

HOUSING AUTHORITY OF THE TOWNSHIP OF HADDON

RESOLUTION – MARCH 20, 2024 (2024-1)

WHEREAS, the Board of the Housing Authority of the Township of Haddon acting within its Authority and Obligation moves to approve invoice payments of **\$44,328.69** and payroll payments of **\$14,367.75** for a total of **\$58,696.44** since the last Board meeting of **February 21, 2024**. Details of this month's payments to be approved are included in the Meeting Reports for the meeting of **March 20, 2024** and filed accordingly.

SIGNATURES:

Lawrence Gasperone, Chairperson



Brian Seltzer, Vice-Chairperson



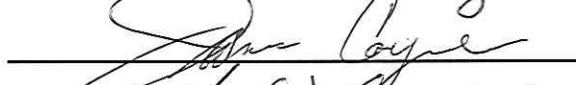
Douglas Wallace



Rosa Tanzi



James Coyne



Henry Leimkuhler



THE HOUSING AUTHORITY OF THE TOWNSHIP OF HADDON, N.J.

RESOLUTION – MARCH 20, 2024 (2024-2)

WHEREAS, the Board of Commissioners of the Haddon Township Housing Authority acting within its Authority and Obligation move to approve an increase in the monthly Flat Rate (Maximum Rent) amount for both a Studio Unit and One Bedroom Unit. The current monthly price of the Maximum rent for a studio unit is \$667.00, to be increased to \$725.00, and the current monthly Maximum rent for a one-bedroom unit is \$825.00, to be increased to \$925.00. This is due to a substantial increase in Market Rent for Rental Units in the South Jersey area where Rohrer Towers I is located.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Haddon Township Housing Authority do hereby APPROVE the monthly increase (in the amounts indicated above) for the Flat Rate (Maximum Rent) for both a Studio Unit and One-Bedroom Unit located in Rohrer Towers I, a/k/a The Haddon Township Housing Authority, 25 Wynnewood Avenue, Haddon Township, N.J. 08108 as commencing

~~APRIL 1, 2024.~~ LFB
June 1, 2024.

APPROVED WITH SIGNATURES:

Lawrence Gasperone, Chairperson


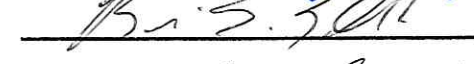



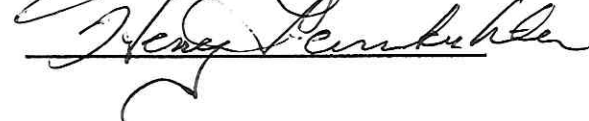
Brian Seltzer, Vice Chairperson

Douglas Wallace

Rosa Tanzi

James Coyne

Henry Leimkuhler

HOUSING AUTHORITY OF THE TOWNSHIP OF HADDON

RESOLUTION – April 17, 2024 (2024-1)

WHEREAS, the Board of the Housing Authority of the Township of Haddon acting within its Authority and Obligation moves to approve invoice payments of \$81,246.56 and payroll payments of \$14,511.56 for a total of \$95,758.12 since the last Board meeting of March 20, 2024. Details of this month's payments to be approved are included in the Meeting Reports for the meeting of April 17, 2024 and filed accordingly.

SIGNATURES:

Lawrence Gasperone, Chairperson

Lawrence Gasperone

Brian Seltzer, Vice-Chairperson

1st/ Brian Seltzer

Douglas Wallace

1st/ Douglas Wallace

Rosa Tanzi

Rosa Tanzi

James Coyne

James Coyne

Henry Leimkuhler

Henry Leimkuhler



THE HADDON TOWNSHIP HOUSING AUTHORITY – 25 Wynnewood Ave., Haddon Twp., N.J.
RESOLUTION 2024-2 – Meeting held on April 17, 2024
RESOLUTION AWARDING THE CONTRACT FOR THE 2ND PHASE
OF THE TUB TO SHOWER CONVERSIONS FOR TWENTY (20) APARTMENTS

WHEREAS, the Housing Authority of the Township of Haddon (hereinafter referred to as HTHA) has determined that it needs to procure services for work, which includes but is not limited to: Removing the existing cast iron tub in twenty (20) apartments and installing a new acrylic tub to shower conversion kit complete with new shower valve, head and trim kit. Accessories to be Included in the installation are grab bars, soap dish caddy, and shower curtain rod. Other Incidental work required to complete the shower installation is also included; and

WHEREAS, the HTHA has published in the newspaper an invitation to bid; and

WHEREAS, the HTHA received bids from three (3) bidders on March 5, 2024; and

WHEREAS, on the public opening of the bids Reliance Home Remodeling of Passaic, N.J. With a bid of \$150,000.00 was found to be the lowest responsible bidder pursuant to both N.J.S.A. 40A:11-2 and N.J.S.A. 40A:11-4; and

WHEREAS, the bid submitted by Reliance Home Remodeling has been reviewed by Habitech Architecture who recommended the contract be awarded to Reliance Home Remodeling, and deemed by the HTHA to be both responsive and conforming with all requirements set forth by the New Jersey Public Contracts Law, the bid specifications and the invitation to bid;

THEREFORE BE IT RESOLVED that the Board of Commissioners of the HTHA hereby finds that the Contract for the above captioned work items as described in the bid specifications and drawings, Be awarded to RELIANCE HOME REMODELING, in the amount of \$150,000.00; and

BE IT FURTHER RESOLVED that the Board of Commissioners hereby authorize and direct the Executive Director of the HTHA to execute said contract and take any and all necessary Administrative actions to implement RESOLUTION # 2024-2, approved and signed at the regularly scheduled meeting held on April 17, 2024 of the Haddon Twp. Housing Authority.

APPROVED WITH SIGNATURES:

Lawrence Gasperone, Chairperson


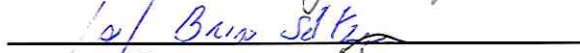



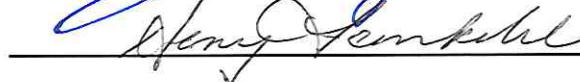
Brian Seltzer, Vice-Chairperson

Rosa Tanzi

Douglas Wallace

James Coyne

Henry Leimkuhler

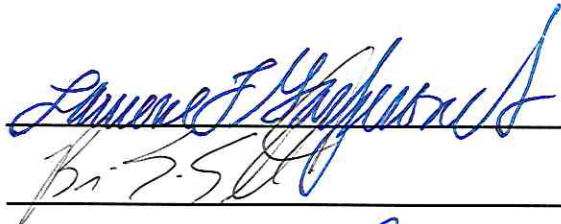
HOUSING AUTHORITY OF THE TOWNSHIP OF HADDON

RESOLUTION – May 15, 2024 (2024-1)

WHEREAS, the Board of the Housing Authority of the Township of Haddon acting within its Authority and Obligation moves to approve invoice payments of \$49,559.61 and payroll payments of \$13,977.16 for a total of \$63,536.77 since the last Board meeting of April 17, 2024. Details of this month's payments to be approved are included in the Meeting Reports for the meeting of May 15, 2024 and filed accordingly.

SIGNATURES:

Lawrence Gasperone, Chairperson

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Brian Seltzer, Vice-Chairperson

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Douglas Wallace

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Rosa Tanzi

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James Coyne

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Henry Leimkuhler

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THE HADDON TOWNSHIP HOUSING AUTHORITY

RESOLUTION – MAY (2024-2)

Meeting Date of Wednesday, MAY 15, 2024

WHEREAS, the Board of Commissioners of The Housing Authority of the Township of Haddon, acting within its Authority and Obligation, moves to approve **Board of Commissioner Lawrence Gasperone** as an Authorized Signatory with 1st Colonial Community Bank for both our Operating Account #0123001943, and Escrow Account #0123002016, commencing May 17, 2023 and updated on May 15, 2024.

Other signatories with no change:

Walter A. Norris, Executive Director of The Haddon Twp. Housing Authority

Rosa Tanzi, Board of Commissioner of the Haddon Twp. Housing Authority

Signatures of The Haddon Township Housing Authority Board of Commissioners:

Lawrence Gasperone – Chairperson







Brian Seltzer, Vice Chairperson

Douglas Wallace

Rosa Tanzi

James Coyne

Henry Leimkuhler

HOUSING AUTHORITY OF THE TOWNSHIP OF HADDON

RESOLUTION – June 19, 2024 (2024-1)

WHEREAS, the Board of the Housing Authority of the Township of Haddon acting within its Authority and Obligation moves to approve invoice payments of \$66,181.19 and payroll payments of \$14,338.20 for a total of \$80,519.39 since the last Board meeting of May 15, 2024. Details of this month's payments to be approved are included in the Meeting Reports for the meeting of June 19, 2024 and filed accordingly.

SIGNATURES:

Lawrence Gasperone, Chairperson

Approval

Brian Seltzer, Vice-Chairperson

Approval

Douglas Wallace

Approval

Rosa Tanzi

Approval

James Coyne

Approval

Henry Leimkuhler

Excused



HOUSING AUTHORITY OF THE TOWNSHIP OF HADDON

RESOLUTION – July 17, 2024 (2024-1)

WHEREAS, the Board of the Housing Authority of the Township of Haddon acting within its Authority and Obligation moves to approve invoice payments of \$37,166.22 and payroll payments of \$11,649.17 for a total of \$48,815.39 since the last Board meeting of June 19, 2024. Details of this month's payments to be approved are included in the Meeting Reports for the meeting of July 17, 2024 and filed accordingly.

SIGNATURES:

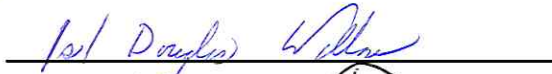
Lawrence Gasperone, Chairperson

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Brian Seltzer, Vice-Chairperson

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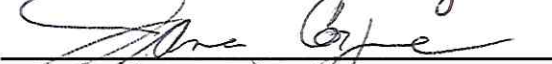
Douglas Wallace

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Rosa Tanzi

A handwritten signature in black ink, appearing to read "Rosa Tanzi", written over a horizontal line.

James Coyne

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Henry Leimkuhler

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LEASE ADDENDUM

ATTORNEY, COURT, and EVICTION CHARGES

A Tenant will be charged with any fees to cover costs and/or reasonable attorney fees which the Court may award when the Housing Township Housing Authority incurs such costs in connection with legal proceedings in which the Tenant does not prevail in any court action.

If the Tenant is evicted, the Tenant gives the Haddon Township Housing Authority (HTHA) permission to remove from the unit any personal property left in the unit from which the Tenant has been evicted further agreeing HTHA may dispose of such property as prescribed by law.

Further, the Tenant shall be responsible for the actual costs for removing any personal property from the unit and any other costs directly associated with the eviction.

In the event of the Tenant's eviction or termination of the tenancy, the Tenant shall remain liable for payment of rent and costs due to Haddon Township Housing Authority until the entrance of the Judgment of possession of Tenant's eviction.

HOUSING AUTHORITY OF THE TOWNSHIP OF HADDON

RESOLUTION – July 17, 2024 (2024-2)

WHEREAS, the Board of the Housing Authority of the Township of Haddon acting within its Authority and Obligation moves to approve the attached Resolution (2024-2) authorizing Lease Addendum to Tenants' present lease with regard to **ATTORNEY, COURT AND EVICTION CHARGES**. **This Resolution is being approved at the regular monthly meeting of the Haddon Township Housing Authority on July 17, 2024.**

SIGNATURES:

Lawrence Gasperone, Chairperson



Brian Seltzer, Vice-Chairperson



Douglas Wallace



Rosa Tanzi



James Coyne



Henry Leimkuhler

ABSTAIN

HOUSING AUTHORITY OF THE TOWNSHIP OF HADDON

RESOLUTION – August 21, 2024 (2024-1)

WHEREAS, the Board of the Housing Authority of the Township of Haddon acting within its Authority and Obligation moves to approve invoice payments of \$154,473.38 and payroll payments of \$14,509.86 for a total of \$168,983.24 since the last Board meeting of July 17, 2024. Details of this month's payments to be approved are included in the Meeting Reports for the meeting of August 21, 2024 and filed accordingly.

SIGNATURES:

Lawrence Gasperone, Chairperson

Approved

Brian Seltzer, Vice-Chairperson

Approved

Douglas Wallace

Approved

Rosa Tanzi

Approved

James Coyne

Approved

Henry Leimkuhler

Approved w/Reluctance

Resolution 2024-3 - Sept. 18, 2024

**RESOLUTION FOR RENEWAL OF MEMBERSHIP
IN THE
NEW JERSEY PUBLIC HOUSING AUTHORITY JOINT INSURANCE FUND**

WHEREAS, Haddon Twp Housing Authority is a member of the New Jersey Public Housing Authority Joint Insurance Fund; and

WHEREAS, said renewed membership terminates as of December 31, 2024 unless earlier renewed by agreement between the Authority and the Fund; and

WHEREAS, the Authority desires to renew said membership;

NOW THEREFORE, be it resolved as follows:

1. The Haddon Twp Housing Authority agrees to renew its membership in the New Jersey Public Housing Authority Joint Insurance Fund and to be subject to the Bylaws, Rules and Regulations, coverages, and operating procedures thereof as presently existing or as modified from time to time by lawful act of the Fund.
2. The Chairperson/Executive Director shall be and hereby are authorized to execute the agreement to renew membership annexed hereto and made a part hereof and to deliver same to the New Jersey Public Housing Authority Joint Insurance Fund evidencing the Authority's intention to renew its membership.

This Resolution agreed to this 18th day of Sept., 2024 by a vote
Of: 6 Affirmative
0 Negative

ELEANOR CONNELL
Notary Public of New Jersey
My Commission Expires Feb. 6, 2027

[Signature]
Chairperson/Executive Director

[Signature] CHAIRPERSON

[Signature]

Attest

Sept. 18, 2024
Date:

Resolution 2024-2 ~ Sept. 18, 2024

**AGREEMENT TO RENEW MEMBERSHIP IN THE
NEW JERSEY PUBLIC HOUSING AUTHORITY
JOINT INSURANCE FUND**

WHEREAS, the **New Jersey Public Housing Authority Joint Insurance Fund** (hereinafter the Fund) is a duly chartered Joint Insurance Fund as authorized by NJSA 40A:10-36 et seq., and;

WHEREAS, **Haddon Twp Housing Authority** is currently a member of said Fund, and;

WHEREAS, effective December 31, 2024, said membership will expire unless earlier renewed, and;

WHEREAS, the Chairperson/Executive Director and Board of Commissioners of the Authority has resolved to renew said membership;

NOW THEREFORE, it is agreed as follows:

1. **Haddon Twp Housing Authority** hereby renews its membership in the New Jersey Public Housing Authority Joint Insurance Fund for a three (3) year period, beginning January 1, 2025 and ending December 31, 2027.
2. **Haddon Twp Housing Authority** hereby ratifies and reaffirms the Indemnity and Trust Agreement, Bylaws and other organizational and operational documents of the New Jersey Public Housing Authority Joint Insurance Fund as from time to time amended and altered by the Department of Insurance in accordance with the Applicable Statutes and administrative regulations as if each and every one of said documents were re-executed contemporaneously herewith.
3. **Haddon Twp Housing Authority** agrees to be a participating member of the Fund for the period herein provided for and to comply with all of the rules and regulations and obligations associated with said membership.
4. In consideration of the continuing membership of the in the New Jersey Public Housing Authority Joint Insurance Fund agrees, subject to the continuing approval of the Commissioner of Insurance, to accept the renewal application of (Name of Authority).
5. Executed the 18th day of September, 2024 as the lawful and binding act and deed of the **Haddon Twp Housing Authority**, which execution has been duly authorized by public vote of the governing body.

Val Vito, Exec. Director
Chairperson/Executive Director
Lauren M. Hoffmann CHAIRPERSON

Eleanor Connell
Attest
Sept. 18, 2024
Date:

ELEANOR CONNELL
Notary Public of New Jersey
My Commission Expires Feb. 6, 2027

HOUSING AUTHORITY OF THE TOWNSHIP OF HADDON

RESOLUTION – September 18, 2024 (2024-1)

WHEREAS, the Board of the Housing Authority of the Township of Haddon acting within its Authority and Obligation moves to approve invoice payments of \$40,428.46 and payroll payments of \$11,514.12 for a total of \$51,942.58 since the last Board meeting of August 21 2024. Details of this month's payments to be approved are included in the Meeting Reports for the meeting of September 18, 2024 and filed accordingly.

SIGNATURES:

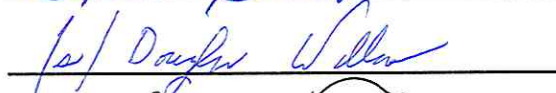
Lawrence Gasperone, Chairperson



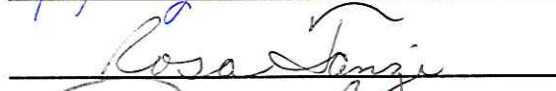
Brian Seltzer, Vice-Chairperson



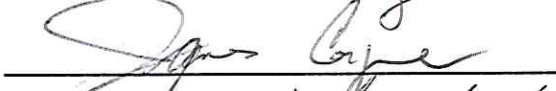
Douglas Wallace



Rosa Tanzi



James Coyne



Henry Leimkuhler

