



The Housing Authority of Gloucester County

REGULAR BOARD MEETING

APRIL 22, 2026

A Regular Meeting of the Housing Authority of Gloucester County was held at the Joseph A. Reed Board Room located at 100 Pop Moylan Blvd., Deptford, NJ 08096, on Wednesday, APRIL 22, 2026 beginning at 4:30 P.M.

ROLL CALL:

The Deputy Executive Director (Jeffrey Daniels, Esq.) called the roll and the following answered "aye":

- ✓ 1st Vice Chairman John Giovannitti
- ✓ 2nd Vice Chairman Brenden Garozzo
- ✓ Treasurer Scott Kintzing
- ✓ Commissioner Daniel Reed

And the following were absent:

- ✓ N/A

The Secretary notified the Solicitor that a quorum is present.

Also in attendance were:

- ✓ James Pierson, Esq., Solicitor
- ✓ Jeffrey Daniels, Esq., Deputy Executive Director
- ✓ Nelly Rojas, Executive Assistant
- ✓ Dana Trasferini, Administrative Specialist
- ✓ Grace Turchi, Finance Director
- ✓ Michael Jezierski, Accountant

SOLICITOR:

The Solicitor stated, "In accordance with the Open Public Meetings Act of 1975, this meeting is called to order pursuant to notice of Regular Meeting, a copy of which has been made available to newspapers of general local public circulation, a copy of which has been made available to the Clerk of Gloucester County, and a copy of which has been posted publicly in accordance with the law."

SOLICITOR:

Solicitor, James Pierson, Esq. swears in Commissioner Daniel B. Reed for reappointment to the Board of Commissioners of the Housing Authority of Gloucester County.



PUBLIC PORTION:

Agenda items only.

MOTION TO OPEN PUBLIC PORTION:

MOTION: Commissioner Daniel Reed

SECOND: Commissioner Scott Kintzing

ALL IN FAVOR

Public present, no comments.

MOTION TO CLOSE PUBLIC PORTION:

MOTION: Commissioner Scott Kintzing

SECOND: Commissioner Daniel Reed

ALL IN FAVOR

EXECUTIVE DIRECTOR REPORT:

- D.E.D. Daniels discusses HAGC is awaiting funding notice from HUD, further indicating that HAGC’s finance department is trying to project shortfall for the end of the year and based on the projection determine what other cost saving measures HAGC can take to avoid shortfall at years end in the event there is no shortfall funding available. D.E.D. Daniels discusses shortfall cost saving measures HAGC has taken thus far. If shortfall funding is not available HAGC may have to make HAP terminations, a plan to do so would be submitted to HUD for approval.
- D.E.D. Daniels discusses the roof replacement on the Nancy J. Elkins Senior Apartment Building, the project is about 90% complete, AHO also coordinated with the cell tower companies to move their rooftop equipment for the roof replacement, the cell tower companies covered the cost of moving the cell tower equipment. AHO Director, Paul Letizia indicates Carlisle, the manufacturer of the roofing material, will come onsite to inspect the material was installed correctly for warranty purposes. The cost of the roof replacement was about \$204K.
- D.E.D. Daniels discusses refinancing and possible modernization of the Nancy J. Elkins Senior Apartment Building.
- D.E.D. Daniels indicates that in an effort to improve security, align with government identity standards, and modernize digital infrastructure, HAGC is transitioning its website address and primary email domain to @gloucestercountyhousingnj.gov.
- D.E.D. Daniels provides a brief summary of the proposed resolutions, indicating a number of the resolutions are Capital Fund Expenditures to be obligated.

NO COMMENTS OR CONCERNS FROM THE COMMISSIONERS

AGENDA:

- A. Review and Action of Minutes – MARCH 2026
- B. Consider Interim Bill List, 26-04 Sections A, B, C, D, E,
- C. Consider Bill List 26-04 Sections E, F, G, H, I
- D. Consider Ratification of GCHDC, Seniors, Shepherd’s Farm, eMurphyg, Inc., PMURC, Inc. and Sections A, B, C, D, E, F
- E. Consider Acknowledgment of Pop Moylan, Colonial Park LP Sections G, H, I, J

RESOLUTIONS

<u>26-19</u>	CONSIDER RESOLUTION APPROVING ANNUAL REVIEW OF HAGC’S WATER MANAGEMENT PLAN
<u>26-20</u>	CONSIDER RESOLUTION AUTHORIZING APPOINTMENT THE APPOINTMENT OF DANIEL J. REED TO THE BOARD OF TRUSTEES OF NON-PROFITS
<u>26-21</u>	CONSIDER RESOLUTION APPROVING THE DISPOSITION AND WRITE OFF OF UNSERVICEABLE EQUIPMENT - SHREDDER MACHINE INTIMUS PRO 852
<u>26-22</u>	CONSIDER RESOLUTION AUTHORIZING PURCHASE OF INDUSTRIAL SHREDDER - CLARY BUSINESS MACHINES
<u>26-23</u>	CONSIDER RESOLUTION AUTHORIZING CONTRACT FOR REPLACEMENT OF TUB AND SURROUND WALLS AT 204-1 SCATTERED SITE HOME
<u>26-24</u>	CONSIDER RESOLUTION AUTHORIZING CONTRACT WITH STATE VENDOR FOR REMOVAL AND REPLACEMENT OF WET ROOF – CARINO PARK - W.J. GROSS
<u>26-25</u>	CONSIDER RESOLUTION AUTHORIZING PURCHASE FROM A COOPERATIVE PURCHASING

	AGREEMENT SYSTEM RUBBER TIRE SKID STEER LOADER - SOURCEWELL
<u>26-26</u>	CONSIDER RESOLUTION AUTHORIZING PURCHASE FROM APPROVED STATE CONTRACT VENDOR - SIDEWALK SNOW VEHICLE (SSV) TRACTOR – CRESTON HYDRAULIC
<u>26-27</u>	CONSIDER RESOLUTION AUTHORIZING PURCHASE FROM APPROVED STATE CONTRACT VENDOR - 2026 RAM PROMASTER CARGO VAN – NIELSEN OF MORRISTOWN
<u>26-28</u>	CONSIDER RESOLUTION AUTHORIZING PURCHASE FROM APPROVED VENDOR PARTICIPATING IN A COOPERATIVE PURCHASING AGREEMENT SYSTEM CCESC - REPLACEMENT OF POLE LIGHT - DEPTFORD PARK APARTMENTS
<u>26-29</u>	CONSIDER RESOLUTION AUTHORIZING EXECUTIVE SESSION - TABLED

MOTION TO APPROVE AGENDA RESOLUTIONS 26-19 THROUGH 26-28 AND ALL ACTION ITEMS:

MOTION: Commissioner Scott Kintzing
 SECOND: Commissioner Daniel Reed
 ALL IN FAVOR



PUBLIC PORTION:

MOTION TO OPEN PUBLIC PORTION:

MOTION: Commissioner Daniel Reed
 SECOND: Commissioner Scott Kintzing
 ALL IN FAVOR

Public present. No Comments.

MOTION TO CLOSE PUBLIC PORTION:

MOTION: 2nd Vice Chairman Brenden Garozzo
 SECOND: Commissioner Daniel Reed
 ALL IN FAVOR



ADJOURNMENT:

MOTION TO ADJOURN:

MOTION: Commissioner Daniel Reed
 SECOND: 2nd Vice Chairman Brenden Garozzo
 ALL IN FAVOR

Respectfully submitted,

Jeffrey Daniels Esq., Deputy Executive Director
 Dated: April 22, 2026