

REGULAR MEETING  
HOUSING AUTHORITY OF THE  
BOROUGH OF EDGEWATER

April 10, 2023

Meeting called to order at 7:00 P.M. by Executive Director. The meeting was opened by the Executive Director reading the Open Public Meeting Act Statement. **Meeting was conducted Hybrid/via Zoom.**

PRESENT

Margaret Taylor, Commissioner  
James D'Anna, Commissioner  
Dimitrios Nikolaidis, Commissioner  
Laura Seip, Commissioner  
Joseph Capano, Executive Director  
Frank Borin, EHA Attorney

ABSENT

Dawn Hoinash, Chairperson  
Ann Carletta, Commissioner  
Bill Katchen, CPA

Joseph Capano, Executive Director, asked if there were any corrections, additions, or deletions to the minutes of the March 13, 2023, regular meeting. Motion to approve the minutes of the March 13, 2023 meeting made by Commissioner Taylor, seconded by Commissioner Seip. Vote of the board was ayes - three, nays, none, abstain, one.

**Oil Tank Removal Bid** – Discussion

**HCV Administrative Plan 2023** – Discussion

**Appointment of Robert DiVincent as JIF Commissioner** – Urban Renewal and NAHF

**Chairperson Report** – None.

**Finance Committee** – Bill Katchen, CPA, and Staff have been closing out the books for FYE 12/31/2022.

**Buildings and Grounds Committee** – No bids were received for Oil Tank Removal at 75-79 Edgewater Place. We will try to solicit proposals and move forward accordingly. Concrete Replacement is under-way and moving along. Capital improvements are ongoing HA wide.

**Personnel Committee** – None.

**Professionals' Reports** – Bill Katchen: None

Frank Borin: Mr. Borin, Legal Counsel to the EHA, discussed JIF appraisals and how they may affect insurance premiums.

**Old Business** – None.

**New Business** – There have been issues with the Community Room computer and the office Wi-Fi. Mazteck will be contacted.

**Resolutions No. 18-2023 to 23-2023 were discussed, and Motion made by Commissioner Taylor, seconded by Commissioner Nikolaidis. Vote of the board was ayes, four; nays, none.**

**Resolution No.18- 2023:** Approval of updated HCV Administrative Plan. Motion made by Commissioner Taylor, seconded by Commissioner Nikolaidis. Vote of the board was ayes, four; nays, none.

**Resolution No.19- 2023:** Appointment of NJPJA JIF Commissioner 2023-2025 (Urban). Motion made by Commissioner Taylor, seconded by Commissioner Nikolaidis. Vote of the board was ayes, four; nays, none.

**Resolution No.20- 2023:** Appointment of NJPJA JIF Commissioner 2023-2025 (NAHF). Motion made by Commissioner Taylor, seconded by Commissioner Nikolaidis. Vote of the board was ayes, four; nays, none.

**Resolution No.21- 2023:** Payment #1 to JAG Paving Corp. Motion made by Commissioner Taylor, seconded by Commissioner Nikolaidis. Vote of the board was ayes, four; nays, none.

**Resolution No.22- 2023:** Appointing Hearing Officer. Motion made by Commissioner Taylor, seconded by Commissioner Nikolaidis. Vote of the board was ayes, four; nays, none.

**Resolution No.23- 2023:** April 2023. Motion made by Commissioner Taylor, seconded by Commissioner Nikolaidis. Vote of the board was ayes, four; nays, none.

**Commissioners' Comments** – None.

The Executive Director opened the meeting to the public. There were no members of the public present.

The public portion was closed.

Motion made to adjourn by Commissioner Nikolaidis, seconded by Commissioner D’Anna. Vote of the board was ayes, four- nays, none.

**CERTIFICATION**

I, the undersigned Executive Director and Secretary of the Edgewater Housing Authority of the Borough of Edgewater, New Jersey, do hereby certify that meeting minutes of the Authority duly called and held on Monday, April 10, 2023, at which meeting a quorum was present and acting throughout, by a majority of the full membership of the Board of Commissioners. Such minutes have not been amended, modified, or repealed, and are in full force and effect as of the date hereof and is a true copy of meeting minutes.

*Joseph Capano, PHM*  
 Joseph Capano, PHM  
 Executive Director/Secretary

RECORD ON BOARD OF COMMISSIONERS VOTE ON ADOPTION				
BOARD MEMBER	AYE	NAY	ABSTAIN	ABSENT
Dawn Hoinash			✓	
Margaret Taylor	✓			
Dimitrios Nikolaidis	✓			
James D’Anna	✓			
Ann Carletta			✓	
Laura Seip	✓			