

**RESOLUTION 2025-25 (from the floor):**

**Resolution Authorizing and Approving the Appointment of John Clarke as  
Member Representative of the Princeton Housing Authority as Fund  
Commissioner for the New Jersey Public Housing Authority  
Joint Insurance Fund for 2026**

**WHEREAS**, the Princeton Housing Authority (including any successors or assigns, the "Housing Authority"), was duly created as an agency and instrumentality of the municipality of the State (the "Local Unit") in which such Housing Authority is located, and has been continued as a housing authority pursuant to and in accordance with the provisions of the Local Redevelopment and Housing Law, constituting Chapter 79 of the Laws of 1992 of the State, and the acts amendatory thereof and supplemental thereto (N.J.S.A. 40A:12A-1 et seq.) (the "Local Housing Law");

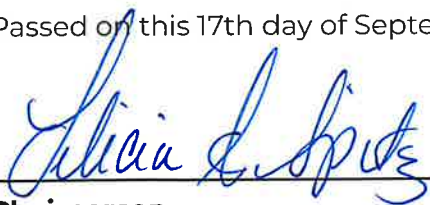
**WHEREAS**, the Princeton Housing Authority (member) is a member of the New Jersey Public Housing Joint Insurance Fund; and

**WHEREAS**, the bylaws of said Fund require that each member Housing Authority appoint a FUND COMMISSIONER to represent and serve the Authority as its' representative to said Fund; and

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Commissioners of the Princeton Housing Authority does hereby appoint John Clarke as its FUND COMMISSIONER for the New Jersey Public Housing Authority Joint Insurance Fund for the Fund Year 2026.

Passed on this 17th day of September 2025 (See attached Vote Box)

Passed on this 17th day of September 2025 (See attached Vote Box)

  
\_\_\_\_\_  
**Chairperson**

  
\_\_\_\_\_  
**Vice Chairperson**

**RESOLUTION 2025-25 (from the floor):**

**Resolution Authorizing and Approving the Appointment of John Clarke as  
Member Representative of the Princeton Housing Authority as Fund  
Commissioner for the New Jersey Public Housing Authority  
Joint Insurance Fund for 2026**

COMMISSIONERS	MOVES	SECONDS	AYES	NAYS	ABSTAIN	ABSENT
BECKER			✓			
GILLETTE			✓			
PINÉ			✓			
OAKMAN		✓	✓			
SIPPRELLE						✓
VELAZQUEZ			✓			
CHAIR SPITZ	✓		✓			

**RESOLUTION 2025-24**

**Resolution Awarding and Approving a Contract for Heating Ventilation Air Conditioning Repair and Maintenance for the Princeton Housing Authority with Air Care of NJ in an Amount Not to Exceed \$75,000**

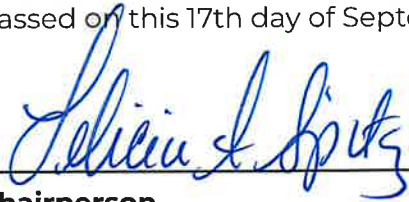
**WHEREAS**, the Princeton Housing Authority (including any successors or assigns, the "Housing Authority"), was duly created as an agency and instrumentality of the municipality of the State (the "Local Unit") in which such Housing Authority is located, and has been continued as a housing authority pursuant to and in accordance with the provisions of the Local Redevelopment and Housing Law, constituting Chapter 79 of the Laws of 1992 of the State, and the acts amendatory thereof and supplemental thereto (N.J.S.A. 40A:12A-1 et seq.) (the "Local Housing Law");

**WHEREAS**, the Princeton Housing Authority has issued an RFP and solicited proposals for Heating Ventilation Air Conditioning (HVAC) Repair and Maintenance and has received and scored responses to the RFPs; and

**WHEREAS**, the highest scoring responsive proposal from Air Care of NJ is being recommended for contract.

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Commissioners of the Princeton Housing Authority does hereby approve a contract for HVAC Repair and Maintenance for the Princeton Housing Authority with Air Care of NJ in an amount not to exceed \$75,000 dollars.

Passed on this 17th day of September 2025 (See attached Vote Box)



\_\_\_\_\_  
**Chairperson**



\_\_\_\_\_  
**Vice Chairperson**

**RESOLUTION 2025-24**

**Resolution Awarding and Approving a Contract for Heating Ventilation Air Conditioning Repair and Maintenance for the Princeton Housing Authority with Air Care of NJ in an Amount Not to Exceed \$75,000**

COMMISSIONERS	MOVES	SECONDS	AYES	NAYS	ABSTAIN	ABSENT
BECKER			X			
GILLETTE			X			
PINÉ			X			
OAKMAN		X	X			
SIPPRELLE						X
VELAZQUEZ			X			
CHAIR SPITZ	X		X			

**RESOLUTION 2025-23**

**Approving and Adopting the One Strike Policy for use by the  
Princeton Housing Authority**

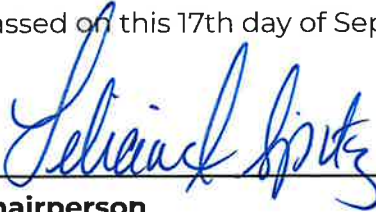
**WHEREAS**, the Princeton Housing Authority (including any successors or assigns, the "Housing Authority"), was duly created as an agency and instrumentality of the municipality of the State (the "Local Unit") in which such Housing Authority is located, and has been continued as a housing authority pursuant to and in accordance with the provisions of the Local Redevelopment and Housing Law, constituting Chapter 79 of the Laws of 1992 of the State, and the acts amendatory thereof and supplemental thereto (N.J.S.A. 40A:12A-1 et seq.) (the "Local Housing Law");

**WHEREAS**, the PHA has drafted a One Strike Policy; and

**WHEREAS**, the policy was presented to the Board of Commissioners for initial reading and comments at the July 16, 2023 Board meeting and is now being presented for final comments and consideration.

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Commissioners of the Princeton Housing Authority does hereby approve and adopt the One Strike Policy for use by the Princeton Housing Authority.

Passed on this 17th day of September 2025 (See attached Vote Box)



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**Chairperson**



\_\_\_\_\_  
**Vice Chairperson**

**RESOLUTION 2025-23**

**Approving and Adopting the One Strike Policy for use by the  
Princeton Housing Authority**

COMMISSIONERS	MOVES	SECONDS	AYES	NAYS	ABSTAIN	ABSENT
BECKER			X			
GILLETTE			X			
PINÉ			X			
OAKMAN		X	X			
SIPPRELLE						X
VELAZQUEZ			X			
CHAIR SPITZ	X		X			

**VII. Resolutions** [\(Return to Agenda\)](#)

**2025-22: Consent Agenda**

- a. July and August Minutes
- b. Resolution Authorizing and Approving Payment of Bills for the Months of July and August

Passed on this 17th day of September 2025 (See below Vote Box)

  
\_\_\_\_\_  
**Chairperson**

  
\_\_\_\_\_  
**Vice Chairperson**

COMMISSIONERS	MOVES	SECONDS	AYES	NAYS	ABSTAIN	ABSENT
BECKER		X	X			
GILLETTE			X			
PINÉ			X			
OAKMAN			X			
SIPPRELLE						X
VELAZQUEZ	X		X			
CHAIR SPITZ			X			