

**Housing Authority of the City of Cape May**  
**Regular Board of Commissioner Meeting Minutes**  
**May 20, 2024 - 4:00 p.m.**

The regular meeting of the Housing Authority of the City of Cape May (CMHA) was held May 20, 2024, 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 Chairperson Lafferty who requested everyone rise for the Pledge of Allegiance.

Chairperson Lafferty read the Sunshine Law.

Upon roll call those presents were:

Chairperson Keith Lafferty	(in person)
Vice-Chair Patricia Hodgetts	(via phone)
Commissioner Laurel Nuschke	(via teams)
Commissioner Dr. Traficante	(in person)

Commissioner not present: Commissioners Faison, Martz, and Towns

Also, present were Jacqueline Jones, Executive Director, Mike Watson, Esquire – Solicitor (via Teams), Linda Cavallo, Fee Accountant.

There were no members of the public attending the meeting.

**Minutes**

Chairperson Lafferty requested a motion to approve the Regular Minutes from the May 20, 2024, Board Meeting. A motion was made by Commissioner Traficante and seconded by Commissioner Nuschke. The following vote was taken:

Chairperson Keith Lafferty	(Abstain)
Vice-Chair Patricia Hodgetts	(Yes)
Commissioner Laurel Nuschke	(Yes)
Commissioner Dr. Traficante	(Yes)

Chairperson Lafferty asked Ms. Cavallo to present the monthly accounting report.

Ms. Avena presented the seven months ending April 30, 2024, Income & Expense Statement.

**Executive Director's Report:**

Ms. Jones provided an update on several items as follows:

**PLAYGROUND PAVILLION EQUIPMENT:**

Equipment should be installed by the last week in June.

**JCP&L:**

Ms. Jones advised the Board about the letter from the Mayor Zack Mullock imploring all parties to meet with the City to discuss resolving the issue with JCP&L.

As of this date the Authority is still awaiting a response from JCP&L concerning the finalization of language on several items.

**REVITALIZATION PROGRAM:**

At this time, we believe the City is waiting for the JCP&L issue to be resolved before setting up a meeting with the Authority to discuss revitalization. Mark Asselta has been keeping the City Attorney informed of the progress, so they are aware that we are trying to finalize the agreements.

**Resolution #2024-12**  
**Resolution Approving May 2024 Expenses**

Chairperson Lafferty called for a motion to approve Resolution 2024-12. A motion was made by Commissioner Nuschke, seconded by Commissioner Traficante.

The following vote was taken:

Chairperson Keith Lafferty	(Yes)
Vice-Chair Patricia Hodgetts	(Yes)
Commissioner Laurel Nuschke	(Yes)
Commissioner Dr. Traficante	(Yes)

Chairperson Lafferty called for any comments from the Board.

With no further business to discuss, Chairperson Lafferty entertained a motion for adjournment of the Regular Meeting. A motion was made by Commissioner Traficante; seconded by Commissioner Nuschke. The Board Members unanimously carried the vote present. The Regular Meeting of the Board of Commissioners was adjourned at 4:15pm.

Respectfully submitted,



Jacqueline S. Jones  
Secretary