



PRINCETON HOUSING AUTHORITY

1 REDDING CIRCLE
PRINCETON, NEW JERSEY 08540

(609) 924-3448
FAX: (609) 924-1663

BOARD OF COMMISSIONERS MEETING AGENDA

Meeting No.: 2022-04-20 Meeting April 20, 2022, 6:15 PM

Location: Virtual via zoom: zoom code: <https://us02web.zoom.us/j/84547037405>

Dial in Number: +1 312 626 6799 or +1 646 558 8656 Meeting Code: 845 4703 7405

I. Roll Call – Call to order

II. Opening Statement:

The following is an accurate statement concerning the providing of notice of this regular meeting of the Board of Commissioners: 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 virtually on Wednesday, April 20, 2022 at 6:15 p.m. via Zoom 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 notice 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, the official newspaper of the Princeton Housing Authority, notice hereof; and
3. Filing notice hereof on with the Clerk of the Municipality of Princeton, 400 Witherspoon Street, Princeton, New Jersey; and
4. Solely because of the COVID -19 pandemic and the Executive Orders of the Governor of the State of New Jersey, the meeting is being conducted virtually by internet.

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 this meeting.

III. Public Comment

IV. Approval of Minutes March 25, 2022

V. Interim Executive Director's Report

- a. Vacancies
- b. Financial report

VI. Operations & Committee reports:

- a. Tenant balances
- b. Pannell Ctr/Clay St Committee Report
- c. Operations/Personnel Committee report
- d. Finance Committee report

VII. Resolutions

- a. Resolution approving payment of bills for March, 2022
- b. Resolution approving Landscaping Services contract
- c. Resolution adopting FY2022 State Budget
- d. Resolution Hiring Redevelopment Council
- e. Resolution accepting Princeton Senior resource Center

VIII. Unfinished Business

- a. Discussion of Parking Permits along Clay St.
- b. Update on Wifi

IX. New Business

- a. Review updates to tenant charges

X. Adjournment

Note: The meeting may also include other PHA business matters deemed necessary by the Board of Commissioners



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BOARD OF COMMISSIONERS MEETING

Meeting No.: 2022-4

Regular Meeting: April 20, 2022, 6:15 pm

Location: Due to Covid-19 Restrictions Virtual via zoom

Attendance: Commissioners present:

Ms. Logan
Mr. Pannell
Ms. Sipprelle
Ms. Spitz
Mr. Velazquez
Mr. Weiss

Commissioners absent:

None

Princeton Liaison:

Councilman Newlin

Staff:

Mr. Clarke
Attorney Casey

absent:

None

Members of the Public:

Ms. Pamela Wells
Ms. Maureen Fullaway-Prince

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

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 virtually on April 20, 2022 at 6:15 p.m. via zoom 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 notice of public meeting at least 48 hours in advance of the meeting, and

2. Providing notice to and causing to be published in the Princeton Packet, the official newspaper of the Princeton Housing Authority, notice hereof, and

3. Filing notice hereof with the Clerk of the Municipality of Princeton, 400 Witherspoon Street, Princeton, New Jersey, and

4. Solely as a result of the COVID-19 pandemic and the Executive Orders of the Governor of the State of New Jersey, the meeting is being conducted virtually by internet.

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

Mr. Weiss, Princeton Housing Authority (PHA), Chair, called the meeting to order and took roll call. All Commissioners were present.

Mr. Weiss asked if there was any public comment.

1. Public Comment:

Ms. Pamela Wells said she had heard that she would have to move soon from her home on Franklin Avenue. Mr. Weiss responded that no one would move for at least a year and added that a meeting with residents would be held soon in order to provide additional information and to solicit residents' views.

Ms. Fullaway- Pierce, Affordable Housing Manager for the Municipality, provided an update on the Community Development Block Grant (CDBG) program and provision of WIFI for senior housing residents.

As there were no additional comments Mr. Weiss closed the meeting to public comment.

2. Approval of Minutes of February 16, 2022:

Ms. Logan made a motion to approve the Minutes and was seconded by Mr. Weiss. All were in favor with the exception of Ms. Spitz who abstained.

Interim Executive Director's Report:

a. Vacancies:

Mr. Clarke said that there were currently 7 vacancies and that this month there were different units vacant. He added that vacant units were being upgraded with new floors, appliances and air conditioners. Mr. Clarke was working with Ms. Patty Yates, a resident on Clay Street, in beautifying the street by applying mulch and planting bulbs outside of 50 Clay Street. Mr.

Clarke continued that a clean-up was planned and that a PHA truck was going to be available to haul away old furniture and mattresses etc. and that PHA personnel would help seniors move heavy items. Ms. Logan said that the clean-up was badly needed. Mr. Clarke said that a date for a planned spring clean-up had not been determined.

b. Financial Report:

Mr. Velazquez requested a clarification on the bill for snow removal for Redding which Mr. Clarke provided.

c. Tenant Balances:

Mr. Clarke said that 2 residents were making efforts to pay but 6 were still pending and 8 residents owe \$90,000.

d. Pannell Center/Clay Street Report:

Ms. Spitz reported that the shared services agreement had been approved and that CDBG funds would pay for inspections of Clay Street properties.

e. Operations and Personnel Committee Reports:

Mr. Clarke said that the committees had been meeting to discuss on-going operations. Mr. Clarke added that PHA was about to hire a property manager and a maintenance employee and that this would be done when background checks were completed.

Finance Committee Report:

f. Mr. Clarke said the Budget included finances.

Resolutions:

a. Payment of Bills for March 2022:

Ms. Sippelle made a motion to approve the payment of Bills for March, 2022, and was seconded by Ms. Logan. All were in favor.

b. Landscaping Services Contract with Carmillo Pirone & Son

Ms. Sippelle made a motion to approve the Landscaping Services contract and was seconded by Ms. Logan. All were in favor.

c. Adopting FY2022 State Budget:

Mr. Velazquez and Ms. Sipprelle asked questions about the FY2022 Budget which Mr. Clarke answered. Ms. Logan made a motion to adopt the FY 2022 Budget and was seconded by Mr. Velazquez. All were in favor.

d. Hiring Developmental Council:

Mr. Clarke said that four excellent firms had applied for the job. McManion, Scotland and Bauman; Walters, McPherson, McNeil; Manfredi & Pellechio and Reno and Cavanaugh and that Manfredi & Pellechio had been selected. Attorney Casey said that the selected firm had an excellent reputation. Mr. Velasquez made a motion to approve the selected firm and was seconded by Ms. Logan. All were in favor.

e. Renewed relationship with the Princeton Senior Resource Center:

Mr. Weiss said that seniors in PHA housing needed social service support and that the PSRC would provide 8 hours a week to Spruce Circle and 4 hours a week at Redding Circle. Mr. Clarke said that there were many tenant needs including a recent request for a ramp. Mr. Velazquez offered tax assistance and added that his wife, who was on the Human Services Commission might also be able to help. Mr. Weiss asked for volunteers to liaison between the PHA and the PSRC. Ms. Sipprelle and Ms. Logan volunteered for this task.

Ms. Sipprelle made a motion to accept the renewed relationship with the PSRC and was seconded by Mr. Velazquez. All were in favor.

Unfinished Business:

a. Permit Parking on Clay Street:

Ms. Logan reported that her preliminary assessment of households and parking spaces on Clay Street, indicated that there were approximately 50 housing units and 25 parking spaces. After discussion, a vote was taken on the number of permit parking spots which could be allocated to residents living on Clay Street. Mr. Weiss, Mr. Velazquez, Mr. Pannell and Ms. Spitz voted to allow one free permit and one reduced rate permit. Ms. Logan and Ms. Sipprelle voted for one free permit.

b. Ability of PHA Chair to make appointments:

Ms. Spitz said she was uncomfortable with the appointment of a community member to represent the PHA on the Princeton Board of Education's zoom

discussions called the Alignment Team. Attorney Casey said that there was nothing in the PHA by-laws precluding such an appointment. After discussion, a vote was taken on whether to approve the current appointment , as well as any future appointment the PHA chair might make designating a community member to represent the PHA at community events. All were in favor.

New Business

Update on Tenant Charges:

Ms. Spits reported on the work being done to update tenant charges and create new policies as the current charges were inadequate.

A motion to adjourn the meeting was made by Ms. Sipprelle and seconded by Ms. Logan. All were in favor. The meeting was adjourned at 8:35 pm

Respectfully submitted,

Linda Sipprelle, Recording Secretary