

HADDON TOWNSHIP HOUSING AUTHORITY

RESOLUTION 2025-1-Meeting date of October 22, 2025

WHEREAS, the Board of the Housing Authority of the Township of Haddon acting within its Authority and Obligation moves to approve invoice payments of **\$68,899.76** and payroll payments of **\$17,628.00** for a total of **\$86,527.76** since the last Board meeting of **September 17, 2025**. Details of this month's payments to be approved are included in the Accountant's Reports for the month of **October, 2025**.

SIGNATURES:

Lawrence Gasperone, Chairperson

Lawrence Gasperone

Brian Seltzer, Vice-Chairperson

Brian Seltzer

Douglas Wallace

Excused

Rosa Tanzi

Rosa Tanzi

James Coyne

James Coyne

David Murdock

David Murdock



The Haddon Township Housing Authority

Meeting held on Wednesday, October 22, 2025 – 7:00 p.m.

RESOLUTION 2025-02 (10/22/2025)
Adopting the 2024 Annual Audit Report

WHEREAS, N.J.S.A. 40A:5A-5 requires the governing body of each local Authority to cause an annual audit of its accounts to be made; and

WHEREAS, the annual audit report for the fiscal year ended **December 31, 2024** has been completed and filed with the Haddon Township Housing Authority pursuant to N.J.S.A. 40A:5A-15; and

WHEREAS, N.J.S.A. 40A:5A-17 requires the governing body of each Authority, within 45 days of receipt of the annual audit, to certify by resolution to the Local Finance Board that each member thereof has personally reviewed the annual audit report and specifically the sections of the audit titled “General Comments” and “Recommendations” and has evidenced same by group affidavit in the form prescribed by the Local Finance Board; and

WHEREAS, the members of the governing body have received the annual audit and have personally reviewed the annual audit, and have specifically reviewed the sections of the annual audit report entitled “General Comments” and “Recommendations” in accordance with N.J.S.A. 40A:5A-17.

NOW, THEREFORE, BE IT RESOLVED that the governing body of the Haddon Township Housing Authority hereby certifies to the Local Finance Board of the State of New Jersey that each governing body member has personally reviewed the annual audit report for the fiscal year ended December 31, 2024 and specifically has reviewed the sections of the audit report entitled “General Comments” and “Recommendations” and has evidenced same by group affidavit in the form prescribed by the Local Finance Board.

BE IT FURTHER RESOLVED that the Secretary of the Authority is hereby directed to promptly submit to the Local Finance Board the aforesaid Group Affidavit, accompanied by a certified true copy of this Resolution. IT IS HEREBY CERTIFIED THAT THIS IS A TRUE COPY OF THE RESOLUTION

APPROVED AT THE MEETING HELD ON OCTOBER 22, 2025.

Secretary: *Walt Now* Date: *10/24/25* Page 1 of 2

THE HADDON TOWNSHIP HOUSING AUTHORITY – GROUP AFFIDAVIT FORM

PRESCRIBED BY THE NEW JERSEY LOCAL FINANCE BOARD

AUDIT REVIEW CERTIFICATE


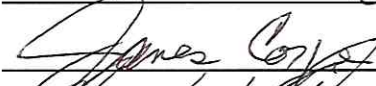
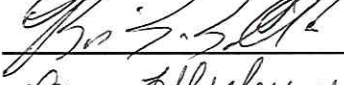
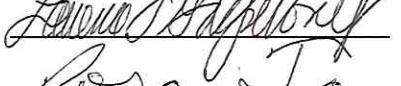
We, the members of the Governing Body of THE HADDON TOWNSHIP HOUSING AUTHORITY, being of full age and being duly sworn according to law, upon our oath depose and say:

1. We are duly appointed / elected (cross out one) members of THE HADDON TOWNSHIP HOUSING AUTHORITY.
2. We certify, pursuant to N.J.S.A. 40A:5A-17, that we have each reviewed the Annual Audit Report for the fiscal year ended December 31, 2024, and specifically the sections of the audit Report entitled "General Comments" and "Recommendations."

PRINT NAME:

David H. Murdock
JAMES COYNE
BRIAN SOLTZAK
LAURENCE F. GASPERONE JR
Rosa Tanzi
Douglas Wallace

SIGNATURE:





Rosa Tanzi
Excused

Sworn to and subscribed before me this 22nd day of October, 2025


Notary Public of New Jersey

ELEANOR CONNELL
Notary Public of New Jersey
My Commission Expires Feb. 6, 2027

2026 HOUSING AUTHORITY BUDGET RESOLUTION

2025-3

Haddon Township Housing Authority

FISCAL YEAR: January 01, 2026 to December 31, 2026

WHEREAS, the Annual Budget for Haddon Township Housing Authority for the fiscal year beginning January 01, 2026 and ending December 31, 2026 has been presented before the governing body of the Haddon Township Housing Authority at its open public meeting of October 22, 2025; and

WHEREAS, the Annual Budget as introduced reflects Total Revenues of \$974,400.00, Total Appropriations including any Accumulated Deficit, if any, of \$967,190.00, and Total Unrestricted Net Position planned to be utilized as funding thereof, of \$0.00; and

WHEREAS, the Capital Budget as introduced reflects Total Capital Appropriations of \$141,858.00 and Total Unrestricted Net Position planned to be utilized as funding thereof, of \$0.00; and

WHEREAS, the schedule of rents, fees and other charges in effect will produce sufficient revenues, together with all other anticipated revenues to satisfy all obligations to the holders of bonds of the Authority, to meet operating expenses, capital outlays, debt service requirements, and to provide for such reserves, all as may be required by law, regulation or terms of contracts and agreements; and

WHEREAS, the Capital Budget/Program, pursuant to N.J.A.C. 5:31-2, does not confer any authorization to raise or expend funds; rather it is a document to be used as part of the said Authority's planning and management objectives. Specific authorization to expend funds for the purposes described in this section of the budget must be granted elsewhere; by bond resolution, by a project financing agreement, by resolution appropriating funds from the Renewal and Replacement Reserve or other means provided by law.

NOW, THEREFORE BE IT RESOLVED, by the governing body of the Haddon Township Housing Authority, at an open public meeting held on October 22, 2025 that the Annual Budget, including all related schedules, and the Capital Budget/Program of the Haddon Township Housing Authority for the fiscal year beginning January 01, 2026 and ending December 31, 2026, is hereby approved; and

BE IT FURTHER RESOLVED, that the anticipated revenues as reflected in the Annual Budget are of sufficient amount to meet all proposed expenditures/expenses and all covenants, terms and provisions as stipulated in the said Housing Authority's outstanding debt obligations, capital lease arrangements, service contracts, and other pledged agreements; and

BE IT FURTHER RESOLVED, that the governing body of the Haddon Township Housing Authority will consider the Annual Budget and Capital Budget/Program for Adoption on December 17, 2025.

wnorris@haddonhousing.com

10/22/2025

(Secretary's Signature)

Will Norris

(Date)

Governing Body Recorded Vote

Member	Aye	Nay	Abstain	Absent
Lawrence Gasperone	✓			
Brian Seltzer	✓			
Rosa Tanzi	✓			
Douglas Wallace				✓
James Coyne	✓			
David Murdock	✓			
Open				

HADDON HOUSING AUTHORITY
 OPERATING BUDGET
 DECEMBER 31ST, 2026

ACCOUNT NAME	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPT	OCT	NOV	DEC	BUDGET	BUDGET
	2026	2026	2026	2026	2026	2026	2026	2026	2026	2026	2026	2026	2026	2025
DWELLING RENT	47,167	47,167	47,167	47,167	47,167	47,167	47,167	47,167	47,167	47,167	47,167	47,163	566,000	547,800
EXCESS UTILITIES					4,000	4,000	4,000	4,000	4,000	2,000	2,000	2,000	20,000	19,000
INTEREST INCOME	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	3,700	3,700	3,700	24,000	10,000
OTHER INCOME- ANTENNAS ETC	3,700	3,700	3,700	3,700	3,700	3,700	3,700	3,700	3,700	4,583	4,583	4,587	44,400	42,000
CAPITAL FUND	4,583	4,583	4,583	4,583	4,583	4,583	4,583	4,583	4,583	4,583	4,583	4,587	55,000	55,000
OPERATING SUBSIDY	22,083	22,083	22,083	22,083	22,083	22,083	22,083	22,083	22,083	22,083	22,083	22,087	265,000	273,450
TOTAL INCOME	79,533	79,533	79,533	79,533	83,533	83,533	83,533	83,533	83,533	79,533	79,533	79,537	974,400	947,250
ADMINISTRATIVE SALARIES	17,096	17,096	17,096	17,096	17,096	17,096	17,096	17,096	17,096	17,096	17,096	17,094	205,150	197,910
LEGAL	800	800	800	800	800	800	800	800	800	800	800	800	9,600	10,000
TRAINING	170	170	170	170	170	170	170	170	170	170	170	170	2,000	2,000
TRAVEL	25	25	25	25	25	25	25	25	25	25	25	25	300	300
AUDITING	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	7,000	7,000
ACCOUNTING	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	45,000	41,800
SUNDRY														
TOTAL ADMIN	23,911	23,941	23,941	23,941	30,941	23,941	23,941	23,941	23,941	23,941	23,941	23,939	294,290	283,010
TENANT SERVICES CONTRACTS	425	425	425	425	425	425	425	425	425	425	425	425	5,100	5,000
TOTAL TENANT SVCS.	425	425	425	425	425	425	425	425	425	425	425	425	5,100	5,000
WATER	1,510	1,510	1,510	1,510	1,510	1,510	1,510	1,510	1,510	1,510	1,510	1,510	18,120	17,910
SEWER	3,900	3,900	3,900	3,900	3,900	3,900	3,900	3,900	3,900	3,900	3,900	3,900	46,800	48,000
ELECTRIC	6,600	6,600	6,600	6,600	6,600	12,900	12,900	6,050	6,050	6,050	6,050	6,050	95,900	88,000
GAS	5,400	5,400	5,400	5,400	5,400	2,200	2,200	2,200	2,200	2,200	2,200	1,800	42,000	39,000
UTILITY LABOR	1,265	1,265	1,265	1,265	1,265	1,265	1,265	1,265	1,265	1,265	1,265	1,265	15,180	14,830
TOTAL UTILITIES	18,675	18,675	18,675	18,675	18,675	21,775	21,775	21,775	14,925	14,925	14,925	14,525	218,000	207,740
MAINTENANCE LABOR	7,175	7,175	7,175	7,175	7,175	7,175	7,175	7,175	7,175	7,175	7,175	7,175	86,100	84,000
MAINTENANCE MATERIALS	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	17,000	11,000
CONTRACT COSTS	8,167	8,167	8,167	8,167	8,167	8,167	8,167	8,167	8,167	8,167	8,167	8,163	98,000	90,000
TOTAL MAINTENANCE	16,342	16,342	16,342	16,342	16,342	16,342	16,342	16,342	16,342	16,342	16,342	16,338	196,100	185,000
PROTECTIVE SERVICES														
INSURANCE	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	60,000	56,000
PILOT	1,767	1,767	1,767	1,767	1,767	1,767	1,767	1,767	1,767	1,767	1,763	1,763	21,200	23,910
EMPLOYEE BENEFIT CONTR.	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	172,000	141,550
COLLECTION LOSSES													500	500
EXTRAORDINARY MAINTENANCE														
TOTAL GENERAL	17,767	17,767	17,767	17,767	17,767	17,767	17,767	17,767	17,767	17,767	17,767	18,263	253,700	221,960
TOTAL EXPENDITURES	177,141	177,150	177,150	177,150	184,150	180,250	180,250	180,250	173,400	173,400	173,400	173,489	967,190	902,710
RESIDUAL RECEIPTS	2,383	2,383	(37,617)	2,383	(617)	3,283	3,283	3,283	10,133	6,133	6,133	6,047	7,210	44,540

RESOLUTION DECEMBER 2025.1

MEETING DATE OF DEC.11.2025

2026 ADOPTED BUDGET RESOLUTION

Haddon Township Housing Authority

FISCAL YEAR: January 01, 2026 to December 31, 2026

WHEREAS, the Annual Budget and Capital Budget/Program for the Haddon Township Housing Authority for the fiscal year beginning January 01, 2026 and ending December 31, 2026 has been presented for adoption before the governing body of the Haddon Township Housing Authority at its open public meeting of December 18, 2025; and

WHEREAS, the Annual Budget and Capital Budget as presented for adoption reflects each item of revenue and appropriation in the same amount and title as set forth in the introduced and approved budget, including all amendments thereto, if any, which have been approved by the Director of the Division of Local Government Services; and

WHEREAS, the Annual Budget presented for adoption reflects Total Revenues of \$974,400.00, Total Appropriations, including any Accumulated Deficit, if any, of \$967,190.00, and Total Unrestricted Net Position utilized of \$0.00; and

WHEREAS, the Capital Budget as presented for adoption reflect Total Capital Appropriations of \$141,858.00 and Total Unrestricted Net Position Utilized of \$0.00; and

NOW, THEREFORE BE IT RESOLVED, by the governing body of the Haddon Township Housing Authority at an open public meeting held on December 18, 2025 that the Annual Budget and Capital Budget/Program of the Haddon Township Housing Authority for the fiscal year beginning January 01, 2026 and ending December 31, 2026 is hereby adopted and shall constitute appropriations for the purposes stated; and

BE IT FURTHER RESOLVED, that the Annual Budget and Capital Budget/Program as presented for adoption reflects each item of revenue and appropriation in the same amount and title as set forth in the introduced and approved budget, including all amendments thereto, if any, which have been approved by the Director of the Division of Local Government Services.

wnorris@haddonhousing.com
(Secretary's Signature)

12-11-2025
(Date)

Governing Body Recorded Vote

Member	Aye	Nay	Abstain	Absent
Lawrence Gasperone	✓			
Brian Seltzer	✓			
Rosa Tanzi	✓			
Douglas Wallace	✓			
James Coyne	✓			
David Murdock	✓			
Open				

HADDON TOWNSHIP HOUSING AUTHORITY

RESOLUTION 2025-2-Meeting date of December 11, 2025

(Change of meeting date which was duly advertised)

WHEREAS, the Board of the Housing Authority of the Township of Haddon acting within its Authority and Obligation moves to approve invoice payments of **\$46,746.23** and payroll payments of **\$18,951.50** for a total of **\$65,697.73** since the last Board meeting of **November 19, 2025** Details of this month's payments to be approved are included in the Accountant's Reports for the month of **December, 2025.**

SIGNATURES:

Lawrence Gasperone, Chairperson	<u>Approved</u> (via email)
Brian Seltzer, Vice-Chairperson	<u>Approved</u> "
Douglas Wallace	<u>Approved</u> "
Rosa Tanzi	<u>Approved</u> "
James Coyne	<u>Approved</u> "
David Murdock	<u>Approved</u> "



HADDON TOWNSHIP HOUSING AUTHORITY

RESOLUTION 2026-1-Meeting date of January 21, 2026

WHEREAS, the Board of the Housing Authority of the Township of Haddon acting within its Authority and Obligation moves to approve invoice payments of **\$84,855.11** and payroll payments of **\$15,264.10** for a total of **\$100,119.21** since the last Board meeting of **December 11, 2025** Details of this month's payments to be approved are included in the Accountant's Reports for the month of **January, 2026**.

SIGNATURES:

Lawrence Gasperone, Chairperson

Approved

Brian Seltzer, Vice-Chairperson

Approved

Douglas Wallace

Approved

Rosa Tanzi

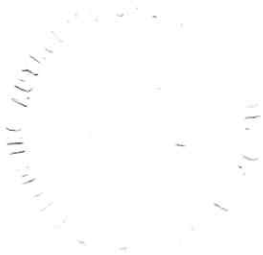
Approved

James Coyne

Approved

David Murdock

Approved



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THE HADDON TOWNSHIP HOUSING AUTHORITY

Appointment of Fund Commissioner – The New Jersey Public Housing Authority - JIF

RESOLUTION 2026-2 – Meeting date:

Wednesday, January 21, 2026 (not an in-person meeting as duly advertised)

WHEREAS, 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 WALTER A. NORRIS, EXECUTIVE DIRECTOR as its FUND COMMISSIONER for the New Jersey Public Housing Authority Joint Insurance Fund for the Fund Year 2026.

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 January 21, 2026.

APPROVED WITH SIGNATURES:

Lawrence Gasperone, Chairperson

Approved - 1/21/26

Brian Seltzer, Vice-Chairperson

Approved - 1/21/26

Rosa Tanzi

Approved - 1/21/26

Douglas Wallace

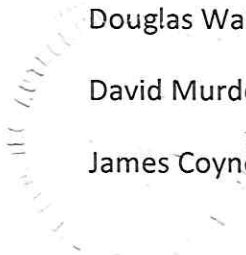
Approved - 1/21/26

David Murdock

Approved - 1/21/26

James Coyne

Approved - 1/21/26



HADDON TOWNSHIP HOUSING AUTHORITY

RESOLUTION 2026-1-Meeting date of February 18, 2026

WHEREAS, the Board of the Housing Authority of the Township of Haddon acting within its Authority and Obligation moves to approve invoice payments of \$99,839.27 and payroll payments of \$14,819.76 for a total of \$114,659.03 since the last Board meeting of January 21, 2026 Details of this month's payments to be approved are included in the Accountant's Reports for the month of **February, 2026.**

SIGNATURES:


Lawrence Gasperone, Chairperson



Brian Seltzer, Vice-Chairperson



Douglas Wallace



Rosa Tanzi



James Coyne



David Murdock





THE HADDON TOWNSHIP HOUSING AUTHORITY
RESOLUTION 2026-2 – Meeting held on February 18, 2026
RESOLUTION AWARDING THE CONTRACT FOR THE 4th PHASE
OF THE TUB TO SHOWER CONVERSIONS FOR TWENTY (20) APARTMENTS

WHEREAS, the Housing Authority of the Township of Haddon (hereinafter referred to as HTHA) has determined that it needs to procure services for work, which includes but is not limited to: Removing the existing cast iron tub in twenty (20) apartments and installing a new acrylic tub to shower conversion kit complete with new shower valve, head and trim kit. Accessories to be Included in the installation are grab bars, soap dish caddy, and shower curtain rod. Other Incidental work required to complete the shower installation is also included; and

WHEREAS, the HTHA has published in the newspaper an invitation to bid; and

WHEREAS, the HTHA received bids from two (2) bidders on February 4, 2026; and

WHEREAS, on the public opening of the bids Reliance Home Remodeling, LLC of Saddle Brook, N.J. with a bid of \$138,000.00 was found to be the lowest responsible bidder pursuant to both N.J.S.A. 40A:11-2 and N.J.S.A. 40A:11-4; and

WHEREAS, the bid submitted by Reliance Home Remodeling, LLC has been reviewed by Habitech Architecture who recommended the contract be awarded to Reliance Home Remodeling, LLC and deemed by the HTHA to be both responsive and conforming with all requirements set forth by the New Jersey Public Contracts Law, the bid specifications and the invitation to bid;

THEREFORE BE IT RESOLVED that the Board of Commissioners of the HTHA hereby finds that the Contract for the above captioned work items as described in the bid specifications and drawings, be awarded to Reliance Home Remodeling, LLC in the amount of \$138,000.00; and

BE IT FURTHER RESOLVED that the HTHA Board of Commissioners hereby authorize and direct the Executive Director, Walter A. Norris of the HTHA to execute said contract and take any and all necessary Administrative actions to implement this Resolution #2026-2, approved and signed at the regularly scheduled meeting held on February 18, 2026 of the Haddon Township Housing Authority.

APPROVED WITH SIGNATURES:

Lawrence Gasperone, Chairperson

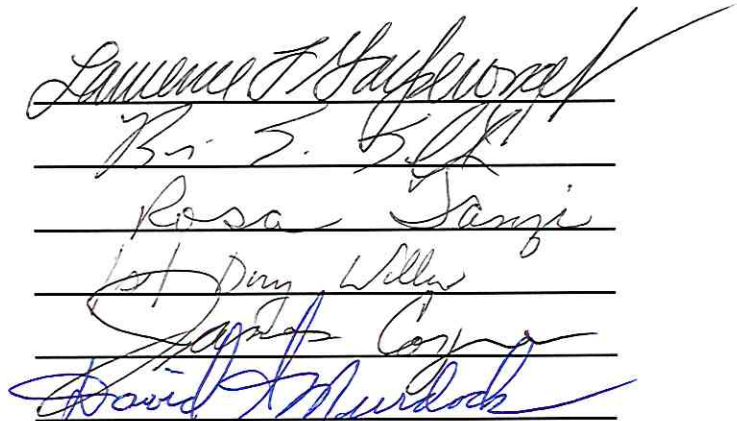
Brian Seltzer, Vice-Chairperson

Rosa Tanzi

Douglas Wallace

James Coyne

David Murdock



Lawrence Gasperone
Brian Seltzer
Rosa Tanzi
Douglas Wallace
James Coyne
David Murdock

HADDON TOWNSHIP HOUSING AUTHORITY

RESOLUTION 2026-1-Meeting date of March 18, 2026

WHEREAS, the Board of the Housing Authority of the Township of Haddon acting within its Authority and Obligation moves to approve invoice payments of \$65,292.47 and payroll payments of \$14,877.74 for a total of \$80,170.21 since the last Board meeting of February 18, 2026. Details of this month's payments to be approved are included in the Accountant's Reports for the month of **March, 2026**.

SIGNATURES:

Lawrence Gasperone, Chairperson

Approved _____

Brian Seltzer, Vice-Chairperson

Approved _____

Douglas Wallace

Approved _____

Rosa Tanzi

Approved _____

James Coyne

Approved _____

David Murdock

Approved _____



HADDON TOWNSHIP HOUSING AUTHORITY

RESOLUTION 2026-1-Meeting date of April 15, 2026

WHEREAS, the Board of the Housing Authority of the Township of Haddon acting within its Authority and Obligation moves to approve invoice payments of **\$107,683.89** and payroll payments of **\$15,332.05** for a total of **\$123,015.94** since the last Board meeting of **March 18, 2026**. Details of this month's payments to be approved are included in the Accountant's Reports for the month of **April, 2026**.

SIGNATURES:

Lawrence Gasperone, Chairperson

Lawrence Gasperone

Brian Seltzer, Vice-Chairperson

Excused

Douglas Wallace

VIA PHONE

Rosa Tanzi

Rosa Tanzi

James Coyne

YES

David Murdock

David Murdock

