

MINUTES OF THE RESCHEDULED MEETING
OF THE HOUSING AUTHORITY OF THE
BOROUGH OF LODI, HELD ON March 25,
2015 AT THE HOUSING AUTHORITY OF THE
BOROUGH OF LODI, 50 BROOKSIDE AVENUE,
LODI, NEW JERSEY

Chairman Marra called the Rescheduled 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 Robert Marra, Commissioners Daniel Cody, Albert Di Chiara, Paul Vincent Lynch, Allen Riley. Also present were: Thomas DeSomma, Executive Director, Conrad M Olear, Esq. Gary Luna, Deputy Executive Director. Absent were: Commissioners Gerald Woods, Vincent Caruso, Lenore Morrell, Secretary.

BIDS: NONE

A motion was made by Commissioner Cody and seconded by Commissioner Riley to approve the minutes of the Regular Meeting of February 19, 2015. Upon call of the roll, the Commissioners vote was as follows:

AYES	NAYS
Commissioner Cody	
Commissioner Di Chiara	
Commissioner Paul Vincent Lynch – Abstained	
Commissioner Allen Riley	NONE
Commissioner Robert Marra	

COMMUNICATIONS:

1. .Commissioner Vincent Caruso “Diploma” for successfully completing the course of study for a Public Housing Authority Commissioner
2. To Dept. of HUD –Submission of FFY 2015 CFPNJ39P01150115 - \$224,00-will draw down after FYS 10/01/15
3. LHA Public Notice to receive comments at 8:00 P.M. on 06/16/15 pertaining to its Annual and 5-Year PHA Plan (FYS 10/01/15)
4. In House chart reflecting new FMR/Income Limits for PH/S-8,effective 03/06/15
5. Refer to Notice pertaining to rescheduling meeting to 3/25/15

REPORT OF ATTORNEY:

NEED UPDATE

Ongoing - Executive Director- need Final Legal Advisory opinion pertaining to SHBP Employee/Employer Premium Plan Cost Payments

Ongoing—Eva Grecco DVP#15D)– Civil Action Complaint to Collect cumulative delinquent rent, late fees & Legal fees [REDACTED] – see attached Summons – Court scheduled for 03/3/15- also note pay of \$50.00 towards October balance.

New – Rosa Garcia (DVP #9B) - [REDACTED]
hearing scheduled for 03/13/15

New KAREN Young (DVP#9A) – [REDACTED]
Hearing scheduled for 03/16/15

Ongoing – see Council’s legal opinion – “Yes” LHA can for designated employees – memo to –designated employees requiring same is typing

New – Carol Glover (Massey Street #11) – assigned to Attorney to determine if tenant has been placed in short term care, long-term care, nursing home, etc. –**to be discussed**

New – Barbara Stivalo (Rennie #38)- UNAUTHORIZED Visitor “Trespasser” [REDACTED] **to be discussed**

A motion was made by Commissioner Cody and seconded Commissioner Riley to go into Closed Session pertaining to On-Going-and possible litigations. Upon call of the roll, the Commissioners vote was as follows:

AYES	NAYS
Commissioner Cody	
Commissioner Di Chiara	
Commissioner Paul Vincent Lynch	NONE
Commissioner Riley	
Commissioner Marra	

A Discussion ensued pertaining to the following:

Ongoing – Christina Johanneman (Former Secton 8 Participant)

Ongoing – M. Rouf (Former Section 8 Participant)

Any Other Pending Litigation to be Discussed? NONE

A motion was made by Commissioner Cody and seconded by Commissioner Riley to end Closed Session and return to Regular Order of Business. Upon call of the roll, the Commissioners vote was as follows:

AYES	NAYS
Commissioner Cody	
Commissioner Di Chiara	
Commissioner Paul Vincent Lynch	NONE
Commissioner Allen Riley	
Commissioner Marra	

REPORT OF ACCOUNTANT – NONE

REPORT OF SECURITY –

Letter of Commendation to Chief of Security. Joe Pedone, from North Main Street Senior Citizen

A motion was made by Commissioner Cody and seconded by Commissioner Di Chiara to pay the monthly bills for Public Housing and Section 8. Upon call of the roll, the Commissioners vote was as follow:

AYES	NAYS
Commissioner Cody	
Commissioner Di Chiara	
Commissioner Paul Vincent Lynch	NONE
Commissioner Riley	
Commissioner Marra – abstained #8 yes on all others	

REPORT OF EXECUTIVE DIRECTOR:

Approximate interest earned to February .2015 is total of \$850.00+

CONTRACT REPORT – NONE

Notice to Massey Street/Rennie Place – Re-Opening of Community Room on 0306/15

Correspondence to Ronald Fraser- First Vice President of Valley National Bank - requesting review of LHA’s compensating balances – **to be discussed**

A motion was made by Commissioner Cody and seconded by Commissioner to go into Closed Session due to possible litigation. Upon call of the roll,, the Commissioners vote was as follows:

AYES	NAYS
Commissioner Cody	
Commissioner Di Chiara	
Commissioner Paul Vincent Lynch	NONE

Commissioner Riley

Commissioner Marra

Discussion ensued pertaining to:

- a) Sofie Fava Apt. 16A
- b) Desarie Bravo – 17B

After the discussion a Motion was made by Commissioner Cody and seconded by Commissioner Riley to end Closed Session and return to Public Session of Executive Director’s Report. Upon call of the roll, the Commissioners vote was as follows:

AYES	NAYS
Commissioner Cody	
Commissioner Di Chiara	
Commissioner Paul Vincent Lynch	NONE
Commissioner Riley	
Commissioner Marra	

Notice of Claim forwarded to NJPHAJIF regarding Samuel Grotsky (Massey St.)

Be advised LHA has publicly advertised and requested RFQs for Fee Accountant and Fee Attorney – both due back .03/26/15

Notice for Sporadic Security Maintenance inspection reports – **to be discussed**

Notice to All Residents informing them of upcoming sporadic inspections

A motion was made by Commissioner Cody and seconded by Commissioner Riley to go into Closed Session – Personnel & Possible Litigation. Upon call of the roll, the Commissioners vote was as follows:

AYES	NAYS
Commissioner Cody	
Commissioner Di Chiara	
Commissioner Paul Vincent Lynch	NONE
Commissioner Riley	
Commissioner Marra	

a) Maintenance Employee [REDACTED]

b) Parking ticket [REDACTED]

c) Employee Retirement Application submitted [REDACTED]

d) Executive Director’s decision to defer employees 2 day suspension [REDACTED]

e) Notice of Executive Director's intent to promote Maintenance Employee from Building Maintenance Worker to Maintenance Repairer LPL

A motion was made by Commissioner Cody and seconded by Commissioner Riley to End Closed Session and return to the Regular Order of Business. Upon call of the roll, the Commissioners vote was as follows:

AYES	NAYS
Commissioner Cody	
Commissioner Di Chiara	
Commissioner Paul Vincent Lynch	NONE
Commissioner Riley	
Commissioner Marra	

REPORT OF DEPUTY EXECUTIVE DIRECTOR/ADMINISTRATOR SECTION 8/HOUSING MANAGER:

1. To date there are 445 HCV/Section 8 Participants presently on the program
2. Deputy Executive Director – update on the possibility of implementing direct deposit and/or pick-up by landlords of Housing Assistance Payment checks – see attached notice from Bergen County Housing

::

RESOLUTION NO. 14-11

DECLARATION OF EMERGENC EXPENDITURE (STATE OF EMERGENCY DECLARED BY GOV. CHRISTIE FOR MARH 5, 2015

SEE COPY ATTACHED:

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

AYES	NAYS
Commissioner Cody	
Commissioner Di Chiara	
Commissioner Paul Vincent Lynch	NONE
Commissioner Riley	
Commissioner Marra	

RESOLUTION NO. 14-12

ACCEPTANCE OF LENORE MORRELL'S SUBMISSION OF RETIREMENT PAPERS EFFECTIVE 10 /01/15 & AUTHORIZATION FOR THREE-YEAR PAYOUT OF ACCRUED LEAVE PAYMENTS (STARTING 10/.01/.15)

SEE COPY ATTACHED

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

:

AYES	NAYS
Commissioner Cody	
Commissioner Di Chiara	
Commissioner Paul Vincent Lynch	NONE
Commissioner Riley	
Commissioner Marra	

Chairman stated is there are any reports as follows:

REPORT OF COMMISSIONERS – NONE

OLD BUSINESS - NONE

NEW BUSINESS - NONE

GOOD & WELFARE - NONE

HEARING OF CITIZENS:

At this time Eva Grecco of 15D De Vries Park stated:

I would like to make a quick statement – According to Open Public Meeting Act Sunshine Law Lodi Housing Authority is still in violation, because when the agenda states see attached and there are no attachments on Public Agenda it's a violation.

Commissioner Daniel Cody – asked what is not attached to be specific and Executive Director also stated to be specific.

Eva Grecco went through agenda and referred to Attorney report under his name see attached, under Security Report see attached and under Executive Director's report #8 see attached.

Subsequently a discussion transferred between Commissioner Cody, Executive Director and Eva Grecco – again Eva stated that the Lodi Housing Authority is in violation of Sunshine Law – Executive Director sated if Eva feels the Lodi Housing is still in violation she is welcome to Contact Legal Aide or any other agency to file Complaint – and Executive Director further stated if she still feels she wants copies of Allowable correspondence to make OPRA request.

Eva responded she would make request by tomorrow 3/26/15 - afternoon.

Executive Director again stated to be specific with her OPRA Request.

At this time Eva Grecco was done and exited the meeting

The Chairman stated are there any reports as follows:

UNFINISHED BUSINESS – NONE

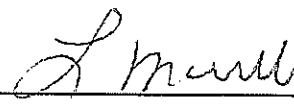
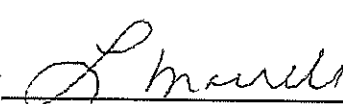
A motion was made by Commissioner Cody and seconded by Commissioner Riley at 8:00 P.M. to adjourn the meeting. Upon call of the roll, the Commissioners vote was as follows:

AYES	NAYS
Commissioner Cody	
Commissioner Di Chiara	
Commissioner Paul Vincent Lynch	NONE
Commissioner Riley	
Commissioner Marra	

The Chairman thereupon declared the meeting as closed.


THOMAS DeSOMMA
Executive Director


ROBERT MARRA
Chairman

Transcribed by  Typed by 

RESOLUTION NO. 14-11

Governing Body Recorded Vote -- Members:

	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Commissioner D. Cody	/			
M Commissioner A. Di Chiara	/			
Commissioner P. Lynch	/			
S Commissioner A. Riley	/			
Commissioner G. Woods				✓
Commissioner V. Caruso				✓
Commissioner R. Marra	✓			

Approved Denied

REVIEWED AND APPROVED AS TO LEGALITY:

LHA ATTORNEY - CONRAD M. O'LEAR, ESQ.

DECLARATION OF EMERGENCY EXPENDITURE
 (State of Emergency Declared by
 Gov. Chris Christie for March 5, 2015)

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 March 5, 2015, an Emergency Declaration by Governor Christie and related snow accumulation 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 *Re-Scheduled* MEETING HELD ON:

Wednesday March 25 2014

[Signature]
EXECUTIVE DIRECTOR/SECRETARY-TREASURER



LODI HOUSING AUTHORITY

A HUD SPONSORED PUBLIC HOUSING AGENCY

50 Brookside Avenue, Lodi, New Jersey 07644-3214

THOMAS DeSOMMA
Executive Director/ Secretary Treasurer
[973] 470-3650 – Fax [973] 778-1429

March 6, 2015

SNOWSTORM EMERGENCY DECLARATION/CERTIFICATION (State of Emergency Declared by Gov. Chris Christie for March 5, 2015)

ALL PUBLIC HOUSING COMPLEXES – DE VRIES PARK/ MASSEY STREET/RENNIE PLACE/NORTH MAIN STREET

Due to Governor Christie's Emergency Declaration due to snow on or about March 5, 2015, Lodi Housing Authority (Authority) found it necessary 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.).

Therefore, as Executive Director, I hereby certified to the Emergency Snow Removal resulting from the "snowstorm" referenced above.

Furthermore, I hereby certify any such related Expenditures be classified as "Emergency Expenditures" and fall within NJSA 40A:11-6.



3-6-2015

THOMAS DeSOMMA
Executive Director

Date

Christie declares emergency with snow expected

Received
3/5/15

By JIM NORMAN
STAFF WRITER

With up to 6 inches of snow forecast to blanket North Jersey today and even more in areas to the south, Governor Christie placed all of New Jersey under a state of emergency on Wednesday night.

The storm "is expected to produce travel hazards and potentially cause power outages throughout the state," Christie said, asking drivers to "remain off the roads if possible so that our first responders and public safety officials can safely respond to any emergency situations."

However, Joe Pollina, a National Weather Service meteorologist, said the amount and type of snow in the forecast was "not typically what would cause widespread power outages."

Public Service Electric and Gas, the major utility serving North Jersey, said it was prepared for the storm, but added, it was not expecting widespread outages. The utility said it had additional workers and equipment on hand to deal with any emergencies and was also arranging for additional crews to take care of trees or limbs that fall across power lines.

The weather service issued a winter weather advisory and a hazardous weather outlook through 7 tonight, warning drivers to be

aware of slippery roads and visibility less than a half mile at times.

The snow was expected to "start out heavy, but turn into a lighter consistency as temperatures fall through the night" and into today, Pollina said.

The forecast said that what was to begin as rain and sleet late Wednesday night would turn into snow and sleet and finally snow after 2 a.m., with a total overnight snow and sleet accumulation of up to 3 inches before the morning rush hour.

Snow was forecast to continue through 2 p.m. today, with additional accumulation of 2 to 4 inches, the weather service said, adding that there was a chance of more snow before 8 p.m. and temperatures falling back into the frigid zone with a low of 9 tonight.

But the weather service had some good news for North Jerseyans. Starting on Friday, expect sunny skies with a high near 26, and that's just the beginning of a warming trend that should see temperatures rise to the mid-30s on Saturday, near 40 on Sunday and the mid-40s on Monday.

The warming trend is expected to continue through next week, the weather service said, coming close to 50 by Wednesday. But don't put away your winter gear yet.

"We can have snow well into April," said Pollina.



Search Our Site GO

32° Philadelphia, PA CLOUDY

- SECTIONS
- TRAFFIC
- VIDEO
- Philadelphia
- Pennsylvania
- New Jersey
- Delaware

WEATHER ALERT Winter Weather Advisory

WEATHER

STATE OF EMERGENCY IN NEW JERSEY; STATE OFFICES CLOSED



(Shutterstock)

Share



Updated 2 hrs 51 mins ago

TRENTON (WPVI) -- Snow is sweeping across New Jersey and that has caused government offices and most schools to close.

Gov. Chris Christie declared a state of emergency and is asking motorists to stay off the roads if possible.

Officials have decided to close state offices on Thursday. They initially had delayed opening until 11 a.m.

Most schools closed ahead of the storm.

A winter storm warning is in effect for most of the state until 7 p.m.

The National Weather Service says 4 to 8 inches of snow are possible before the snow ends late in the day.

Motorists are facing speed restrictions on major highways.

New Jersey Transit buses and trains are crossing honoring tickets.
Map My News

RECOMMENDED



Early Multiple Sclerosis Symptoms You Should Never Ignore
WebMD



Parents, your home is not as safe for Jr. as you think
USA Today



Sexual assault suspect severely beaten before police arrive



'7th Heaven' actress Sarah Goldberg dies at 40



NJ teacher indicted, accused of sex with 6 students
DuFaut



SEPTA announces snow plans for Thursday

Recommended by

WEATHER

Christie declares state of emergency

Mike Deak, @MikeDeakMyCJ 8:33 a.m. EST March 5, 2015

Central Jersey is bracing for one last winter wallop on Thursday



Buy Photo

(Photo: Tanya Breen/Staff Photographer)

CENTRAL JERSEY — Gov. Chris Christie has declared a state of emergency, authorizing the state director of emergency management to activate and coordinate the preparation, response and recovery efforts for the storm with all county and municipal emergency operations and governmental agencies.

Update: State offices are closed today.

"Tonight's storm is expected to produce travel hazards and potentially cause power outages throughout the state," Christie said. "I've authorized state officials to take all necessary action to prepare, and my Administration will continue monitoring conditions throughout the remainder of the storm. I encourage all New Jerseyans to drive carefully and remain off the roads if possible so that our first responders and public safety officials can safely respond to any emergency situations."

Next Wednesday, skies are forecast to be sunny with temperatures near 50 degrees.

But winter is poised to deliver a parting shot to Central Jersey with 4 to 8 inches of snow expected to fall from about midnight Wednesday to mid-afternoon on Thursday, according to the National Weather Service.

A winter storm warning is in effect until 7 p.m. Thursday.



Winter is poised to deliver a parting shot to Central Jersey with 4 to 8 inches of snow expected to fall from about midnight Wednesday to mid-afternoon on Thursday, according to the National Weather Service. (Photo: Courtesy of National Weather Service)

Though temperatures reached in the relative balmy low 40s on Wednesday afternoon, an Arctic cold front was expected to slice across the area Wednesday evening, setting the stage for minor areas of low pressure to ripple along the front and bring the snow into the colder air.

The timing and path of the low-pressure systems will determine how much snow will fall here. Computer forecasts are calling for about five inches in Central Jersey, with higher amounts south of Route 195 and lower amounts north of Route 80.

Temperatures are expected to drop from 35 degrees at around 11 p.m. Wednesday to 23 degrees at 11 a.m. Thursday. Winds are expected to increase on Thursday, with wind chills dropping to zero.

Forecasters believe this could be the last Arctic blast of the winter before spring arrives on March 20.

Temperatures are expected to remain the 20s on Friday before reaching the 30s over the weekend and the 40s early next week.

Tonight's storm is expected to continue through Thursday, bring heavy snow, mixed precipitation including ice, and freezing temperatures throughout the State. The forecast for snow has already prompted a number of cancellations and delayed openings for Thursday.

The snow may play havoc with public schools, many of which are in the middle of the state's new PARCC testing.

To give customers more travel options, NJ Transit is offering full systemwide cross-honoring on Thursday, enabling customers to use their ticket or pass on an alternate travel mode — rail, light rail or bus — including private bus carriers.

All Somerset County senior centers will be closed on Thursday. There will be No Meals on Wheels deliveries.

In New Brunswick the parking decks opened at 6 p.m. Wednesday for residents to park their vehicles off city streets. A Code Blue in effect in New Brunswick through Friday.

The Perth Amboy Parking Deck at 151 Jefferson St. is closed due to a power outage. The deck will not be available for parking during the storm. Residents can park at the train station lot.

Union County has declared a 10 a.m. delayed opening for nonessential county employees. The Union County Courthouse will open at 10 a.m.

The Theatre at Raritan Valley Community College's presentation of The Jammin' Divas, originally scheduled for Thursday with performances at noon and 7 p.m., has been postponed. A new date will be announced.

Edison, Spotswood and North Brunswick have canceled garbage and recycling pickup on Thursday.

RESOLUTION NO. 14-12

Governing Body Recorded Vote – Members:

M
N

- Commissioner D. Cody
- Commissioner A. Di Chiara
- Commissioner P. Lynch
- Commissioner A. Riley
- Commissioner G. Woods
- Commissioner V. Caruso
- Commissioner R. Marra


Aye Nay Abstain Absent

✓
✓
✓
✓
✓

✓
✓

Approved Denied

REVIEWED AND APPROVED AS TO LEGALITY:


LHA ATTORNEY - CONRAD M. O'LEARY, ESQ.

ACCEPTANCE OF LENORE MORRELL'S SUBMISSION OF RETIREMENT PAPERS (EFFECTIVE 10/01/15) & AUTHORIZATION FOR THREE-YEAR PAYOUT OF ACCRUED LEAVE PAYMENTS (STARTING 10/01/15)

WHEREAS, on March 9, 2015, Lenore Morrell, Supervisor of Accounts, informed the Executive Director of Lodi Housing Authority (LHA) that she filed her online Retirement Application on March 4, 2015 with an effective date of October 1, 2015; and

WHEREAS, LHA received an email notice dated 03/04/15 (copy attached) from the NJ Division of Pensions and Benefits confirming Lenore Morrell's Retirement Application has been submitted; and

WHEREAS, the LHA Board of Commissioners (Board) has adopted its Employee Personnel Policy (aka Employee Handbook), along with numerous Board Resolutions authorizing, outlining, and defining employee benefits; and

WHEREAS, the Board has, within said Employee Handbook, enacted policy for employee payout of accrued sick, vacation, and personal leave time; and

WHEREAS, said Employee Handbook, Sections VII, VIII, IX, and more specifically, Section XI, Page 17, Payment of Accumulated Vacation/Sick Leave, authorizes a three-year payout unless otherwise agreed upon by employee and authorized by Board, in addition to payment of accrued vacation/personal leave mandated to be paid within 60 days (accrued leave not to exceed \$30,000 for pre 10/01/93 hired employees and not to exceed \$15,000.00 for post 10/01/93 hired employees); and

WHEREAS, the Board has maintained and wishes to continue to maintain its financial solvency by implementing its existing three-year payout policy; and

WHEREAS, the Board has discussed with its Executive Director/Secretary Treasurer entitled accrued leave and related payout for same, to be based on Authority's existing three-year policy and such accrued leave payouts shall be based upon employee's current salary/hourly rate on 09/30/15.

NOW, THEREFORE BE IT RESOLVED, the Board hereby accepts Lenore Morrell's Retirement date effective October 1, 2015.

NOW, THEREFORE BE IT FURTHER RESOLVED, the Board hereby authorizes the three-year payout of accrued leave time, as referenced in Paragraph 5 of this Board Resolution #14-12, and further understands and agrees to in the event of Lenore Morrell's demise or separation of service from LHA during any time after the adoption of the Resolution #14-12, said employee and/or her Estate will be paid for the entitled accrued leave payments as referenced herein for the remaining period not to exceed the three years starting FYS 10/01/15.

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

Wednesday March 25, 2015


EXECUTIVE DIRECTOR/SECRETARY-TREASURER