

**MINUTES OF THE REGULAR MEETING OF LODI HOUSING AUTHORITY, 50 BROOKSIDE AVENUE, LODI, NEW JERSEY AT 7:00 PM ON THURSDAY, APRIL 17, 2025**

**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 Commissioners Daniel J. Cody, Steven De Nobile, Robert Marra, Anthony Mobilio, Jr., and Robert Riley, Jr. Vice Chairman Albert Di Chiara 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 & Recording Secretary Carol A. Ferrara.

**Bids:** Refer to Resolution page

**Approval of Minutes:**

Motion was made by Commissioner Cody and Seconded by Commissioner Riley to approve the Minutes of the Regular Meeting held on March 20, 2025.  
Upon Roll Call, the Board voted as follows:

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

Motion was made by Commissioner Cody and Seconded by Commissioner Riley to approve the Minutes of the Closed Session of the Meeting held on March 20, 2025.  
Upon Roll Call, the Board voted as follows:

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

**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.



**MINUTES OF REGULAR MEETING – APRIL 17, 2025 (cont'd)**

**Bills Agenda:**

Motion to Approve the April 2025 Bills Agenda was made by Commissioner Cody 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 Mobilio Commissioner Riley Chairman Lynch	NONE	*Commissioner De Nobile only on #30 & #40	Vice Chairman Di Chiara

**Report of Executive Director:**

- 1. Contract Report: None
- 2. Public Hearing for comments on LHA’s FYS 10/01/25 Annual PHA Plan was held at 6 PM on 04/17/25 – no one in attendance except the Executive Director
- 3. Public Hearing for comments on the newly-drafted ACOP & Admin Plan was held at 6 PM on 04/17/25 – no one in attendance except the Executive Director
- 4. LHA’s Auditor is currently working on LHA’s FYE 09/30/24 IPA and is due in the office on 04/23-24/2025
- 5. Notification from Bergen County that payment for Voucher #1 (64,600) pertaining to DVP Domestic Hot Water Tank project has been processed
- 6. Email submitted to Bergen County for Voucher #2 on Hot Water Heater Replacement project
- 7. Heat Exchanger for DVP hot water tank project is now scheduled to be shipped on 05/12/25
- 8. Update given by Executive Director on fire hydrant at Massey Street Complex

**Report of Assistant Executive Director:** Nothing at this time

**Resolutions:** None

**Report of Commissioner:**

**Unfinished Business:** None

**Old Business:** None

**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 De Nobile and Seconded by Commissioner Marra.  
Upon Roll Call, the Board voted as follows:

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

**MINUTES OF REGULAR MEETING – APRIL 17, 2025 (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:

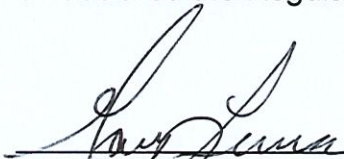
AYES	NAYS	ABSTAINED	ABSENT
Commissioner Cody Commissioner De Nobile Commissioner Marra Commissioner Mobilio Commissioner Riley Chairman Lynch	NONE	NONE	Vice Chairman Di Chiara

**Adjournment:**

Motion to Adjourn was made by Commissioner Cody and Seconded by Vice Commissioner De Nobile. Upon Roll Call, the Board voted as follows:

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

Meeting was Adjourned at 7:26 PM and Chairman Lynch declared the Regular Meeting closed.

  
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**GARY LUNA**  
Executive Director/Secretary Treasurer

  
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**PAUL V. LYNCH**, Chairman or  
**ALBERT Di CHIARA**, Vice Chairman

Prepared by:   
\_\_\_\_\_  
**CAROL A. FERRARA**  
Assistant Executive Director/Recording Secretary