

**PRINCETON HOUSING AUTHORITY  
MINUTES OF THE MONTHLY MEETING  
March 12, 2019**

The members of the Board of Commissioners of the Princeton Housing Authority met in regular session at the Princeton Municipal Building - Community Room, 400 Witherspoon Street, Princeton, NJ.

The meeting was called to order at 6:15 p.m. by Chairperson Newlin and upon roll call, those present and absent were:

Present: Commissioners Newlin, Logan, McGowan and Weiss,  
Attorney Cochran  
Absent: Commissioners Pannell, Sipprelle and Tuck-Ponder

**Opening Statement**

A motion to open the meeting was made by Mr. McGowen and seconded by Ms. Logan. All were in favor

The following is an accurate statement concerning the providing of notice of this meeting:

Adequate notice to the public of the time, date and place of this regular meeting of the Board of Commissioners of the Princeton Housing Authority to be held on Tuesday, March 12, 2019 at 6:15 p.m. at the Princeton Municipal Building- Community Room, 400 Witherspoon Street, Princeton, New Jersey was given by:

1. Providing notice of the same to the Municipality of Princeton, 400 Witherspoon Street, Princeton, New Jersey, for posting on the bulletin board reserved for notices of public meetings, at least 48 hours in advance of the meeting; and
2. Providing notice to and causing to be published in the Princeton Packet, official newspaper of the Princeton Housing Authority, notice hereof; and
3. Filing notice hereof with the Clerk of the Municipality of Princeton at 400 Witherspoon Street, Princeton, New Jersey.

This announcement of the Board of Commissioners' compliance with the notice provisions of the Open Public Meetings Act shall be duly entered in the minutes of the meeting.

**I. Public Comment Period**

Ms. Catherine Parr a resident at 212 Redding Circle inquired about the status of the implementation of the HUD mandated "No Smoking" policy adopted by the Board in July, 2018. She related that there had been a smoker in the unit below her whose smoking very negatively

affected her. That tenant died so there is no smoking anymore in the unit beneath her. She complains of a continued odor of tobacco smoke by the stairwell and claims that she has become ill because of the poor air quality.

Catherine Hart, Acting ED, advised that she had met with Ms. Parr to address her concerns and that air testing within the unit has been ordered and scheduled, although not yet performed. Until such testing takes place and the results are known, PHA cannot effectively address any air quality issue that may exist. Ms. Carr was advised that the "No Smoking" policy is in the process of implementation with exterior signage ordered. She was further advised that the Board's focus since the late summer of 2018 has been on the RAD conversion and the replacement of the Executive Director following the abrupt termination of the shared services agreement with Lakewood Housing Authority. However, now the policy would be implemented in an orderly fashion.

## **II. Approval of Minutes.**

A motion to approve the minutes of the January, 2019 regular meeting was made by Ms. Logan and seconded by Mr. McGowen. All were in favor.

## **III. Approval of Payment of Bills.**

Copies of the January and February, 2019 check registers were provided to all Commissioners. A motion to approve the payment of the bills was made by Mr. Weiss and seconded by Mr. Newlin. All were in favor.

## **IV. New Business reports**

### Tenant Balances:

Ms. Hart reported that the current tenant balances were small and shrinking. Due to a very aggressive telephone call reminder program to tenant's with rent balances, the total amount of unpaid rent is the lowest it has been in years.

### Vacancy Report:

Ms. Hart reported that there were six vacancies, two of which are new. Three are on Clay Street, two are at Redding Circle and the last is a studio at Spruce Circle.

### Financial Statements:

Current financial statements were provided and reviewed by the Board.

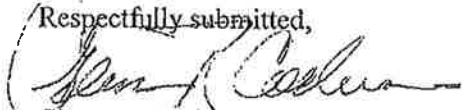
**V. New Business Resolutions:**

Upon motion duly made by Mr. McGowen and seconded by Mr. Weiss, the Board adopted Resolution 2019-1, scheduling all of its regular meetings for the balance of 2019 and directing that notice thereof in compliance with the Open Public Meetings Act be given.

Upon motion duly made by Mr. McGowen and seconded by Mr. Weiss, the Board adopted Resolution 2019-2, authorizing the expenditure of \$20,000 to the Princeton Senior Resource Center for the provision of services to older and disabled residents of Princeton Housing Authority during fiscal year July 1, 2019 through June 30, 2020 as more particularly set forth in the accompanying Memorandum of Understanding.

There being no further regular business, a motion to adjourn the meeting was made at 7:25 p.m. by Mr. Weiss and seconded by Mr. McGowan. All were in favor.

Respectfully submitted,



Glenn R. Cochran (Acting Secretary)