAL OFFICER APPROVING OFFICER SIGNATURE DATE



**RESOLUTION #21-115**

**RESOLUTION APPROVING THE EXTENSION OF CONTRACT FOR  
FIRE AND SPRINKLER SYSTEM TESTING  
DEPTFORD PARK APARTMENTS**

**WHEREAS**, the Housing Authority of Gloucester County (HAGC) has executed a contract with **ANACONDA PROTECTIVE SERVICES** for the Testing of Fire Alarm & Sprinkler Systems at Deptford Park Apartments, located at 120 Pop Moylan Blvd, Deptford, NJ 08096, via RES #20-06; and

**WHEREAS**, the term for said contract is effective for the period commencing January 1, 2020 and concluding on December 31, 2020; and

**WHEREAS**, consistent with the terms and provision of the contract and Local Public Contract Law, at the option of HAGC, the term may be extended for (2) two 1-year periods; and

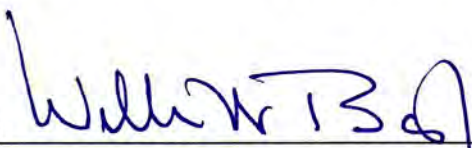
**WHEREAS**, per RES#20-88, the HAGC exercised its option to extend the contract for (1) 1-year term, from January 1, 2021 and concluding on December 31, 2021; and

**WHEREAS**, the HAGC wishes to exercise its option to extend the contract for a final (1) 1-year term, from January 1, 2022 and concluding on December 31, 2022.

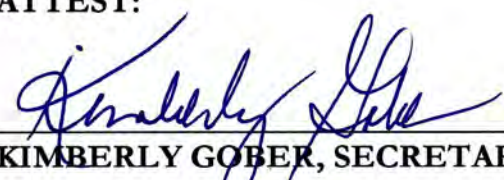
**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Housing Authority of Gloucester County that the contract with **ANACONDA PROTECTIVE SERVICES** be and is hereby extended for a One (1) year term; and

**ADOPTED** at a regular meeting of the Housing Authority of Gloucester County held on the 27th day of October 2021.

**THE HOUSING AUTHORITY OF GLOUCESTER COUNTY**

BY:   
WILLIAM W. BAIN, JR., CHAIRMAN

**ATTEST:**

  
KIMBERLY GOBER, SECRETARY

**DATE: OCTOBER 27, 2021**

**RESOLUTION #21-116**

**RESOLUTION APPROVING THE EXTENSION OF CONTRACT FOR  
FIRE AND SPRINKLER SYSTEM TESTING  
CARINO PARK APARTMENTS**

**WHEREAS**, the Housing Authority of Gloucester County (HAGC) has executed a contract with **ANACONDA PROTECTIVE SERVICES** for the Testing of Fire Alarm & Sprinkler Systems at Carino Park Apartments, 100 Chestnut St. Williamstown, New Jersey, via RES #20-05; and

**WHEREAS**, the term for said contract is effective for the period commencing January 1, 2020 and concluding on December 31, 2020; and

**WHEREAS**, consistent with the terms and provision of the contract and Local Public Contract Law, at the option of HAGC, the term may be extended for (2) two 1-year periods; and

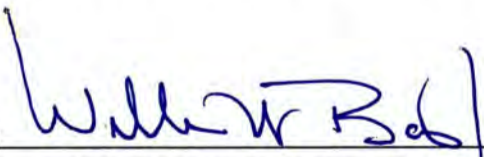
**WHEREAS**, per RES#20-89, the HAGC exercised its option to extend the contract for (1) 1-year term, from January 1, 2021 and concluding on December 31, 2021; and

**WHEREAS**, the HAGC wishes to exercise its option to extend the contract for a final (1) 1-year term, from January 1, 2022 and concluding on December 31, 2022.

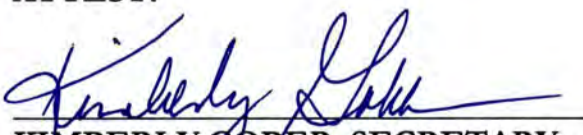
**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Housing Authority of Gloucester County that the contract with **ANACONDA PROTECTIVE SERVICES** be and is hereby extended for a One (1) year term; and

**ADOPTED** at a regular meeting of the Housing Authority of Gloucester County held on the 27th day of October 2021.

**THE HOUSING AUTHORITY OF GLOUCESTER COUNTY**

BY:   
WILLIAM W. BAIN, JR., CHAIRMAN

**ATTEST:**

  
KIMBERLY GOBER, SECRETARY

**DATE: OCTOBER 27, 2021**

# TABLED

## RESOLUTION #21-118

### RESOLUTION AUTHORIZING EXECUTIVE SESSION IN ORDER TO DISCUSS MATTERS FALLING UNDER EXEPTIONS TO THE OPEN PUBLIC MEETINGS ACT

**WHEREAS**, While the Sen. Byron M. Baer Open Public Meetings Act (OPRA, NJSA 10:4-6et seq.) requires all meetings of the Housing Authority of Gloucester County to be held in public, NJSA 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 Housing Authority of Gloucester County has determined that \_\_\_\_\_ issues are permitted by NJSA 10:4-12 (b) to be discussed without the public in attendance shall be discussed during an Executive Session to be held on October 27, 2021, at 4:30 P.M. and;

**WHEREAS**, the nine (9) exceptions to public meetings set forth in NJSA 10:4-12(b) are listed below with the number of issues and any additional information shall be written:

- 1) **“Any matter which, by express provision of Federal law, State stature of rule of court shall be rendered confidential or excluded from public discussion”** the legal citation to the provision 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 privacy such as any records, data, reports, recommendations, or other personal material of any educational, training, social service, medical, healthy, custodial, child protections, rehabilitation, legal defenses, 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 provide 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 \_\_\_\_\_

- 7) **“Any pending or anticipated litigation or contract negotiation in which the public body is or may become a party. Any matter 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 number of each item of litigation and/or the parties to each contract discussed are \_\_\_\_\_

and the 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 in 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. vs New Jersey Expressway Authority, 124 NJ 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 \_\_\_\_\_ minutes after which the public meeting of the Housing Authority of Gloucester County shall (**circle one**) reconvene and immediately adjourn or reconvene and proceed with business.

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Commissioners of the Housing Authority of Gloucester County will go into Executive Session for only the above stated reasons;

**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 NJSA 47:1A-1 et seq.

**I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF THE RESOLUTION APPROVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF GLOUCESTER COUNTY AT ITS PUBLIC MEETING HELD ON OCTOBER 27, 2021.**

**ADOPTED** at a regular meeting of the Housing Authority of Gloucester County held on the 27th day of October 2021.

**THE HOUSING AUTHORITY OF GLOUCESTER COUNTY**

**BY:** \_\_\_\_\_  
**WILLIAM W. BAIN, JR., CHAIRMAN**

**ATTEST:**

\_\_\_\_\_  
**KIMBERLY GOBER, SECRETARY**

**DATE: OCTOBER 27, 2021**