

RESOLUTION NO. 5408

RESOLUTION AWARDING CONTRACT FOR EDPM ROOF REPLACEMENT AT JOHN J. CURREY & PETER WARD

WHEREAS, the Affordable Housing Corporation of Lakewood (AHCL), acting as managing agent for the Lakewood Housing Authority (LHA), has advertised for bids in the appropriate newspaper for the above listed work item; and

WHEREAS, on May 13, 2025, the AHCL received the following Thirteen (13) bids:

Winchester Roofing Corp	- \$443,000	VMG Group	- \$614,000
Reliance Home Remodeling	- \$449,000	MAK Group LLC	- \$744,788
6 Brothers Contracting	- \$492,500	N.E. Roof Maintenance	- \$746,000
MTB LLC	- \$536,000	Union Roofing Contractors, Inc.	- \$893,000
J.D.S. General Contracting	- \$546,000	Detwiler Roofing	- \$987,000
Premier Roofing	- \$566,000	D.A. Nolt Inc.	- \$1,543,195
Marshall LLC	- \$595,655		


; and

WHEREAS, after review by Habitech Architecture, LLC, it was determined that Winchester Roofing Corporation submitted the lowest responsible and responsive base bid in accordance with N.J.S.A. 40A:11-4a in the amount of \$443,000.

NOW THEREFORE BE IT RESOLVED by the members of the Board of Commissioners of the LHA as follows:

1. The public bid for the work described both herein as well as in the bid specification and drawings be awarded to Winchester Roofing Corporation in the amount of \$443,000.
2. The Executive Director is hereby authorized and directed to execute said contract and to take all necessary administrative actions to implement this Resolution.

I hereby certify that the above is a true copy of a Resolution duly adopted by the Board of Commissioners of the Housing Authority of the Township of Lakewood in the County of Ocean, at its Regular Board Meeting held on the 3rd day of July 2025.


Scott E. Parsons, Secretary/Executive Director

Motion: BA Second: SG

Member	Aye	Nay	Abstain	Absent
Gregory Stafford-Smith	X			
Shabsi Ganzweig	X			
Angela Caldwell				X
Denise Douglas	X			
Eli Rennert				X
Bassi Aderet	X			

RESOLUTION NO. 5409

RESOLUTION AMENDING THE SECTION 8 HOUSING CHOICE VOUCHER ADMINISTRATIVE PLAN REGARDING THE FAMILY UNIFICATION PROGRAM

WHEREAS, the LHA operates a Family Unification Program, which provides 130 FUP/FUPY vouchers to eligible families and youth; and

WHEREAS, as per Notice PIH 2025-08, HUD has mandated that PHA's must adopt the mandatory policies described in the notice within 120 days from the publication date of the notice, which was April 9, 2025; and

WHEREAS, based on Notice PIH 2025-08, the following revisions to the LHA Administrative Plan are proposed:

Section 7.4 Voucher Term:

For FUP/FUPY Vouchers, the initial voucher term is 120 calendar days. The family must submit a Request for Tenancy Approval that is complete and a proposed lease within the 120-day period. If the family does not submit a Request for Tenancy Approval by the 90-day mark, a letter, phone call and email (if available) will be sent to the family to remind them of the upcoming 120-day voucher term expiration date, the process for requesting an extension, and to inquire if the family is in need of assistance with their housing search.

Section 7.4 Voucher Extensions:

For FUP/FUPY Vouchers, one 90-day extension will be granted as long as the request is made on or before the voucher term expiration date.

Section 4.3 Maintaining the Waiting List:

The LHA will maintain a separate FUP/FUPY waiting list.

Section 4.6 Local Preferences:

For the FUP/FUPY Program waiting list, the residency preference (Residents living or working in Lakewood Township) will not apply. All other local preferences will apply.

NOW THEREFORE BE IT RESOLVED by the members of the Board of Commissioners of the LHA that the Section 8 Housing Choice Voucher Administrative Plan hereby is revised to include the aforementioned changes, effective August 1, 2025.

I hereby certify that the above is a true copy of a Resolution Duly adopted by the Board of Commissioners of the Housing Authority of the Township of Lakewood, in the County of Ocean, at its Regular Board Meeting held on the 3rd day of July 2025.

*Scott E. Parsons, Secretary
Executive Director*

Motion: BA Second: SG

Member	Aye	Nay	Abstain	Absent
Gregory Stafford-Smith	X			
Shabsi Ganzweig	X			
Angela Caldwell				X
Denise Douglas	X			
Eli Rennert				X
Bassi Aderet	X			