

THE HOUSING AUTHORITY OF THE TOWNSHIP OF FLORENCE
RESOLUTION 2025-08
LEGAL SERVICES CONTRACT

BE IT RESOLVED, by the Commissioners of the Housing Authority of the Township of Florence;

WHEREAS, pursuant to N.J.S.A.40A: 11-S(l)(a) any contract, agreement of purchase, the subject of which consist of professional services, is an exception to the bidding requirements of the local Public Contract Law; however, HUD Procedures for Procuring Professional Services requires competitive proposals; and,

WHEREAS, The Housing Authority of the Township of Florence (hereinafter referred to as the "Authority") has determined that it is necessary in connection with the Maplewood Homes Project to engage an Attorney to perform legal services with regard to the Florence Housing Authority, hereby do appoint **David M. Serlin**, at a rate agreed upon for a time period of **October 1, 2025 ending September 30, 2026**;

BE IT FURTHER RESOLVED, that the Commissioners of the Authority be and hereby are authorized to execute a mutually satisfactory Agreement on behalf of the Authority with said Attorney for said services at said costs; and **\$200.00**, per hour for general services; and;

BE IT FURTHER RESOLVED, that the appointment of the Attorney hereby authorized is made public notice being made pursuant to HUD regulations for the reason that said Attorney is rendering professional services requiring expertise and extensive training in the aforesaid field; and,

BE IT RESOLVED that the Secretary of the Authority be and hereby is authorized to direct to cause notice of this resolution as required by N.J.S.A.40A: 11-S(a)(i) to be published in the appropriate newspaper.

ADOPTED:

I hereby certify that the Board of Commissioners at the re-organization meeting held on September 10, 2025 approved the above resolution.



Gary J. Centinaro
Executive Director

Governing Body recorded vote

<u>Member's</u>	<u>Ayes</u>	<u>Nays</u>	Abstains	Absent
Ritchard Woolston	X			
Eduardo Jimenez	X			
Kimberly Mattson	X			
Mary Ann Napolitan	X			
Robert Dula	X			
Anant Patel				X
Carina Escolastico	X			

THE HOUSING AUTHORITY OF THE TOWNSHIP OF FLORENCE
RESOLUTION 2025-09
FEE ACCOUNTANT

BE IT RESOLVED, by the Commissioners of the Housing Authority of the Township of Florence;

WHEREAS, pursuant to N.J.S.A.40A: 11-S(l)(a) any contract, agreement of purchase, the subject of which consist of professional services, is an exception to the bidding requirements of the local Public Contract Law; however, HUD Procedures for Procuring Professional Services requires competitive proposals; and,

WHEREAS, The Housing Authority of the Township of Florence (hereinafter referred to as the "Authority") has determined that there exists a need for a professional part time Fee Accounting Service in connection with its PHA owned low-income housing program; and,

WHEREAS, the Authority has solicited proposals for this professional service pursuant to competitive proposal procedures prescribed by the U.S. Department of Housing and Urban Development and funds have been budgeted and approved by HUD for this service; and,

WHEREAS, the Authority has reviewed the proposal(s) received for this service and will engage a fee accountant to perform the professional accounting services, do appoint **David Ciarrocca**, at a rate agreed upon for a time period of **October 1, 2025 ending September 30, 2026**;

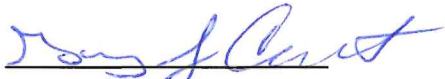
BE IT FURTHER RESOLVED, that the Commissioners of the Authority be and hereby are authorized to execute a mutually satisfactory Agreement on behalf of the Authority with said Accountant for said services at said costs of **\$18,000.00** payable in 12 equal payments of **\$1,500.00** each; and,

BE IT FURTHER RESOLVED, that the appointment of the Accountant hereby authorized is made public notice being made pursuant to HUD regulations for the reason that said Accountant is rendering professional services requiring expertise and extensive training in the aforesaid field; and,

BE IT RESOLVED that the Secretary of the Authority be and hereby is authorized to direct to cause notice of this resolution as required by N.J.S.A.40A: 11-S(a)(i) to be published in the appropriate newspaper.

ADOPTED:

I hereby certify that the Board of Commissioners at the re-organization meeting held on September 11, 2024 approved the above resolution.



Gary J. Centinaro
Executive Director

Governing Body recorded vote

<u>Member's</u>	<u>Ayes</u>	<u>Nays</u>	Abstains	Absent
Ritchard Woolston	X			
Eduardo Jimenez	X			
Kimberly Mattson	X			
Mary Ann Napolitan	X			
Robert Dulo	X			
Anant Patel				X
Carina Escolastico	X			

THE HOUSING AUTHORITY OF THE TOWNSHIP OF FLORENCE
RESOLUTION 2025-10
APPOINT ARCHITECTURAL FIRM

BE IT RESOLVED, by the Commissioners of the Housing Authority of the Township of Florence;

WHEREAS, pursuant to N.J.S.A.40A: 11-S(l){a} any contract, agreement of purchase, the subject of which consist of professional services, is an exception to the bidding requirements of the local Public Contract Law; however, HUD Procedures for Procuring Professional Services requires competitive proposals; and,

WHEREAS, The Housing Authority of the Township of Florence (hereinafter referred to as the "Authority") has determined that there exists a need for Architectural Services in connection with its PHA owned low-income housing program; and,

WHEREAS, the Authority, after consideration of various factors, including but not limited to prior experience, and cost, has contracted to receive the Architectural services of **Radey Associates Architects**, for a time period of **October 1, 2025 ending September 30, 2026**; with an option to renew for an additional year; and,

BE IT FURTHER RESOLVED, that the appointment of the Architectural Firm hereby authorized is made public notice being made pursuant to HUD regulations for the reason that said Architectural Firm is rendering professional services requiring expertise and extensive training in the aforesaid field; and,

BE IT FURTHER RESOLVED that the Secretary of the Authority be and hereby is authorized to direct to cause notice of this resolution as required by N.J.S.A.40A: 11-S(a)(i) to be published in the appropriate newspaper.

ADOPTED:

I hereby certify that the above resolution was approved by the Board of Commissioners at the re-organization meeting held on September 10, 2025



Gary J. Centinaro
Executive Director

Governing Body recorded vote

<u>Member's</u>	<u>Ayes</u>	<u>Nays</u>	Abstains	Absent
Ritchard Woolston	X			
Eduardo Jimenez	X			
Kimberly Mattson	X			
Mary Ann Napolitan	X			
Robert Dula	X			
Anant Patel				
Carina Escolastico	X			X

THE HOUSING AUTHORITY OF THE TOWNSHIP OF FLORENCE
RESOLUTION 2025-11
APPOINTING AUDIT SERVICES-FYE 03/31/2025

BE IT RESOLVED, by the Commissioners of the Housing Authority of the Township of Florence;

WHEREAS, pursuant to N.J.S.A.40A: 11-S(l)(a) any contract, agreement of purchase, the subject of which consist of professional services, is an exception to the bidding requirements of the local Public Contract Law; however, HUD Procedures for Procuring Professional Services requires competitive proposals; and,

WHEREAS, The Housing Authority of the Township of Florence (hereinafter referred to as the "Authority") has determined that there exists a need for Audit Services in connection with its PHA owned low-income housing program; and,

WHEREAS, the Authority, after consideration of various factors, including but not limited to prior experience, and cost, shall exercise the option of renewing the current contract under the same terms and conditions for the Audit services of **Polcari & Company, CPAs**, for a time period of one (1) year, ending **March 31, 2026**; and,

NOW THEREFORE, BE IT RESOLVED, that the re-appointment of the Audit Firm hereby authorized is made public notice being made pursuant to HUD regulations for the reason that said Audit Firm is rendering professional services requiring expertise and extensive training in the aforesaid field; and,

BE IT FURTHER RESOLVED, that the Commissioner of the Authority be and hereby are authorized to execute a mutually satisfactory Agreement on behalf of the Authority with said Audit Firm for said services at said costs of **\$10,000.00**;

BE IT FURTHER RESOLVED that the Secretary of the Authority be and hereby is authorized to direct to cause notice of this resolution as required by N.J.S.A.40A: 11-S(a) (i) to be published in the appropriate newspaper.

ADOPTED:

I hereby certify that the above resolution was approved by the Board of Commissioners at the re-organization meeting held on September 10, 2025


Gary J. Centinaro
Executive Director

Governing Body recorded vote

<u>Member's</u>	<u>Ayes</u>	<u>Nays</u>	Abstains	Absent
Ritchard Woolston				
Eduardo Jimenez	X			
Kimberly Mattson	X			
Mary Ann Napolitan	X			
Robert Dula	X			
Anant Patel				
Carina Escolastico	X			X

THE HOUSING AUTHORITY OF THE TOWNSHIP OF FLORENCE
RESOLUTION 2025-12
RE-APPOINT COORDINATOR FOR
CAPITAL FUNDING PROGRAMS

BE IT RESOLVED, by the Commissioners of the Housing Authority of the Township of Florence;

WHEREAS, The Housing Authority of the Township of Florence is operating fifty (50) units of low-income public housing, identified as Maplewood Homes; and,

WHEREAS, A Capital Funding Coordinator Consulting Services are required by the Authority and approved by HUD in connection with the operation and management of the Capital Funding Programs (CFP); and,

WHEREAS, the Authority Executive Director is qualified to fulfill this position; and,

NOW THEREFORE BE IT RESOLVED, that the Commissioners of the Florence Housing Authority do hereby appoint **Gary J. Centinaro, Executive Director**, for said services; and,

BE IT FURTHER RESOLVED, that the Commissioners of the Housing Authority be and hereby are authorized to execute this appointment.

ADOPTED:

I hereby certify that the above resolution was approved by the Board of Commissioners at the re-organization meeting held on September 10, 2025

Gary J. Centinaro
Executive Director

Governing Body recorded vote

<u>Member's</u>	<u>Ayes</u>	<u>Nays</u>	Abstains	Absent
Ritchard Woolston	X			
Eduardo Jimenez	X			
Kimberly Mattson	X			
Mary Ann Napolitan	X			
Robert Dula	X			
Anant Patel				
Carina Escolastico	X			X

THE HOUSING AUTHORITY OF THE TOWNSHIP OF FLORENCE
RESOLUTION 2025-13
DESIGNATE LEGAL NEWSPAPER

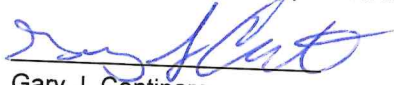
BE IT RESOLVED, by the Commissioners of the Housing Authority of the Township of Florence:

WHEREAS, pursuant to applicable New Jersey State Law and Procedures to the U.S. Department of Housing and Urban Development the following is the newspaper designated for Public Notice:

Burlington County Times

ADOPTED:

I hereby certify that the Board of Commissioners at the re-organization meeting held on September 10, 2025 approved the above resolution.



Gary J. Centinaro
Executive Director

Governing Body recorded vote

<u>Member's</u>	<u>Aves</u>	<u>Nays</u>	Abstains	Absent
Ritchard Woolston	X			
Eduardo Jimenez	X			
Kimberly Mattson	X			
Mary Ann Napolitan	X			
Robert Dula	X			
Anant Patel	X			
Carina Escolastico	X			

THE HOUSING AUTHORITY OF THE TOWNSHIP OF FLORENCE
RESOLUTION 2025-14
MEETING CALENDAR

BE IT RESOLVED, that pursuant to the provisions of the Open public Meeting Act of the State of New Jersey the following is a schedule of the Regular Monthly Meetings of the Housing Authority of the Township of Florence, 620 West Third and Eyre Streets, Florence, New Jersey, 08518, at 6:00 pm in the conference room of the Florence Housing Authority, 620 West Third Street, Florence, New Jersey 08518, unless otherwise noted.

OCTOBER 08, 2025 THRU SEPTEMBER 19, 2026

WEDNESDAY, OCTOBER 08, 2025
WEDNESDAY, NOVEMBER 12, 2025
SATURDAY, DECEMBER 13, 2025*
WEDNESDAY, JANUARY 14, 2026
WEDNESDAY, FEBRUARY 11, 2026
WEDNESDAY, MARCH 11, 2026
WEDNESDAY, APRIL 08, 2026
WEDNESDAY, MAY 13, 2026
WEDNESDAY, JUNE 10, 2026
WEDNESDAY, JULY 08, 2026 *no meeting unless necessary)
WEDNESDAY, AUGUST 12, 2026 *no meeting unless necessary)
WEDNESDAY, SEPTEMBER 9, 2026

* December meeting is at 9:00 am

* The monthly meetings for July and August 2026 are canceled unless otherwise noted.

ADOPTED:

I hereby certify that the Board of Commissioners at the re-organization meeting held on September 10, 2025 approved the above resolution.


Gary J. Centinaro
Executive Director

Governing Body recorded vote

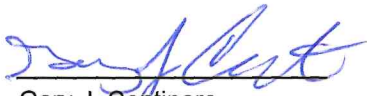
<u>Member's</u>	<u>Ayes</u>	<u>Nays</u>	Abstains	Absent
Ritchard Woolston	X			
Eduardo Jimenez	X			
Kimberly Mattson	X			
Mary Ann Napolitan	X			
Robert Dulo	X			
Anant Patel	X			
Carina Escolastico	X			

THE HOUSING AUTHORITY OF THE TOWNSHIP OF FLORENCE
RESOLUTION 2025-15
EXISTING POLICIES AND CONTRACTS

BE IT RESOLVED, by the Commissioners of the Housing Authority of the Township of Florence that the Housing Authority shall continue the implementation of the Authority policies and operate in accordance with the Department of Housing and Urban Development's Public Housing low-income program.

ADOPTED:

I hereby certify that the Board of Commissioners at the re-organization meeting held on September 10, 2025 approved the above resolution.



Gary J. Centinaro
Executive Director

Governing Body recorded vote

<u>Member's</u>	<u>Ayes</u>	<u>Nays</u>	Abstains	Absent
Ritchard Woolston	X			
Eduardo Jimenez	X			
Kimberly Mattson	X			
Mary Ann Napolitan	X			
Robert Dulo	X			
Anant Patel	X			
Carina Escolastico	X			

THE HOUSING AUTHORITY OF THE TOWNSHIP OF FLORENCE
BANKING INSTITUTION
CERTIFICATE OF AUTHORITY
Bank of America
RESOLUTION 2025-16

Legal Name: The Housing Authority of the Township of Florence
Principal address: 620 West Third Street
Florence, New Jersey 08518

Business: Corporation

Bank of America is approved as an option as a banking institution for the Florence Housing Authority. This account option will be researched by the Executive Director and reported to the Board of Commissioners, pending any changes.

X Certification of Resolutions: The undersigned is authorized by the Depositor to certify and hereby does certify that the Resolution set forth below were properly adopted on **September 10, 2025** by the Depositor in accordance and conformity with the Depositor's governing documents, all agreements with third parties and all applicable to the Depositor have not been modified or rescinded, and are in full force and binding on the Depositor.

X Adoption of Resolution: The undersigned does hereby adopt the Resolution set forth below and certify that such Resolutions are in accordance and conformity with the Depositor's governing documents, all agreements with third parties and all laws applicable to the depositor.

ADOPTED:

I hereby certify that the above resolution was approved at the Reorganization Meeting held on Wednesday, September 10, 2025.


Gary J. Centinaro
Executive Director

Governing Body recorded vote

<u>Member's</u>	<u>Ayes</u>	<u>Nays</u>	Abstains	Absent
Ritchard Woolston	X			
Eduardo Jimenez	X			
Kimberly Mattson	X			
Mary Ann Napolitan	X			
Robert Dulo	X			
Anant Patel	X			
Carina Escolastico	X			

THE HOUSING AUTHORITY OF THE TOWNSHIP OF FLORENCE
BANKING INSTITUTION
CERTIFICATE OF AUTHORITY
WSFS Bank
RESOLUTION 2025-17

Legal Name: The Housing Authority of the Township of Florence
Principal address: 620 West Third Street
Florence, New Jersey 08518

Business: Municipality

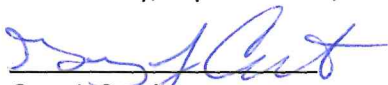
Beneficial WSFS Bank is the banking institution for the Florence Housing Authority Funds.

X Certification of Resolutions: The undersigned is authorized by the Depositor to certify and hereby does certify that the Resolution set forth below were properly adopted on September 10, 2025 by the Depositor in accordance and conformity with the Depositor's governing documents, all agreements with third parties and all applicable to the Depositor have not been modified or rescinded, and are in full force and binding on the Depositor.

X Adoption of Resolution: The undersigned does hereby adopt the Resolution set forth below and certify that such Resolutions are in accordance and conformity with the Depositor's governing documents, all agreements with third parties and all laws applicable to the depositor.

ADOPTED:

I hereby certify that the above resolution was approved at the Reorganization Meeting held on Wednesday, September 10, 2025.


Gary J. Centinaro
Executive Director

Governing Body recorded vote

<u>Member's</u>	<u>Ayes</u>	<u>Nays</u>	<u>Abstains</u>	<u>Absent</u>
Ritchard Woolston	X			
Eduardo Jimenez	X			
Kimberly Mattson	X			
Mary Ann Napolitan	X			
Robert Dulo	X			
Anant Patel	X			
Carina Escolastico	X			

THE HOUSING AUTHORITY OF THE TOWNSHIP OF FLORENCE
RESOLUTION 2025-18
A RESOLUTION TO APPOINT FUND COMMISSIONER

WHEREAS, the Florence 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 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 Commissioner of the Florence Housing Authority does hereby appoint Gary J. Centinaro, 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 FLORENCE HOUSING AUTHORITY AT A MEETING HELD ON WEDNESDAY, September 10, 2025



Gary J. Centinaro
Executive Director

Commissioners recorded vote:

	Ayes	<u>Nays</u>	Abstains	Absent
Ritchard Woolston	X			
Eduardo Jimenez	X			
Kimberly Mattson	X			
Mary Ann Napolitan	X			
Robert Dulo	X			
Anant Patel	X			
Carina Escolastico	X			

NEW JERSEY AUDIT FYE 2025

RESOLUTION 2025-19

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 2025 has been completed and filed with the Housing Authority of the Township of Florence 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 to, within 45 days of receipt of the annual audit, 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 report entitled "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 Housing Authority of the Township of Florence 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 2025, 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 PASSED AT THE

MEETING HELD ON SEPTEMBER 10, 2025


Secretary

Date

Governing Body Recorded Vote

<u>Member's</u>	<u>Ayes</u>	<u>Nays</u>	Abstains	Absent
Ritchard Woolston	X			
Eduardo Jimenez	X			
Kimberly Mattson	X			
Mary Ann Napolitan	X			
Robert Dulo	X			
Anant Patel	X			
Carina Escolastico	X			

RESOLUTION 2025-20

AGREEMENT TO RENEW MEMBERSHIP IN THE NEW JERSEY PUBLIC HOUSING AUTHORITY JOINT INSURANCE FUND

WHEREAS, the **New Jersey Public Housing Authority Joint Insurance Fund** (hereinafter the Fund) is a duly chartered Joint Insurance Fund as authorized by NJSA 40A:10-36 et seq., and;

WHEREAS, **Florence Housing Authority** is currently a member of said Fund, and;

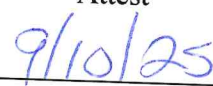
WHEREAS, effective December 31, 2025, said membership will expire unless earlier renewed, and;

WHEREAS, the Chairperson/Executive Director and Board of Commissioners of the Authority has resolved to renew said membership;

NOW THEREFORE, it is agreed as follows:

1. **Florence Housing Authority** hereby renews its membership in the New Jersey Public Housing Authority Joint Insurance Fund for a three (3) year period, beginning January 1, 2026 and ending December 31, 2028.
2. **Florence Housing Authority** hereby ratifies and reaffirms the Indemnity and Trust Agreement, Bylaws and other organizational and operational documents of the New Jersey Public Housing Authority Joint Insurance Fund as from time to time amended and altered by the Department of Insurance in accordance with the Applicable Statutes and administrative regulations as if each and every one of said documents were re-executed contemporaneously herewith.
3. **Florence Housing Authority** agrees to be a participating member of the Fund for the period herein provided for and to comply with all of the rules and regulations and obligations associated with said membership.
4. In consideration of the continuing membership of the in the New Jersey Public Housing Authority Joint Insurance Fund agrees, subject to the continuing approval of the Commissioner of Insurance, to accept the renewal application of (Name of Authority).
5. Executed the 10th day of **September** 2025 as the lawful and binding act and deed of the **Florence Housing Authority**, which execution has been duly authorized by public vote of the governing body.


Chairperson/Executive Director

Attest

Date:

RESOLUTION 2025-21

**RESOLUTION FOR RENEWAL OF MEMBERSHIP IN THE
NEW JERSEY PUBLIC HOUSING AUTHORITY JOINT INSURANCE FUND**

WHEREAS, Florence Housing Authority is a member of the New Jersey Public Housing Authority Joint Insurance Fund; and

WHEREAS, said renewed membership terminates as of December 31, 2025 unless earlier renewed by agreement between the Authority and the Fund; and

WHEREAS, the Authority desires to renew said

membership; NOW THEREFORE, be it

resolved as follows:

1. The Florence Housing Authority agrees to renew its membership in the New Jersey Public Housing Authority Joint Insurance Fund and to be subject to the Bylaws, Rules and Regulations, coverages, and operating procedures thereof as presently existing or as modified from time to time by lawful act of the Fund.
2. The Chairperson/Executive Director shall be and hereby are authorized to execute the agreement to renew membership annexed hereto and made a part hereof and to deliver same to the New Jersey Public Housing Authority Joint Insurance Fund evidencing the Authority's intention to renew its membership.

This Resolution agreed to this 10th day of September, 2025 by a vote of:

7 Affirmative

0 Negative


Chairperson/Executive Director

Attest

9/10/25
Date: