

HOUSING AUTHORITY OF THE TOWNSHIP OF HADDON

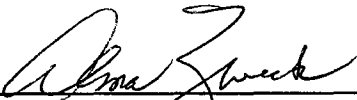
RESOLUTION 2013-0115

Dated January 15, 2013

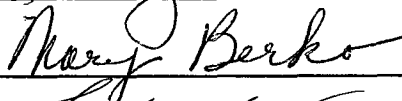
WHEREAS, the Board of the Housing Authority of the Township of Haddon acting within its Authority and obligation moves to approve invoice payment of \$2,570.19 (Health Care Monthly Premium) and payroll payments of \$14,801.18, including related payroll taxes and pension payment, both of which have been paid since the last Board meeting of December 19, 2012. In addition, the Board hereby approves payment in the amount of \$39,743.29 of unpaid invoices which have been received and approved by staff since the last meeting of December 19, 2012. Details of all amounts are attached to this resolution.

SIGNATURES:

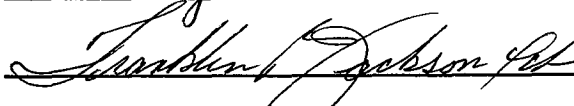
Alma Zwick – Vice-Chairperson

  
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Mary Berko

  
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Frank Jackson

  
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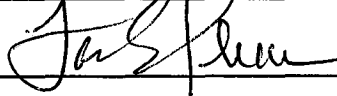
Mary- Rita D'Alessandro

ABSENT  
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Brian Seltzer

ABSENT  
\_\_\_\_\_

Louis Cernava

  
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1/16/13

THE HADDON TOWNSHIP HOUSING AUTHORITY

RESOLUTION FOR APPROVAL – JANUARY 15, 2013

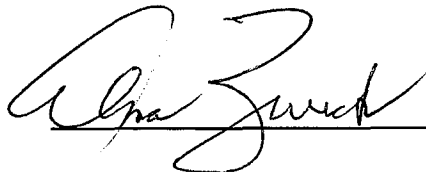
Whereas, the Board of the Housing Authority of the Township of Haddon, New Jersey acting within its authority and obligation and the Haddon Township Housing Authority is a member of the New Jersey Public Housing Authority Joint Insurance Fund; and WHEREAS, the bylaws of said Fund require that each member of the 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 Haddon Township Housing Authority does hereby appoint Joseph Iacovino, Executive Director of the Haddon Township Housing Authority as its FUND COMMISSIONER for the New Jersey Public Housing Authority Joint Insurance Fund for the Fund Year 2013.

I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF A RESOLUTION ADOPTED BY THE BOARD OF COMMISSIONERS OF THE HADDON TOWNSHIP HOUSING AUTHORITY AT A MEETING HELD ON TUESDAY, JANUARY 15, 2013.

**APPROVED WITH SIGNATURES:**

**Alma Zwick, Vice Chairperson**

  
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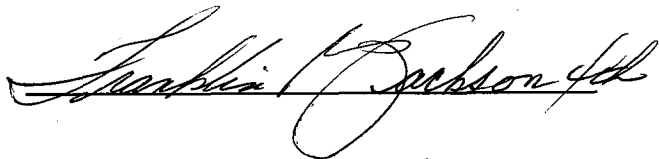
**Mary Berko**

  
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**Mary-Rita D'Alessandro**

ABSENT  
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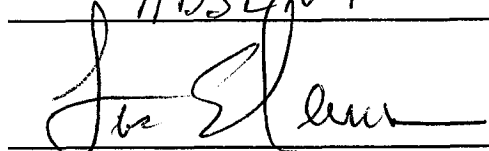
**Frank Jackson**

  
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**Brian Seltzer**

ABSENT  
\_\_\_\_\_

**Louis Cernava**

  
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HOUSING AUTHORITY OF THE TOWNSHIP OF HADDON


RESOLUTION 2013-0220

Dated February 20, 2013


WHEREAS, the Board of the Housing Authority of the Township of Haddon acting within its Authority and obligation moves to approve invoice payments of \$18,739.32 and payroll payments of \$13,452.70, including related payroll taxes and pension payment, both of which have been paid since the last Board meeting of January 15, 2013. In addition, the Board hereby approves payment in the amount of \$20,259.20 of unpaid invoices which have been received and approved by staff since the last meeting of January 15, 2013. Details of all amounts are attached to this resolution.

**SIGNATURES:**

**Alma Zwick – Vice-Chairperson**

  
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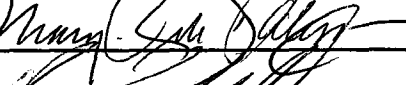
**Mary Berko**

  
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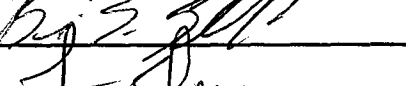
**Frank Jackson**

  
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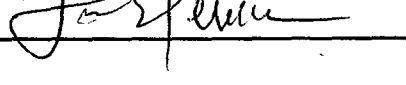
**Mary- Rita D'Alessandro**

  
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**Brian Seltzer**

  
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**Louis Cernava**

  
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2/20/13

HOUSING AUTHORITY OF THE TOWNSHIP OF HADDON

RESOLUTION 2013-0320

Dated March 20, 2013

WHEREAS, the Board of the Housing Authority of the Township of Haddon acting within its Authority and obligation moves to approve invoice payments of \$52,516.23 and payroll payments of \$11,262.94, including related payroll taxes and pension payment, both of which have been paid since the last Board meeting of February, 2013. Details of all amounts are attached to this resolution.

**SIGNATURES:**

**Alma Zwick – Chairperson**

  
\_\_\_\_\_


**Mary Berko-  
Vice-Chairperson**

  
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**Frank Jackson**

  
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**Mary- Rita D'Alessandro**

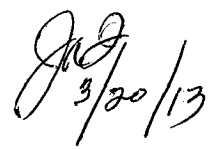
  
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**Brian Seltzer**

  
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**Louis Cernava**

  
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3/20/13

**HOUSING AUTHORITY OF THE TOWNSHIP OF HADDON**

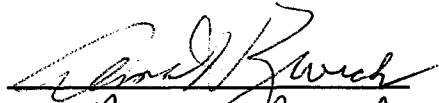
**RESOLUTION 2013-04**

**DATED – APRIL 17, 2013**

WHEREAS, the Board of the Housing Authority of the Township of Haddon acting within Its Authority and Obligation moves to approve an Addendum to the Lease to adopt a Smoke Free Housing Policy for its residential building and its immediate environs. This is to insure the quality of air and the safety of residents in all housing owned and operated by the Haddon Township Housing Authority. Smoking will not be permitted in any area of the building, including all apartments, commencing June 1, 2013. Smoking will only be permitted in specifically designated areas, if any, outside of the building. All tenants, employees, and guests must abide by the rules and regulations as outlined in the Lease Addendum.

**SIGNATURES OF APPROVAL:**

Alma Zwick, Chairperson



Mary Berko, Vice-Chairperson



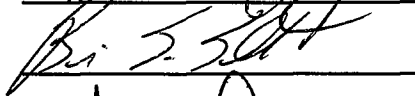
Franklin Jackson IV



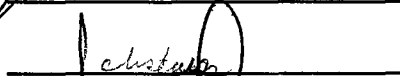
Mary-Rita D'Alessandro

ABSENT

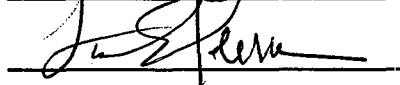
Brian Seltzer



Rosa Tanzi



Louis Cernava, Tenant Rep.



**Smoking Policy**

**Page 3**

**3/26/2013**

1. Smoking is not permitted anywhere in the building including apartments; in accordance with the following schedule. Effective on 6/1/2013, all current residents, all employees, all guests and all new residents of **Haddon Township Housing Authority** housing after this date will be prohibited from smoking anywhere in the building, including in apartment units. Failure of any resident to follow the smoke-free policy will be considered a lease violation.
2. "No Smoking" signs will be posted outside and inside of the building.
3. Smoking outside the buildings shall be permitted only in designated smoking areas, if any, which shall be located sufficient distances from the buildings and sidewalks so that secondhand tobacco smoke will not enter the buildings nor will residents and guests have to walk through secondhand tobacco smoke to enter or leave the buildings. Persons smoking in these areas are responsible for not littering the grounds with cigarette butts or other tobacco products.
4. If a resident smells tobacco smoke in any place in the building, they are to report this to the office as soon as possible. Management will seek the source of the smoke and take appropriate action.
5. New tenants will be given two (2) copies of the smoking policy. After review, the tenant will sign both copies and return one to the **Haddon Township Housing Authority's** office. The copy will be placed in the tenant's file.
6. Upon adoption of this policy, all tenants presently living in the **Haddon Township Housing Authority** housing will be given two copies of the policy. After review, the tenant will sign both copies and return one to the **Haddon Township Housing Authority** office for placement in the tenant's file.

TENANT CERTIFICATION

I have read and understand the above smoking policy and I agree to comply fully with the provisions. I understand that failure to comply may constitute reason for termination of my lease.

Resident Signature: (X)

Apartment Number: (8)

Date: (X)

**Haddon Township Housing Authority**

**"No Smoking Policy"**

**Lease Addendum**

**IT IS A CONDITION OF THE LEASE, AND THE PARTIES HERETO AGREE, THAT THE DWELLING UNIT IS A PART OF THE HADDON TOWNSHIP HOUSING AUTHORITY, AND SAID PREMISES RENTED BY THE LANDLORD TO THE TENANT SHALL BE MAINTAINED BY THE TENANT AS A SMOKE-FREE UNIT.**

I, \_\_\_\_\_, acknowledge and understand that my dwelling is now a non-smoking unit. I further acknowledge and understand that the entire premises is also smoke-free and that I am not permitted to smoke in my dwelling unit or any other areas of the premises, including but not limited to the lobby, halls, community room, elevator and all other common areas. I also acknowledge that I may only smoke in designated smoking areas.

I also acknowledge and understand that I am subject to penalties by the Authority, including fines, notices to cease and possible eviction if I am in violation of this Agreement.

Furthermore, I understand that the current residents of the Haddon Township Housing Authority, who are smokers at the time this policy went into effect, are permitted to smoke in their units with the door closed until their next annual recertification, and at which time they will no longer be able to smoke in their units.

**BY SIGNING THIS ADDENDUM, TENANT ACKNOWLEDGES THAT HE/SHE UNDERSTANDS AND ACCEPTS THIS ADDENDUM AS PRESENTED.**



\_\_\_\_\_  
Tenant Signature



\_\_\_\_\_  
Date

\_\_\_\_\_  
HTHA Representative

\_\_\_\_\_  
Date



**Haddon Township Housing Authority**  
**"NO SMOKING"**  
**LEASE ADDENDUM**

Addendum to the Dwelling Lease entered into parties and made a part of the DWELLING LEASE. It is the intent of the parties that the DWELLING UNIT, which is subject of this lease, and all areas owned and operated by the Haddon Township Housing Authority, shall be SMOKE FREE LIVING AREAS.

**Definition:**

1. "SMOKING" means possession of a lighted cigarette, lighted cigar, lighted pipe, or any other lighted tobacco product.
2. "DWELLING UNIT" means any unit within the Authority's public housing developed used for a residence, home or sleeping by members of the household listed on the lease.
3. "LANDLORD" means the Haddon Township
4. "Tenant" means any person entitled to occupy a dwelling unit under the Lease.
5. "PREMISES" means a dwelling unit in the Landlord's public housing development, which also includes the facilities, grounds, and property held out for the use of tenants and their guests.
6. "EVIDENCE OF SMOKING" means evidence such as ash trays with cigarette butts or cigar butts, ashes from previously light tobacco products, cigarette or cigar butts, and/or the smell of smoke from a previously light tobacco product in the dwelling unit and/or premises.

**Violations:**

It shall be a violation of the Smoking Ban, if a tenant and or guest, is observed smoking in the dwelling unit or on the premises, unless in a designated smoking area. It shall also be a violation of the Smoking Ban if the Landlord finds Evidence of Smoking in the dwelling unit. Citations and fines will be issued to tenants for such violations and will be treated any other violation under the Lease, including eviction. Fines will be issued as follows:

- 1<sup>st</sup> offense "warning"
- 2<sup>nd</sup> offence \$25.00
- 3<sup>rd</sup> offence \$50.00



\_\_\_\_\_  
Signature of Resident



\_\_\_\_\_  
Date

\_\_\_\_\_  
Manager

\_\_\_\_\_  
Date

## **SMOKE-FREE HOUSING POLICY FOR HADDON TOWNSHIP HOUSING AUTHORITY**

**To insure the quality of air and the safety of residents in all housing owned and operated by the Haddon Township Housing Authority, the Authority has declared that all residential buildings shall be smoke free. Smoking is not permitted in any area of the building, including apartments, as of June 1, 2013. Smoking is only permitted in specifically designated areas, if any, outside of the building. All tenants, employees and guests must abide by the following rules and regulations.**

**Adopted: April 17, 2013**

## Smoking Policy

Page 2

3/26/2013

### **The Haddon Township Housing Authority finds that:**

Whereas, the 2006 U.S. Surgeon General's Report, *The Health Consequences of Involuntary Exposure to Tobacco Smoke*, has concluded that (1) secondhand smoke exposure causes disease and premature death in children and adults who do not smoke; (2) children exposed to secondhand smoke are at an increased risk for sudden infant death syndrome (SIDS), acute respiratory problems, ear infections, and asthma attacks, smoking by parents causes respiratory symptoms and slows lung growth in their children; (3) exposure of adults to secondhand smoke has immediate adverse effects on the cardiovascular system and causes coronary heart disease and lung cancer; (4) there is no risk-free level of exposure to secondhand smoke; and (5) establishing smoke-free workplaces and residences is the only effective way to ensure that secondhand smoke exposure does not occur in the workplace or in residences, because ventilation and other air cleaning technologies cannot completely control exposure of nonsmokers to secondhand smoke.

Whereas, numerous studies have found that tobacco smoke is a major contributor to indoor air pollution, and that breathing secondhand smoke (also known as environmental tobacco smoke) is a cause of disease in healthy nonsmokers, including heart disease, stroke, respiratory disease, and lung cancer. The National Cancer Institute determined in 1999 that secondhand smoke is responsible for the early deaths of approximately 53,000 Americans annually.

Whereas, the Public Health Service's National Toxicology Program (NTP) has listed secondhand smoke as a known carcinogen.

Whereas, based on a finding by the California Environmental Protection Agency in 2005, the California Air Resources Board has determined that secondhand smoke is a toxic air contaminant, finding that exposure to secondhand smoke has serious health effects, including low birth-weight babies; sudden infant death syndrome (SIDS); increased respiratory infections in children; asthma in children and adults; lung cancer, sinus cancer, and breast cancer in younger, pre-menopausal women; heart disease and death.

Whereas, inasmuch as there is no safe level of exposure to secondhand smoke, the American Society of Heating, Refrigerating and Air Conditioning Engineers (ASHRAE) bases its ventilation standards on totally smoke-free environments. ASHRAE has determined that there is currently no air filtration or other ventilation technology that can completely eliminate all the carcinogenic components in secondhand smoke and the health risks caused by secondhand smoke exposure, and recommends that indoor environments be smoke-free in their entirety.

Now therefore, the **Haddon Township Housing Authority** adopts this **SMOKE FREE HOUSING POLICY** policy for its residential building and its immediate environs, located at 25 Wynnewood Avenue, Westmont, NJ 08108.

HOUSING AUTHORITY OF THE TOWNSHIP OF HADDON

RESOLUTION 2013-0417

Dated APRIL 17, 2013

WHEREAS, the Board of the Housing Authority of the Township of Haddon acting within its Authority and obligation moves to approve invoice payments of \$66,125.06 and payroll payments of \$11,155.05, including related payroll taxes and pension payment, both of which have been paid since the last Board meeting of March, 2013. Details of all amounts are attached to this resolution.

**SIGNATURES:**

**Alma Zwick – Chairperson**

  
\_\_\_\_\_

**Mary Berko-  
Vice-Chairperson**

  
\_\_\_\_\_

**Frank Jackson**

  
\_\_\_\_\_

**Mary- Rita D'Alessandro**

ABSENT  
\_\_\_\_\_

**Brian Seltzer**

  
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**Louis Cernava**

  
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**Rosa Tanzi**

abstain  
\_\_\_\_\_

HOUSING AUTHORITY OF THE TOWNSHIP OF HADDON

RESOLUTION 2013-0515

Dated May 15, 2013

WHEREAS, the Board of the Housing Authority of the Township of Haddon acting within its Authority and obligation moves to approve invoice payments of \$34,179.83 and payroll payments of \$11,264.49, including related payroll taxes and pension payment, both of which have been paid since the last Board meeting of April, 2013. Details of all amounts are attached to this resolution.

SIGNATURES:

Alma Zwick – Chairperson



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Mary Berko-  
Vice-Chairperson



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Frank Jackson



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Mary- Rita D'Alessandro



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Brian Seltzer



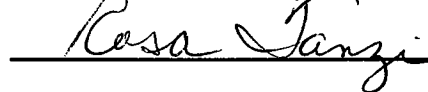
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Louis Cernava



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Rosa Tanzi



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HOUSING AUTHORITY OF THE TOWNSHIP OF HADDON

RESOLUTION 2013-0619

Dated June 19, 2013

WHEREAS, the Board of the Housing Authority of the Township of Haddon acting within its Authority and obligation moves to approve invoice payments of \$45,745.07 and payroll payments of \$13,348.29, including related payroll taxes and pension payment, both of which have been paid since the last Board meeting of May, 2013. Details of all amounts are attached to this resolution.

SIGNATURES:

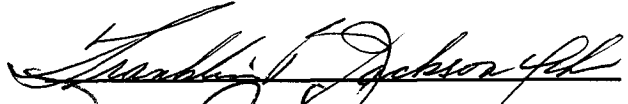
Alma Zwick – Chairperson



Mary Berko-  
Vice-Chairperson



Frank Jackson



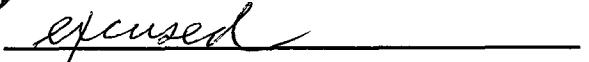
Mary- Rita D'Alessandro



Brian Seltzer



Rosa Tanzi



Lou Cernava



HOUSING AUTHORITY OF THE TOWNSHIP OF HADDON

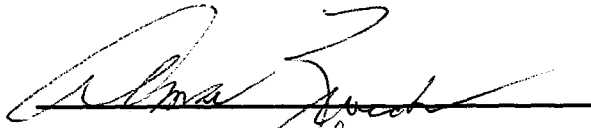
RESOLUTION 2013-0717

Dated July 17, 2013

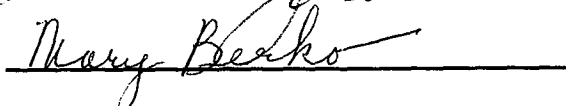
WHEREAS, the Board of the Housing Authority of the Township of Haddon acting within its Authority and Obligation moves to approve invoice payments of \$44,695.89 and payroll payments of \$12,496.70, including related payroll taxes and pension payment, both of which have been paid since the last Board meeting of June, 2013. Details of all amounts are attached to this resolution.

SIGNATURES:

Alma Zwick – Chairperson



Mary Berko-  
Vice-Chairperson



Frank Jackson



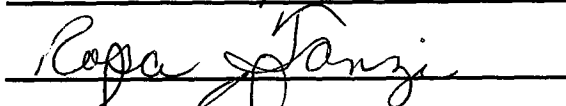
Mary- Rita D'Alessandro

absent

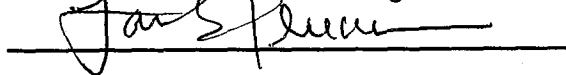
Brian Seltzer

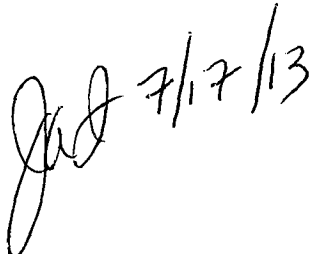
absent

Rosa Tanzi



Lou Cernava





HOUSING AUTHORITY OF THE TOWNSHIP OF HADDON

RESOLUTION 2013-0821

Dated August 21, 2013

WHEREAS, the Board of the Housing Authority of the Township of Haddon acting within its Authority and Obligation moves to approve invoice payments of \$49,695.78 and payroll payments of \$13,749.30 including related payroll taxes and pension payment, both of which have been paid since the last Board meeting of July, 2013. Details of all amounts are attached to this resolution.

SIGNATURES:

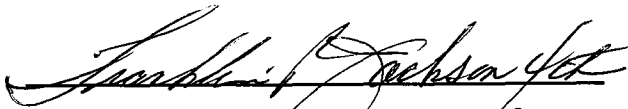
Alma Zwick – Chairperson

  
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Mary Berko-  
Vice-Chairperson

ABSENT  
\_\_\_\_\_

Frank Jackson

  
\_\_\_\_\_

Mary- Rita D'Alessandro

ABSENT  
\_\_\_\_\_

Brian Seltzer

  
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Rosa Tanzi

  
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Lou Cernava

  
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JAD  
8/21/13



HOUSING AUTHORITY OF THE TOWNSHIP OF HADDON

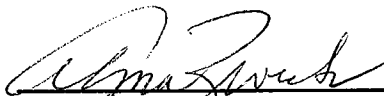
RESOLUTION 2013-0918

Dated September 18, 2013

WHEREAS, the Board of the Housing Authority of the Township of Haddon acting within its Authority and Obligation moves to approve invoice payments of \$47,371.20 and payroll payments of \$11,605.15 including related payroll taxes and pension payment, both of which have been paid since the last Board meeting of August, 2013. Details of all amounts are attached to this resolution.

SIGNATURES:

Alma Zwick – Chairperson

  
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Mary Berko-  
Vice-Chairperson

  
\_\_\_\_\_

Frank Jackson

  
\_\_\_\_\_

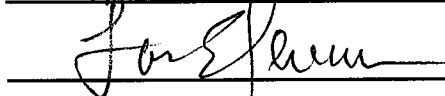
Brian Seltzer

  
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Rosa Tanzi

ABSENT  
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Lou Cernava

  
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HOUSING AUTHORITY OF THE TOWNSHIP OF HADDON

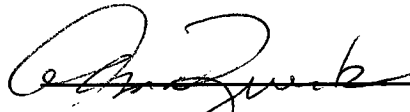
RESOLUTION 2013-1016

Dated October 16, 2013

WHEREAS, the Board of the Housing Authority of the Township of Haddon acting within its Authority and Obligation moves to approve invoice payments of \$56,436.07 and payroll payments of \$12,621.28 including related payroll taxes and pension payment, both of which have been paid since the last Board meeting of **September, 2013**. Details of all amounts are Included in the Meeting Reports for tonight's meeting and filed accordingly.

SIGNATURES:


Alma Zwick – Chairperson

  
\_\_\_\_\_

Mary Berko-  
Vice-Chairperson

Excused  
\_\_\_\_\_

Frank Jackson

  
\_\_\_\_\_

Brian Seltzer

  
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Rosa Tanzi

  
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Lou Cernava

Excused  
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HOUSING AUTHORITY OF THE TOWNSHIP OF HADDON

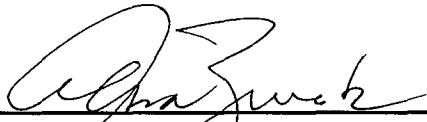
RESOLUTION 2013-1120

Dated November 20, 2013

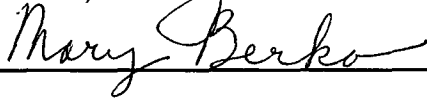
WHEREAS, the Board of the Housing Authority of the Township of Haddon acting within its Authority and Obligation moves to approve invoice payments of \$42,553.45 and payroll payments of \$14,132.61 including related payroll taxes and pension payment, both of which have been paid since the last Board meeting of **September, 2013**. Details of all amounts are Included in the Meeting Reports for tonight's meeting and filed accordingly.

SIGNATURES:

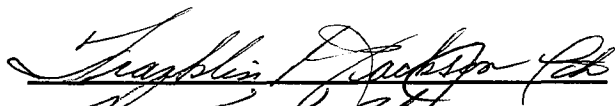
Alma Zwick – Chairperson

  
\_\_\_\_\_

Mary Berko-  
Vice-Chairperson

  
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Frank Jackson

  
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Brian Seltzer

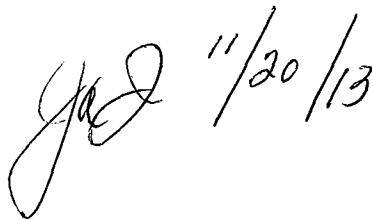
  
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Rosa Tanzi

  
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Lou Cernava

  
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JAD 11/20/13

HOUSING AUTHORITY OF THE TOWNSHIP OF HADDON


RESOLUTION 2013-1218

Dated December 18, 2013

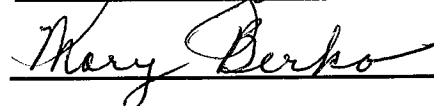
WHEREAS, the Board of the Housing Authority of the Township of Haddon acting within its Authority and Obligation moves to approve invoice payments of \$68,919.43 and payroll payments of \$14,517.73 including related payroll taxes and pension payment, both of which have been paid since the last Board meeting of **November, 2013**. Details of all amounts are Included in the Meeting Reports for tonight's meeting and filed accordingly.

SIGNATURES:

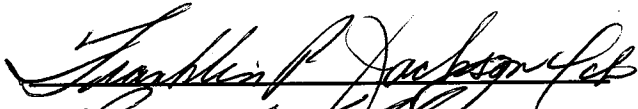
Alma Zwick – Chairperson

  
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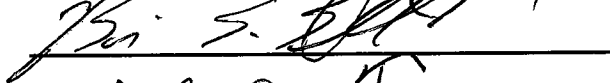
Mary Berko-  
Vice-Chairperson

  
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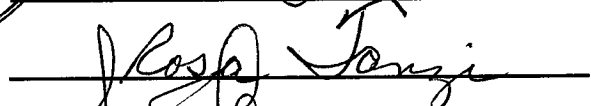
Frank Jackson

  
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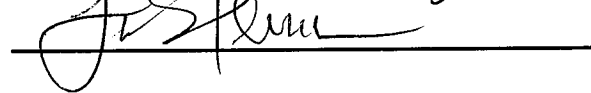
Brian Seltzer


  
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Rosa Tanzi

  
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Lou Cernava

  
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12/18/13