

Housing Authority of the City of Cape May
Regular Board of Commissioner Meeting Minutes
March 21, 2022, 4:00 p.m.

The regular meeting of the Housing Authority of the City of Cape May (CMHA) was held March 21, 2022, at 4:00 p.m. in the Management Offices of the CMHA located at 639 Lafayette Street, Cape May, NJ 08204.

The meeting was called to order by Chairman Lafferty. Chairman Lafferty requested everyone to rise for the Pledge of Allegiance.

Chairman Lafferty read the Sunshine Law.

Upon roll call those presents were:

Chairperson Dr. Keith Lafferty	(in person)
Commissioner Faison	(via zoom)
Vice-Chairperson Patricia Hodgetts	(via zoom)
Commissioner Laurel Nuschke	(in person)
Commissioner Dr. Patricia Martz	(in person)
Commissioner Dr. Christopher Traficante	(in person)

Commissioner Towns was not present for this meeting.

Also, present were Jacqueline Jones, Executive Director, Maryellen Francke, Secretary, Mike Watson, Esquire – Solicitor (via zoom), Linda Cavello (via zoom).

Minutes

Chairman Lafferty requested a motion to approve the Regular Meeting minutes from February 28, 2022. A motion was made by Vice-Chair Hodgetts and seconded by Commissioner Martz. The following vote was taken:

Chairperson Dr. Keith Lafferty	(Yes)
Vice-Chairperson Patti Hodgetts	(Yes)
Commissioner Faison	(Abstain)
Commissioner Laurel Nuschke	(Yes)
Commissioner Dr. Patricia Martz	(Yes)
Commissioner Dr. Christopher Traficante	(Yes)

Chairman Lafferty then asked Ms. Cavallo to present the monthly accounting report. Ms. Cavallo reviewed the Financial Report for the five months ending February 28, 2022.

Executive Director’s Report

Ms. Jones noted there is one vacancy on Broad Street.

Resident activities, Ms. Jones reviewed activities from last month including a rolling skating event as well as a St Patrick’s Day celebration for the seniors. Plans are still being developed for the summer activities and a budget will be presented at the next board meeting.

Ms. Jones presented a quick update on JCP&L. The attorney from Brown & Connery, Mark Asselta, has been in contact with the JCP&L Attorney who is preparing the final, red-lined draft of the agreement(s). It is anticipated that an agreement will be reached within the next couple of weeks.

Ms. Jones reported that in accordance with the Board’s approval of the \$20,000 revitalization budget: The architect/engineer is reviewing site designs. Also, the architect was on site last Friday to tour the property to determine if the 0-bedrooms can be converted to 1-bedroom units along with determining how many new units can be built on the property. A presentation to the board will be made at the May meeting.

Commissioner Martz asked if only the 0-bedroom units are the only “end” units. Ms. Jones answered yes. The plans, if feasible, is to have all 1-bedroom units.

In response to Commissioner Trafficante’s question, Ms. Jones indicated that there is a possibility for more units; however once discussions begin with the City there may be the possibility for scattered sites as well.

Commissioner Trafficante reviewed the information concerning the “scooping” public meeting that JCP&L will be hosting in April 2022.

Resolution #2022-08

Resolution Approving March 2022 Expenses

Chairman Lafferty called for a motion to approve Resolution 2022-03, expenses for March 2022 in the Amount of \$45,550.74. A motion was made by Commissioner Nuschke; seconded by Commissioner Trafficante. The following vote was taken:

Chairperson Dr. Keith Lafferty	(Yes)
Vice-Chairperson Patti Hodgetts	(Yes)
Commissioner Laurel Nuschke	(Yes)
Commissioner Dr. Patricia Martz	(Yes)
Commissioner Dr. Christopher Trafficante	(Yes)

With no further business to discuss, Chairman Lafferty entertained a motion for adjournment of the Regular Meeting. A motion was made by Commissioner Trafficante; seconded by Commissioner Martz. The Board Members unanimously carried the vote present. The Regular Meeting of the Board of Commissioners was adjourned at 4:20p.m.

Respectfully submitted,

Jacqueline S. Jones, Secretary/Treasurer