

MINUTES OF THE REGULAR MEETING OF LODI HOUSING AUTHORITY, 50 BROOKSIDE AVENUE, LODI, NEW JERSEY AT 7:00 PM ON THURSDAY, DECEMBER 19, 2024

Call to Order: Chairman Paul V. Lynch called the Regular Meeting to Order at 7:00 PM.

Pledge of Allegiance: Chairman Lynch asked everyone to stand for the Pledge of Allegiance, and after the Pledge, the Chairman made the following statement, “This Agenda is posted to inform the Public of actions being considered by the Authority’s Board of Commissioners and its Executive Director/Secretary Treasurer. There may be additions and deletions prior to the Board Meeting before taking final action.” The Chairman also stated the following, “This meeting has been publicly advertised in compliance with the Open Public Meeting Act.”

Roll Call: In addition to Chairman Lynch, the meeting was attended by Vice Chairman Albert Di Chiara and Commissioners Daniel J. Cody, Steven De Nobile, Robert Marra and Robert Riley, Jr. Commissioner Anthony Mobilio, Jr. was absent.

The Meeting was also attended by Lodi Housing Authority Attorney Conrad M. Olear, Esq., Executive Director/Secretary Treasurer Gary Luna, and Assistant Executive Director/HRO & Recording Secretary Carol A. Ferrara.

Bids: Refer to Resolution page

Approval of Minutes:

Motion was made by Commissioner De Nobile and Seconded by Commissioner Cody to approve the Minutes of the Regular Meeting held on November 21, 2024.

Upon Roll Call, the Board voted as follows:

AYES	NAYS	ABSTAINED	ABSENT
Commissioner Cody Commissioner De Nobile Commissioner Marra Commissioner Riley Vice Chairman Di Chiara Chairman Lynch	NONE	NONE	Commissioner Mobilio

Motion was made by Commissioner Marra and Seconded by Commissioner Riley to approve the Minutes of the Closed Session of the Meeting held on November 21, 2024.

Upon Roll Call, the Board voted as follows:

AYES	NAYS	ABSTAINED	ABSENT
Commissioner Cody Commissioner De Nobile Commissioner Marra Commissioner Riley Vice Chairman Di Chiara Chairman Lynch	NONE	NONE	Commissioner Mobilio

Communications:

Report of Attorney: Refer to Closed Session – Attorney-Client Privileged Discussions

Report of Accountant: Nothing at this time.

Report of Security: Nothing at this time.

Bills Agenda:

MINUTES OF REGULAR MEETING – DECEMBER 19, 2024 (cont'd)

Motion to Approve the November 2024 Bills Agenda was made by Vice Chairman Di Chiara and Seconded by Commissioner Cody. Upon Roll Call, the Board voted as follows:

AYES	NAYS	ABSTAINED	ABSENT
Commissioner Cody Commissioner De Nobile* Commissioner Marra Commissioner Riley Vice Chairman Di Chiara Chairman Lynch	NONE	*Commissioner De Nobile on #22 & #31	Commissioner Mobilio

Report of Executive Director:

1. Contract Report: Service Contracts Awarded to Billy V's Landscaping, LLC for 2025 Seasonal Year (DVP only) - \$1,300 every 2 weeks for cutting/weed whacking and to Jersey Elevator, LLC for CY 2025 elevator maintenance - \$188.83 monthly
2. Broken/Cracked DVP stair treads (outside) have all been repaired/replaced
3. Commissioner training/refresher course was held on 12/2/24
4. Contract signed on 12/10/24 with Silva's Mechanical Services for DVP Domestic Hot Water Tank project – work to start on 12/26/24
5. DVP hot water tank cleaned out by Maintenance (FC & FL) on 12/10/24 with approximate cost to LHA of \$200 vs. \$9,695 (price quote from LHA service contractor)
6. Executive Director submitted 2025 CDBG application to Bergen County for replacement of all roofs at LHA S/C Complexes
7. Yearly Cathodic/Gas Leak Protection testing was performed at all sites
8. North Main Street S/C resident drove into front door of NM Apts. 21/22 – will submit claim to insurance company

Report of Assistant Executive Director/HRO:

1. LHA's ACOP & Admin Plan – delayed due to HOTMA updates
2. Reminder notice forwarded to all LHA Residents to call 911 first instead of Maintenance when hearing fire alarm or smelling gas in unit
3. Notice forwarded to all Section 8 landlords regarding new smoke alarm regulations as per The Federally Assisted Housing Fire Safety Act of 2022 (P.L. 117-328)

Resolutions: NONE

Report of Commissioner: None

Unfinished Business: None

Old Business: Clarification of wording in By-Laws will be discussed at next meeting

New Business: None

Good & Welfare: None

Hearing of Citizens: None

Closed Session:

Motion to End Regular Order of Business and go into Closed Session was made by Commissioner Cody and Seconded by Vice Chairman Di Chiara.
Upon Roll Call, the Board voted as follows:

AYES	NAYS	ABSTAINED	ABSENT
Commissioner Cody Commissioner De Nobile Commissioner Marra Commissioner Riley Vice Chairman Di Chiara Chairman Lynch	NONE	NONE	Commissioner Mobilio

MINUTES OF REGULAR MEETING – DECEMBER 19, 2024 (cont'd)

Motion to End Closed Session and return to Regular Order of Business was made by Commissioner Riley and Seconded by Commissioner De Nobile.

Upon Roll Call, the Board voted as follows:


AYES	NAYS	ABSTAINED	ABSENT
Commissioner Cody Commissioner De Nobile Commissioner Marra Commissioner Riley Vice Chairman Di Chiara Chairman Lynch	NONE	NONE	Commissioner Mobilio

Adjournment:

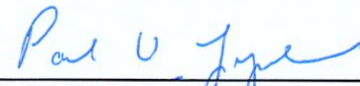
Motion to Adjourn was made by Commissioner Riley and Seconded by Vice Chairman Di Chiara. Upon Roll Call, the Board voted as follows:

AYES	NAYS	ABSTAINED	ABSENT
Commissioner Cody Commissioner De Nobile Commissioner Marra Commissioner Riley Vice Chairman Di Chiara Chairman Lynch	NONE	NONE	Commissioner Mobilio

Meeting was Adjourned at 8:23 PM and Chairman Lynch declared the Regular Meeting closed.



GARY LUNA
Executive Director/Secretary Treasurer



PAUL V. LYNCH, Chairman or
ALBERT DI CHIARA, Vice Chairman

Prepared by: 

CAROL A. FERRARA
Assistant Executive Director/Recording Secretary