

**Housing Authority of the City of Cape May**  
**Regular Board of Commissioner Meeting Minutes**  
**March 17, 2025 - 4:00 p.m.**

The regular meeting of the Housing Authority of the City of Cape May (CMHA) was held March 17, 2025, at 4:00 p.m. in the Management Offices of the CMHA located at 639 Lafayette Street, Cape May, NJ 08204.

The meeting was called to order by Vice-Chair Hodgetts who requested everyone to rise for the Pledge of Allegiance.

Vice-Chair Hodgetts read the Sunshine Law.

Upon the roll call those presents were:

Vice-Chair Patricia Hodgetts	(in person)
Commissioner Faison	(via teams)
Commissioner Dr. Martz	(in person)
Commissioner Nuschke	(via teams)
Commissioner Towns	(in person)
Commissioner Dr. Traficante	(in person)

Commissioners not present: Chairman Lafferty

Also, present were Ron Miller, Director of Affordable Housing, Mike Watson, Esquire – Solicitor (via Teams), Linda Cavallo, Fee Accountant, and Maryellen Francke, Site Manager.

**Minutes**

Vice-Chair Hodgetts requested a motion to approve the Regular Minutes from February 24, 2025, Board Meeting. A motion was made by Commissioner Traficante and seconded by Commissioner Martz. The following vote was taken:

Vice-Chair Hodgetts	(abstain)
Commissioner Faison	(yes)
Commissioner Dr. Martz	(yes)
Commissioner Nuschke	(yes)
Commissioner Towns	(yes)
Commissioner Dr. Traficante	(yes)

Vice-Chair Hodgetts asked Ms. Cavallo to present the monthly accounting report.

Ms. Avena presented the four months ending February 28, 2025, Income & Expense Statement. Commissioner Traficante questioned the increase in the Sundry Account. Mr. Miller will review the matter and follow up with a response at the next board meeting.

**Executive Director's Report** – presented by Ron Miller.

No vacancies 100% occupied. Although for the Month of March there will be 2 vacancies on Lafayette Court.

**MAINTENANCE:**

The Maintenance Employees from Vineland have begun the cleanup of trash and debris on all courts.

**2025-2026 BUDGET:**

The Authority is in the process of preparing the new FY 2025-2026 budget.

**REVITALIZATION PROGRAM:**

Mr. Miller reported that a meeting is scheduled for the end of March to meet with the City Representatives to discuss the revitalization program.

Vice-Chair Hodgetts then addressed the resolutions as follows:

**Resolution #2025-07**  
**Resolution Approving March 2025 Expenses**

Chairperson Lafferty called for a motion to approve Resolution 2025-07 A motion was made by Commissioner Traficante seconded by Commissioner Towns.

The following vote was taken:

Vice-Chair Hodgetts	(yes)
Commissioner Faison	(yes)
Commissioner Dr. Martz	(yes)
Commissioner Nuschke	(yes)
Commissioner Towns	(yes)
Commissioner Dr. Traficante	(yes)

Vice-Chair Hodgetts called for any comments from the Board.

In response to Commissioner Town's question concerning the ability of a Tenant to move from an efficiency unit into a one-bedroom unit. Mr. Miller explained that there is only one Waiting List that encompasses both efficiency and one-bedroom units. However, if a Tenant is in an efficiency unit they have the right to apply for a one-bedroom unit via the application process. The Tenant's name will be go on the waiting list as vacant units (either an efficiency or one-bedroom) becomes available they will be contacted.

With no further business to discuss, Vice-Chair Hodgetts entertained a motion for adjournment of the Regular Meeting. A motion was made by Commissioner Towns; seconded by Commissioner Martz. The Board Members unanimously carried the vote present. The Regular Meeting of the Board of Commissioners was adjourned at 4:15p.m.

Respectfully submitted,



Jacqueline S. Jones  
Executive Director

Respectfully submitted,



Ron Miller  
Director Affordable Housing