

THE HOUSING AUTHORITY OF THE TOWNSHIP OF FLORENCE
RE-ORGANIZATION & REGULAR MEETING
WEDNESDAY, September 10, 2025
FLORENCE HOUSING AUTHORITY
620 W. THIRD STREET – BOARDROOM/TELECONFERENCE
6:00 PM

The Re-organization and Regular Meeting of the Housing Authority of the Township of Florence were held on the above date as published and posted.

Gary J. Centinaro called the meeting to order at 6:00 pm.

The following Commissioners were present: Chairperson Ritchard Woolston, Vice Chairperson Eduardo Jimenez, Commissioner Mary Ann Napolitan, Commissioner Robert Dulo, Commissioner Anant Patel, Commissioner Carina Escolastico, and Commissioner Kimberly Mattson. Also present: Executive Director Gary J. Centinaro.

Gary J. Centinaro recited the Sunshine Law.

All present recited the Pledge of Allegiance.

TENANTS OF MAPLEWOOD HOMES

None Scheduled

Councilman Joseph Frapoli was in attendance.

ELECT CHAIRPERSON

Gary J. Centinaro accepted a motion from Commissioner Eduardo Jimenez to nominate Commissioner Ritchard Woolston to be Chairperson for the time period of October 2025 until September 2026, seconded by Commissioner Robert Dulo. There were no other nominations. Commissioner Mattson made a motion to close nominations and approve the nomination of Commissioner Ritchard Woolston with a second from Commissioner Jimenez.

Roll Call vote as follows:

Commissioner Woolston	abstain
Commissioner Jimenez	Yes
Commissioner Napolitan	Yes
Commissioner Mattson	yes
Commissioner Dulo	Yes
Commissioner Patel	absent
Commissioner Escolastico	yes

All voted; motion carried 5/0/1

ELECT VICE-CHAIRPERSON

Gary J. Centinaro accepted a motion from Chairperson Woolston, to nominate Commissioner Eduardo Jimenez to be Vice-Chairperson for the time period of October 2025 until September 2026, second by Commissioner Robert Dulo. There were no other nominations. Commissioner Kimberly Mattson made a motion to close nominations and approve the nomination of Vice Chairperson Eduardo Jimenez with a second from Commissioner Robert Dulo.

Roll Call vote as follows:

Commissioner Woolston	yes
Commissioner Jimenez	abstain
Commissioner Napolitan	yes
Commissioner Mattson	yes
Commissioner Dulo	yes
Commissioner Patel	absent
Commissioner Escolastico	yes

All voted; motion carried 5/0/1

APPOINTMENTS

Chairperson Ritchard Woolston presented Resolutions 2025-08 thru 2025-10. A motion was made by Vice Chairperson Eduardo Jimenez, seconded by Commissioner Kimberly Mattson to combine resolutions 2025-08 thru 2025-10 for the appointment of the following, Solicitor, David M. Serlin, Accountant, David Ciarrocca, Radey and Associates

Roll Call vote as follows:

Chairperson Woolston	yes
Vice-Chairperson Jimenez	yes
Commissioner Napolitan	yes
Commissioner Mattson	yes
Commissioner Dulo	yes
Commissioner Patel	absent
Commissioner Escolastico	yes

All voted; motion carried 6/0

Chairperson Ritchard Woolston presented Resolution 2025-11 thru 2025-12. A motion was made by Commissioner Dulo, seconded by Commissioner Mattson to combine resolutions 2025-11 thru 2025-12 to designate Polcari & Company for Audit Services and to reappoint Gary J. Centinaro as coordinator for Capital Fund Program. **Resolution 2025-11 for audit services has been updated to show fiscal year ending 03/31/26.**

Roll Call vote as follows:

Chairperson Woolston	yes
Vice-Chairperson Jimenez	yes
Commissioner Napolitan	yes
Commissioner Mattson	yes
Commissioner Dulo	yes
Commissioner Patel	absent
Commissioner Escolastico	yes

All voted; motion carried 6/0

Chairperson Ritchard Woolston presented Resolution 2025-13 thru 2025-15. A motion was made by Commissioner Dulo, seconded by Commissioner Patel to combine resolutions 2025-13 thru 2025-15 to designate legal newspaper Burlington County Times and to adopt meeting calendar, and to adopt existing policies and contracts.

Roll Call vote as follows:

Chairperson Woolston	yes
Vice-Chairperson Jimenez	yes
Commissioner Napolitan	yes
Commissioner Mattson	yes
Commissioner Dulo	yes
Commissioner Patel	yes
Commissioner Escolastico	yes

All voted; motion carried 7/0

Chairperson Ritchard Woolston presented Resolution 2025-16 thru 2025-19. A motion was made by Commissioner Dulo, seconded by Commissioner Patel to combine resolutions 2025-16 thru 2025-19 to designate depository Bank of America and WSFS, appoint fund commissioner and to approve the 2025 audit

Roll Call vote as follows:

Chairperson Woolston	yes
Vice-Chairperson Jimenez	yes
Commissioner Napolitan	yes
Commissioner Mattson	yes
Commissioner Dulo	yes
Commissioner Patel	yes
Commissioner Escolastico	yes

All voted; motion carried 7/0

Chairperson Ritchard Woolston presented Resolution 2025-20 thru 2025-21. A motion was made by Commissioner Dulo, seconded by Commissioner Napolitan to combine resolutions 2025-20 thru 2025-21 for the agreement to renew JIF membership 2025-2028 and for the JIF membership renewal

Roll Call vote as follows:

Chairperson Woolston	yes
Vice-Chairperson Jimenez	yes
Commissioner Napolitan	yes
Commissioner Mattson	yes
Commissioner Dulo	yes
Commissioner Patel	yes
Commissioner Escolastico	yes

All voted; motion carried 7/0

MINUTES OF THE REGULAR MEETING- June 20, 2025

A motion of approval was made by Commissioner Dulo, seconded by Vice-Chairperson Jimenez to approve the minutes of the regular meeting of June 12, 2024. There were no meetings held in July & August 2024.

Roll Call vote as follows:

Chairperson Woolston	yes
Vice-Chairperson Jimenez	yes
Commissioner Napolitan	yes
Commissioner Mattson	yes
Commissioner Dulo	yes
Commissioner Patel	yes
Commissioner Escolastico	yes

Motion carried 7/0

CORRESPONDENCE None

FINANCE

Chairperson Ritchard Woolston presented the monthly operating financial reports for May, June, and July. Commissioner Dulo made a motion of approval, with a second from Vice-Chairperson Jimenez

Chairperson Woolston	yes
Vice-Chairperson Jimenez	yes
Commissioner Napolitan	yes
Commissioner Mattson	yes
Commissioner Dulo	yes
Commissioner Patel	yes
Commissioner Escolastico	yes

All voted yes; motion carried, 7/0

Chairperson Woolston presented the June, July, & August Bills to be ratified check # 15165 thru check #15245. A motion was made by Commissioner Patel, seconded by Commissioner Dulo to combine the Bills to be ratified checks # 15165-15245 minus #15214 and #15244 **Check #15214 is a duplicate numbered check. Check #15244 is a tenant PSE&G monthly bill that is auto generated by our computer program. We are working with the program manager to correct the problem.**

Chairperson Woolston	yes
Vice-Chairperson Jimenez	yes
Commissioner Napolitan	yes
Commissioner Mattson	yes
Commissioner Dulo	yes
Commissioner Patel	yes
Commissioner Escolastico	abstain

All voted; motion carried 6/0/1

Secretary/Treasurers report for (tenants accounts receivable) June, July, and August 2024
Reports reviewed and approved. Motion was made by Vice-Chairperson Jimenez, seconded by Commissioner Dulo.

Roll Call vote as follows:

Chairperson Woolston	yes
Vice-Chairperson Jimenez	yes
Commissioner Napolitan	yes
Commissioner Mattson	yes
Commissioner Dulo	yes
Commissioner Patel	yes
Commissioner Escolastico	yes

All voted yes; motion carried 7/0

OLD BUSINESS

None

NEW BUSINESS

Redoing the parking lot was presented and discussed

DIRECTOR'S REPORT

Playground was discussed and tabled for the future.

ADJOURN

A motion to adjourn was made by Commissioner Mattson, seconded by Vice-Chairperson Jimenez. All Commissioners were in favor. The meeting was adjourned at 7:01pm.

All voted yes; motion carried 7/0.

Respectfully submitted,



Gary J. Centinaro
Secretary