

**MINUTES OF THE MEETING OF  
THE HOUSING AUTHORITY OF THE  
TOWNSHIP OF FRANKLIN  
December 30, 2020  
6:30PM**

**A. CALL TO ORDER**

The Board members of the Housing Authority of the Township of Franklin, New Jersey met in regular session at the office of the Housing Authority, located at 25 Parkside Street, Somerset, NJ 08873 on December 30, 2020 at 6:30PM and took place in person and via internet communication.

**OPEN PUBLIC MEETING ACT**

The Chairperson acknowledged the fact that the required documentation pursuant to Open Meeting Law, P.L.C. 231 had been distributed.

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was recited.

**MOMENT OF SILENCE**

None observed.

**ROLL CALL**

Upon Roll call, the following Commissioners were present via conference call-in for the meeting:

Commissioner Minick, Commissioner Robinson, Commissioner Vargas, Commissioner Kulu-Banya and Chairman Agudosi (arrived at 6:30PM).

Absent: Commissioner Sanders

Also Present: Joseph Manfredi, Esq. General Legal and Redevelopment Counsel and John Clarke (Executive Director)

**PUBLIC COMMENT ON AGENDA ITEMS**

None

## **APPROVAL OF PREVIOUS MINUTES**

On the motion by Commissioner Robinson, seconded by Commissioner Vargas, the minutes of the October 14, 2020 Board of Commissioners meeting passed with correction to spelling of Commissioner Kulu-Banya's name.

Roll Call: Ayes: Minick, Robsinon, Kulu-Banya, Vargas  
Nays: None  
Abstentions: None  
Absent: Sanders, Agudosi

## **FINANCIAL REPORT**

Finance Report was provided in writing and discussed by Mr. Clarke. On the motion by Commissioner Minick, seconded by Commissioner Kulu-Banya, the Financial Report was passed.

Roll Call: Ayes: Minick, Robinson, Kulu-Banya, Vargas, Agudosi  
Nays: None  
Abstentions: None  
Absent: Sanders

## **NEW BUSINESS (RESOLUTIONS)**

### **CONSENT AGENDA I- BILL LIST**

#### **RESOLUTION 20-5481**

RESOLUTION RATIFYING AND APPROVING WARRANTS FOR PUBLIC HOUSING PROGRAMS FOR THE MONTH OF NOVEMBER 2020 IN THE AMOUNT OF \$ 22,642.90

#### **RESOLUTION 20-5482**

RESOLUTION RATIFYING AND APPROVING WARRANTS FOR RESIDENT RELOCATION SERVICES-REVITALIZATION PROJECT FOR THE MONTH OF NOVEMBER 2020 IN THE AMOUNT OF \$ 76,126.14

#### **RESOLUTION 20-5483**

RESOLUTION RATIFYING AND APPROVING WARRANTS FOR THE SECTION 8 HOUSING CHOICE VOUCHER PROGRAM FOR THE MONTH OF NOVEMBER 2020 IN THE AMOUNT OF \$ 198,209.75

**RESOLUTION 20-5484**

RESOLUTION APPROVING WARRANTS FOR PUBLIC HOUSING PROGRAMS FOR THE MONTH OF DECEMBER 2020 IN THE AMOUNT OF \$22,656.28

**RESOLUTION 20-5485**

RESOLUTION APPROVING WARRANTS FOR RESIDENT RELOCATION SERVICES-REVITALIZATION PROJECT FOR THE MONTH OF DECEMBER 2020 IN THE AMOUNT OF \$ 80,047.18

**RESOLUTION 20-5486**

RESOLUTION APPROVING WARRANTS FOR THE SECTION 8 HOUSING CHOICE VOUCHER PROGRAM FOR THE MONTH OF DECEMBER 2020 IN THE AMOUNT OF \$ 193,292.24

The Chairperson read the Resolutions. The Chairperson called for a motion on all items on the Consent Agenda I - Bill List. On the motion of Commissioner Vargas, seconded by Commissioner Agudosi, the above resolution on the Consent Agenda Bill List was approved.

Roll Call:           Ayes: Minick, Vargas, Robinson, Kulu-Banya, Agudosi  
                          Nays: None  
                          Abstentions: None  
                          Absent: Sanders

**CONSENT AGENDA II- OTHER**

**RESOLUTION 20-5487**

RESOLUTION APPROVING AND ADOPTING THE FAIR MARKET RENTS (FMR) FOR USE BY FRANKLIN TOWNSHIP HOUSING AUTHORITY WITHIN THE HOUSING CHOICE VOUCHER PROGRAM

**RESOLUTION 20-5488**

RESOLUTION APPROVING AND ADOPTING THE PAYMENT STANDARDS FOR USE BY FRANKLIN TOWNSHIP HOUSING AUTHORITY WITHIN THE HOUSING CHOICE VOUCHER PROGRAM

**RESOLUTION 20-5489**

RESOLUTION APPROVING AND AUTHORIZING THE HOUSING AUTHORITY OF THE TOWNSHIP OF FRANKLIN TO AWARD A CONTRACT FOR GENERAL AND DEVELOPMENT LEGAL SERVICES TO MANFREDI & PELLECHIO FOR A TWELVE MONTH PERIOD OF TIME IN AN AMOUNT NOT TO EXCEED \$ 20,000 DOLLARS



**RESOLUTION 20-5490**

RESOLUTION APPROVING AND AUTHORIZING THE HOUSING AUTHORITY OF THE TOWNSHIP OF FRANKLIN TO AWARD A CONTRACT FOR GENERAL FEE ACCOUNTING SERVICES TO DAVID CIARROCCA FOR A TWELVE MONTH PERIOD OF TIME IN AN AMOUNT NOT TO EXCEED \$ 20,400 DOLLARS

**RESOLUTION 20-5491**

RESOLUTION APPROVING AND AUTHORIZING THE HOUSING AUTHORITY OF THE TOWNSHIP OF FRANKLIN TO AWARD A CONTRACT FOR AUDITING SERVICES TO HYMANSON, PARNES & GIAMPAOLO FOR THE PERIOD ENDING 9/30/20 IN AN AMOUNT NOT TO EXCEED \$ 9,000 DOLLARS

**RESOLUTION 20-5492**

RESOLUTION ESTABLISHING REMOTE MEETING PROCEDURES APPLICABLE DURING A DECLARED STATE OF EMERGENCY FOR THE FRANKLIN HOUSING AUTHORITY

The Chairperson read the Resolutions. The Chairperson called for a motion on all items on the Consent Agenda II - Bill List. On the motion of Commissioner Minick, seconded by Commissioner Robinson, the above resolution on the Consent Agenda Bill List was approved.

Roll Call:           Ayes: Minick, Vargas, Robinson, Kulu-Banya, Agudosi  
                          Nays: None  
                          Abstentions: None  
                          Absent: Sanders

**REPORT OF SECRETARY**

Mr. Clarke gave an update on FTHA's operations and programs and addressed questions from the Board.

**CORRESPONDANCE**

Reviewed and Filed.

**COMMENTS FROM THE PUBLIC**

None

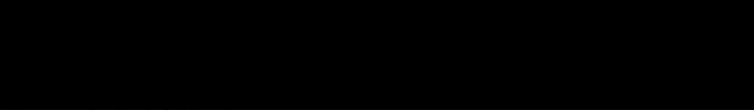
## **COMMENTS OF CHAIR AND BOARD OF COMMISSIONERS**

Chairman made general comments about programs and operations.

### **EXECUTIVE SESSION**


Chairman Agudosi asked the Board if there was a need for closed session. There was no need for any closed session items. There being no further business to come before the Housing Authority of the Township of Franklin, it was moved by Commissioner Agudosi seconded by Commissioner Vargas and voted by acclamation that the meeting be adjourned.

Respectfully,



John Clarke  
Acting Executive Director and Secretary

**CERTIFICATION AND APPROVAL OF BOARD MINUTES**

I, , Chairperson, do hereby certify and approve the minutes which have been created in accordance with the events and actions of the Franklin Township Housing Authority Board of Commissioners Meeting, Wednesday, December 30, 2020 as the official minutes to be entered into record.