

THE HOUSING AUTHORITY OF THE TOWNSHIP OF FLORENCE
REGULAR MEETING
WEDNESDAY NOVEMBER 12, 2025
FLORENCE HOUSING AUTHORITY
620 W. THIRD STREET – BOARDROOM/TELECONFERENCE
6:00 PM

The Regular Meeting of the Housing Authority of the Township of Florence was 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 Anant Patel, and Commissioner Carina Escolastico

Commissioner Kimberly Mattson, Mary Ann Napolitan, and Commissioner Robert Dulo were in attendance by phone

Executive Director Gary J. Centinaro recited the Sunshine Law.
All present recited the Pledge of Allegiance.

TENANTS OF MAPLEWOOD HOMES

None

MINUTES OF THE REGULAR MEETING- October 8, 2025

A motion was made by Commissioner Robert Dulo, seconded by Commissioner Maryann Napolitan to approve the minutes of the regular meeting of October 8, 2025.

Roll Call vote as follows:

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

Motion carried 5/0/2

CORRESPONDENCE

None

FINANCE

Bills to be ratified were presented by Chairperson Ritchard Woolston, check #15275-15312 for October 2025. Commissioner Robert Dulo made a motion of approval, seconded by Commissioner Eduardo Jimenez

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

Secretary/Treasurers report for (tenant's accounts receivable) OCTOBER 2025.

Commissioner Anant Patel made a motion to approve the treasurer's report for OCTOBER 2025, Seconded by Commissioner Eduardo Jimenez.

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

OLD BUSINESS

Discussed the extensive repairs needed for Unit 62

NEW BUSINESS

Resolution 2025-23 – Flat Rent (Fair Market Rent)

Commissioner Robert Dulo made a motion to approve Resolution 2025-23, Seconded by Commissioner Maryann Napolitan

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

Resolution 2025-24 – HUD Budget 2026-2027

Commissioner Robert Dulo made a motion to approve Resolution 2025-24, Seconded by Commissioner Maryann Napolitan

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	abstain

Motion carried 6/0/1

Resolution 2025-25 – DCA Budget

Commissioner Kimberly Mattson made a motion to approve Resolution 2025-25, Seconded by Commissioner Anant Patel

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	abstain

Motion carried 6/0/1

Public Comments:

None

DIRECTOR'S REPORT

Public Housing Crime Report was discussed. For the past 5 years, we've had zero incidents.

ADJOURN

A motion was made by Commissioner Anant Patel seconded by Commissioner Robert Dulo, to adjourn the meeting at 6:46 PM.

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	

Respectfully submitted,



Gary J. Centinaro
Secretary