

MINUTES OF THE REGULAR MEETING  
OF THE HOUSING AUTHORITY OF THE  
BOROUGH OF LODI, HELD ON  
THURSDAY, FEBRUARY 20, 2014  
AT THE HOUSING AUTHORITY OF  
BOROUGH OF LODI, 50 BROOKSIDE  
AVENUE, LODI, NEW JERSEY

Chairman Allen Riley called the Regular Meeting to order at 7:00 P.M.

This meeting has been publicly advertised in compliance with the Open Public Meeting Act and is being tape-recorded

Upon call of the roll, the following Commissioners were found to be present and absent. Present were Chairman Allen Riley, Commissioners Vincent Caruso, Daniel Cody, Paul Vincent Lynch, Robert Marra, Albert Di Chiara. Absent were: Commissioner William Masopust. Also present were: Thomas De Somma, Executive Director, Conrad M. Olear, Esq. Gary Luna, Deputy Director and Lenore Morrell, Secretary.

There were no bids this meeting

REPORT OF ATTORNEY:

A DISCUSSION WAS HELD ON D'ARIES & SONS

UPDATE: on Evictions and Hearings:

Mohammed A Rouf – Section 8 Participant – hearing scheduled for 9:00 A.M. on 2/27/14

Ana Rosario DVP: #1D Hearing scheduled for 1:30 P.M. on 03/13//14

Hearing scheduled for Grievance Elizabeth Stellato ,DVP 13-D @ 10:00 AM 0m 2/27/14 and Arlene Rosen DVP #13-C 1:30 PM 2/28/14

NONPAYMENT OF RENT:

Joseph Jarmolowich (DVP #2A) - \$2,244.00 (rent)

Tara & Glenn Bonomo (DVP #17D) - \$2,228.00 (Rent)

Joan Luterzo – (DVP #21F) \$436.00 (damage to wood floor)

Research on bed bug infestation:

HUD issued a notice to all PH Agencies that Housing Authorities can establish Bed Bug Pest Management Policy (BBPM), which must be placed in all Residents Dwelling Lease, and upon non-compliance by Resident then you may be able to Evict Resident for Violation, failure to comply with (B.B.P.M.) –and which I researched and found (2) case where you have to show cause, which would then apply TO Resident's failure to comply.

A motion was made by Commissioner Cody and seconded by Commissioner Lynch to pay the monthly bills for Public Housing and Section 8 Rent Subsidy;. Upon call of the roll the Commissioner vote was a follows :

AYES	NAYS
Commissioner Caruso	
Commissioner Cody	
Commissioner Lynch	NONE
Commissioner Marra - No on #44 yes on rest	
Commissioner Di Chiara	
Commissioner Riley	

REPORT OF EXECUTIVE DIRECTOR:

No contract reports

Notice to Tenants – Non-Smoking Comment Period Closed - Informal Meeting held on 02/13/14 at LHA Admin. Building Community Room.

Be advised Public Bids for Rennie Place Community room – Bid Opening re-scheduled for 11:00 AM on March 13, 2014

Be advised, LHA will be advertising for Fee Attorney, Fee Accountant, Independent Public auditor (IPA) – which should be before Board (April 2014) for consideration and possible adoption.

Flyer to all Residents – snow removal by outside contract & Maintenance Personnel – **JOB WELL DONE!!!**

REPORT OF DEPUTY DIRECTOR/ ADMINISTRATOR OF SECTION 8:

To date there are 433 HCV/Section 1 Participants presently on the program

Resolution no. 13-13

**DECLARATION OF EMERGENCY EXPENDITURE DUE TO STATE OF EMERGENCY DECLARED BY GOVERNOR CHRIS CHRISTIE – FEBRUARY 3,5,13,2014**

**SEE ATTACHED COPY**

The foregoing Resolution was proposed by Commissioned Cody and seconded by Commissioner Di Chiara. Upon call of the roll, the Commissioners vote was as follows:

AYES

Commissioner Caruso  
Commissioner Cody  
Commissioner Lynch NONE  
Commissioner Marra  
Commissioner Di Chiara  
Commissioner Riley

GOOD AND WELFARE:

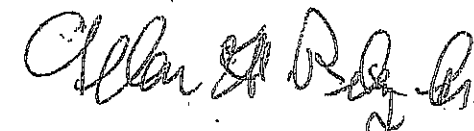
Commissioner Masopust is still in Rehabilitation

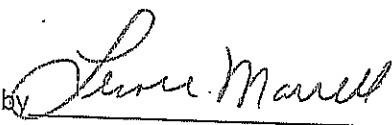
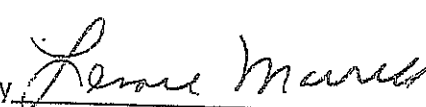
A motion was made by Commissioner Cody and seconded by Commissioner Riley at 7:35 P.M. to adjourn the meeting. Upon call of the roll, the Commissioner's vote was as follows:

AYES	NAYS
Commissioner Caruso	
Commissioner Cody	
Commissioner Lynch	
Commissioner Marra	NONE
Commissioner Di Chiara	
Commissioner RILEY	

The Chairman thereupon declared the Meeting as closed.

  
THOMAS DE SOMMA  
Executive Director

  
ALLEN RILEY  
Chairman

Transcribed by  Typed by 

# MONTHLY BILLS AGENDA -FEBRUARY, 2014

## PUBLIC HOUSING & SECTION 8

	CHECK PAYABLE TO	INVOICE DATE	CHECK #	EXPLANATION	AMOUNT
	DISBURSEMENT AS REFLECTED IN PAYROLL PERIOD JANUARY 19, 2014 TO FEBRUARY 15, 2014				
1	TONY SANCHEZ LTD	1/15/14	8970	PARTS FOR PICK UP	\$164.61
2	GOODFELLAS PIZZA	2/18/14	8972	FOOD EMERGENCY SNOW REM	\$653.14
3	ACE LOCK & KEY	1/30/14	8973	REKEY # 37 MASSEY, SPARE NM	\$ 88.65
4	MILLENNIUM MECHANICAL	1/24/14	8974	WATR PIPE SHAKING	\$ 246.86
5	ZEP SALES & SERVICE	2/7/14	8975	PAPER TOWELS, ZEP LINERS ET	\$ 1,979.67
6	PACI PRESS	2/14/14	8977	BANK ADDRESSED ENVELOPES	\$ 165.00
7	GARFIELD LUMBER	1/24/14	8978	DOOR SWEEP, BLUE BOARD ETC	\$ 343.11
8	VERIZON	2/7/14	8980	OFFICE PHONE	\$ 254.78
9	PASSAC VALLEY WATER	2/11/14	8981	WATER ALL PROJECTS	\$ 5,182.87
10	SGTS MAINTENANCE	2/1/14	8983	OFFICE CLEANING	\$ 880.00
11	QUALITY WAREHOUSE	2/4/14	8984	ICE MELT	\$ 360.00
12	UNIVERSAL ELECTRIC	2/5/14	8985	BEARING ASSEMBLE, ETC.	\$ 1,438.76
13	MONTANA CONSTRUCTION	2/4/14	8986	EMER. WATER MAIN, MAS./REN..	\$ 11,664.12
14	AMS TIES	1/31/14	8987	BACKGROUND CHECKS	\$ 20.00
15	RICCARDI BROTHERS	1/7/14	8988	COMPOUND	\$ 255.92
16	JERSEY ELEVATOR	1/29/14	8991	MONTHLY MAINTENANCE	\$ 162.90
17	INTERSTATE WASTE	1/26/14	8992	GARBAGE COLLECTION S/C	\$ 842.55
18	PECKAR & ABRAMSON	1/16/14	8993	ON-GOING LITIGATION D'ARIES	\$ 5,000.00
19	W.B.MASON	1/31/14	8996	NOTARY STAMP	\$ 24.00
20	NORTH JERSEY MEDIA	1/6/14	8997	LEGAL ADS	\$ 190.81
21	MONTANA CONSTRUCTION	2/4/14	8998	EMERGENCY WATER MAIN N.MA	\$ 6,436.92
22	NJ DIV.OF PENSIONS	2/13/14	TEPS	ACTIVE EMP. HEALTH BENEFITS	\$ 18,321.95
23	NJ DIV.OF PENSIONS	2/13/14	TEPS	RETRIED EMP. HEALTH BENEFIT	5523..81
24	RUSSELL REID	1/22/14	8999	PUMPS- MAS. CLEANED MASSEY ST,	\$ 313.17
25	ORHARD LOCK DIST.	2/1/14	9000	DOOR CATCHES SENIORS	\$ 657.81
26	WILMAR	1/29/14	9001	KITCHEN LIGHT FIXTURES	\$ 177.36
27	PACI PRESS	1/31/14	9005	BANK ENVELOPES	\$ 350.00
28	NOREIKA'S	1/30/14	9006	GAS FOR TRUCKS, CARS, CANS	\$ 819.00
29	WALLINGTON PLUMBING	1/25/14	9007	PARTS FOR WATER METER DVP	\$ 73.13
30	DELTA DENTAL PLAN	3/1/14	9008	DENTAL PUBLIC HOUSING	\$ 1,505.57
31	DELTA DENTAL PLAN	3/1/14	2434	DENTAL SECTION 8	\$ 883.57
32	VERIZON WIRELESS	1/23/14	9009	CELL PHONES	\$ 438.13
33	TREASURER STATE NJ	2/5/14	9011	ANNUAL INSPECTION FEE	\$ 368.00
34	U.S. OVERALL	2/14/14	9012	CLEANING MAINT. UNIFORMS	\$ 525.00
35	NOREIKA'S	1/26/14	2435	GAS FOR CAR rjp56g	\$ 96.00



36	3G SOFTWARE	2/1/14	2436	CHECK PROC., 1099'S POSTAGE	\$ 2,939.57
37	W.B.MASON	1/28/2014	2437`	TONER & CALCAULATOR	\$ 277.03
38	THE CORNER NURSERY	1/31/14	9013	SALT FOR PROJECTS	\$ 1,085.00
39	DIRECT SUPPLIES	2/11/14	9014	MEDICINE CABINETS	\$ 314.00
40	PAULHAS & ASSOC.	2/4/14	9015	PUBLIC HOUSING 50058'S	\$ 117.00
41	PAULHAS & ASSOC.	2/4/14	2440	SECTION 8 50058'S	\$ 292.50
42	THE HOME DEPOT	2/19/14	8971	TILES, BUCKET FOR SALT	\$ 277.77
43	NJ DIV.OF PENSIONS	2/6/14	TEPS	PERS EMPLOYEE CONTRIB.	\$ 7,552.49
44	PSE&G	2/10/14	9016	ELECTRIC/GAS ALL PROJECTS	\$ 42,096.99
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**RESOLUTION NO. 13-13**

Governing Body Recorded Vote – Members:

- Commissioner V. Caruso
- Commissioner D. Cody
- Commissioner P. Lynch
- Commissioner R. Marra
- Commissioner W. Masopust, Jr.
- Commissioner A. Di Chiara
- Commissioner A. Riley

<u>Aye</u>	<u>Nav</u>	<u>Abstain</u>	<u>Absent</u>
/			
/			
/			
/			
/			/
/			

Approved:  Denied:

REVIEWED AND APPROVED AS TO LEGALITY:



LHA ATTORNEY – CONRAD M. OLEAR, ESQ.

**DECLARATION OF EMERGENCY EXPENDITURE**  
 (State of Emergency Declared by  
 Gov. Chris Christie For February 3, 5, 13, 2014)

**SNOWSTORM EMERGENCY EXPENDITURE**  
**ALL PUBLIC HOUSING COMPLEXES – DE VRIES PARK**  
**AND SENIOR CITIZEN COMPLEXES LOCATED AT**  
**MASSEY STREET/RENNIE PLACE/NORTH MAIN STREET**

**WHEREAS**, on or about February 3, 5, 13, 2014, due to excessive accumulation of snow (21") required the Lodi Housing Authority (Authority) to retain Emergency part-time employees to remove the accumulation of snow from all the complexes (sidewalks, steps, stairwells, and common areas such as, parking lots, service drive, etc.); and

**WHEREAS**, as Executive Director, I hereby certified to the "snowstorm" referenced above, created a threat to all Authority's tenants' health, safety and welfare, and further declared an Emergency existed; and

**NOW, THEREFORE BE IT RESOLVED**, that said Emergency affected all the Authority's tenants' health, safety and welfare, as defined in NJSA 40A:11.6, and required immediate remediation.

**BE IT FURTHER RESOLVED**, all such related expenditures, including but not limited to outside contractor costs, full-time/part-time related Maintenance overtime, snow removal equipment, de-icer, rock salt, etc., all of which should be classified as "Emergency Expenditures."

THIS IS TO CERTIFY THAT THE ABOVE IS A TRUE COPY AS ADOPTED BY THE HOUSING AUTHORITY OF THE BOROUGH OF LODI AT THE MEETING HELD ON:

*Thursday February 20, 2014*



EXECUTIVE DIRECTOR/SECRETARY-TREASURER