

THE HOUSING AUTHORITY
of the
BOROUGH OF COLLINGSWOOD
30 Washington Avenue
Collingswood, N.J. 08108
Phone# (856) 854-1077
Fax # (856) 854-8283

MARK J. LONETTO
Executive Director

December 10, 2024

A meeting of the Housing Authority of the Borough of Collingswood was held on Tuesday, December 10, 2024, at 5:00 p.m. at 30 Washington Avenue, Collingswood, New Jersey.

Those present were Commissioners Bradford Stokes, Suzanne Ollek, Robert Tonsberg, Barbara Pine, Sherri Giancola and Executive Director Mark Lonetto.

Mark Lonetto announced that the Housing Authority has complied with notice provisions of the Open Public Meeting Act by adopting prior to January 10 of this year, a Resolution prescribing the dates, times and locations of all regular meetings described therein. Copies of this Resolution were filed prior to January 10, and filed with the Borough Clerk, posted on the municipal bulletin board, and delivered to the Weekly Retrospect and Courier Post newspapers.

First order of Business – Minutes of the November 2024 meeting were reviewed and approved.

Second order of Business – The December 2024 bill resolution was reviewed and approved.

Third order of Business – Discussion of the financial report, by David Ciarrocca for the month ending November 30, 2024.

Forth order of Business - A resolution was passed approving the meeting schedule for 2025.

Fifth order of Business - .A public meeting was opened to discuss the annual agency plan; A resolution was passed approving the 5 year Agency Plan.

Sixth order of Business – The budget for the YE 03/31/2026 was introduced and a resolution was passed approving the HUD Operating Budget.

Seventh order of Business – The Civil Rights Certification was approved and signed by the Executive Director & Chairman of the Board.

Eighth order of Business – A resolution was passed awarding an Elevator Contract to TEK Elevator.

There being no further business to come before the Commissioners, the meeting was adjourned.

Respectfully submitted,
Mark J. Lonetto
Executive Director



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MARK J. LONETTO
Executive Director

January 21, 2025

A meeting of the Housing Authority of the Borough of Collingswood was held on Tuesday, January 21, 2025, at 5:00 p.m. at 30 Washington Avenue, Collingswood, New Jersey.

Those present were Commissioners Bradford Stokes, Suzanne Ollek (By Phone), Robert Rodriguez (By Phone), John Warne, III. Sherri Giancola and Executive Director Mark Lonetto.

Mark Lonetto announced that the Housing Authority has complied with notice provisions of the Open Public Meeting Act by adopting prior to January 10 of this year, a Resolution prescribing the dates, times and locations of all regular meetings described therein. Copies of this Resolution were filed prior to January 10, and filed with the Borough Clerk, posted on the municipal bulletin board, and delivered to the Weekly Retrospect and Courier Post newspapers.

First order of Business – Minutes of the December meeting were reviewed and approved.

Second order of Business – The January 2025 bill resolution was reviewed and approved.

Third order of Business – Discussion of the financial report, by David Ciarrocca for the month ending December 31, 2024.

Forth order of Business – A Public Hearing was held for the 2025 Budget.

Fifth order of Business - A Resolution was passed adopting the 2025 Budget.



Respectfully submitted,
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MARK J. LONETTO
Executive Director

February 18, 2025

A meeting of the Housing Authority of the Borough of Collingswood was held on Tuesday, February 18, 2025, at 5:00 p.m. at 30 Washington Avenue, Collingswood, New Jersey.

Those present were Commissioners Bradford Stokes, Suzanne Ollek, Robert Tonsberg, John Warne, III. Barbara Pine (By Phone) Sherri Giancola and Executive Director Mark Lonetto.

Mark Lonetto announced that the Housing Authority has complied with notice provisions of the Open Public Meeting Act by adopting prior to January 10 of this year, a Resolution prescribing the dates, times and locations of all regular meetings described therein. Copies of this Resolution were filed prior to January 10, and filed with the Borough Clerk, posted on the municipal bulletin board, and delivered to the Weekly Retrospect and Courier Post newspapers.

First order of Business – Minutes of the January meeting were reviewed and approved.

Second order of Business – The February 2025 bill resolution was reviewed and approved.

Third order of Business – Discussion of the financial report, by David Ciarrocca for the month ending January 31, 2025.



Respectfully submitted,
Mark J. Lonetto
Executive Director

DATED 02/18/2025

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MARK J. LONETTO
Executive Director

March 18, 2025

A meeting of the Housing Authority of the Borough of Collingswood was held on Tuesday, March 18, 2025, at 5:00 p.m. at 30 Washington Avenue, Collingswood, New Jersey.

Those present were Commissioners Bradford Stokes, Suzanne Ollek, Robert Tonsberg, Brett Wiltsey, John Warne, III (by Phone), Barbara Pine (By Phone) Sherri Giancola and Executive Director Mark Lonetto.

Mark Lonetto announced that the Housing Authority has complied with notice provisions of the Open Public Meeting Act by adopting prior to January 10 of this year, a Resolution prescribing the dates, times and locations of all regular meetings described therein. Copies of this Resolution were filed prior to January 10, and filed with the Borough Clerk, posted on the municipal bulletin board, and delivered to the Weekly Retrospect and Courier Post newspapers.

First order of Business – Minutes of the January meeting were reviewed and approved.

Second order of Business – The March 2025 bill resolution was reviewed and approved.

Third order of Business – Discussion of the financial report, by David Ciarrocca for the month ending February 28, 2025.

Forth order of Business – A Resolution was passed awarding a contract for legal services to Obermyer starting April 1, 2025.

Fifth order of Business – A Resolution was passed awarding a contract for accounting services to David Ciarrocca starting April 1, 2025.

Sixth order of Business – A Resolution was passed awarding a contract for audit service to Frank McConnell starting April 1, 2025.



Respectfully submitted,
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Executive Director

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MARK J. LONETTO
Executive Director

April 15, 2025

A meeting of the Housing Authority of the Borough of Collingswood was held on Tuesday, April 15, 2025, at 5:00 p.m. at 30 Washington Avenue, Collingswood, New Jersey.

Those present were Commissioners Bradford Stokes (By Phone), Suzanne Ollek, Robert Tonsberg, Barbara Pine (By Phone) Sherri Giancola and Executive Director Mark Lonetto.

Mark Lonetto announced that the Housing Authority has complied with notice provisions of the Open Public Meeting Act by adopting prior to January 10 of this year, a Resolution prescribing the dates, times and locations of all regular meetings described therein. Copies of this Resolution were filed prior to January 10, and filed with the Borough Clerk, posted on the municipal bulletin board, and delivered to the Weekly Retrospect and Courier Post newspapers.

First order of Business – Minutes of the March meeting were reviewed and approved.

Second order of Business – The April 2025 bill resolution was reviewed and approved.

Third order of Business – Discussion of the financial report, by David Ciarrocca for the month ending March 31, 2025.

Forth order of Business – A Resolution was passed awarding a contract for cleaning services Jan-Pro Cleaning Services, starting May 1, 2025.



Respectfully submitted,
Mark J. Lonetto
Executive Director

DATED 04/15/2025

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MARK J. LONETTO
Executive Director

May 20, 2025

A meeting of the Housing Authority of the Borough of Collingswood was held on Tuesday, May 20, at 5:00 p.m. at 30 Washington Avenue, Collingswood, New Jersey.

Those present were Commissioners Bradford Stokes, Suzanne Ollek, Robert Tonsberg, Robert Rodriguez, John Warne, III., Barbara Pine (By Phone) Sherri Giancola and Executive Director Mark Lonetto.

Mark Lonetto announced that the Housing Authority has complied with notice provisions of the Open Public Meeting Act by adopting prior to January 10 of this year, a Resolution prescribing the dates, times and locations of all regular meetings described therein. Copies of this Resolution were filed prior to January 10, and filed with the Borough Clerk, posted on the municipal bulletin board, and delivered to the Weekly Retrospect and Courier Post newspapers.

First order of Business – Minutes of the April meeting were reviewed and approved.

Second order of Business – The May 2025 bill resolution was reviewed and approved.

Third order of Business – Discussion of the financial report, by David Ciarrocca for the month ending April 30, 2025.


Respectfully submitted,
Mark J. Lonetto
Executive Director

DATED 05/20/2025

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MARK J. LONETTO
Executive Director

June 17, 2025

A meeting of the Housing Authority of the Borough of Collingswood was held on Tuesday, June 17, at 5:00 p.m. at 30 Washington Avenue, Collingswood, New Jersey.

Those present were Commissioners Bradford Stokes, Suzanne Ollek, Robert Tonsberg, John Warne, III., Barbara Pine (By Phone) Sherri Giancola and Executive Director Mark Lonetto.

Mark Lonetto announced that the Housing Authority has complied with notice provisions of the Open Public Meeting Act by adopting prior to January 10 of this year, a Resolution prescribing the dates, times and locations of all regular meetings described therein. Copies of this Resolution were filed prior to January 10, and filed with the Borough Clerk, posted on the municipal bulletin board, and delivered to the Weekly Retrospect and Courier Post newspapers.

First order of Business – Minutes of the May meeting were reviewed and approved.

Second order of Business – The June 2025 bill resolution was reviewed and approved.

Third order of Business – Discussion of the financial report, by David Ciarrocca for the month ending May 31, 2025.

Respectfully submitted,
Mark J. Lonetto
Executive Director

DATED 06/17/2025

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MARK J. LONETTO
Executive Director

July 15, 2025

A meeting of the Housing Authority of the Borough of Collingswood was held on Tuesday, July 15, at 5:00 p.m. at 30 Washington Avenue, Collingswood, New Jersey.

Those present were Commissioners Bradford Stokes, Suzanne Ollek (By Phone), Robert Tonsberg, Barbara Pine (By Phone) Sherri Giancola and Executive Director Mark Lonetto.

Mark Lonetto announced that the Housing Authority has complied with notice provisions of the Open Public Meeting Act by adopting prior to January 10 of this year, a Resolution prescribing the dates, times and locations of all regular meetings described therein. Copies of this Resolution were filed prior to January 10, and filed with the Borough Clerk, posted on the municipal bulletin board, and delivered to the Weekly Retrospect and Courier Post newspapers.

First order of Business – Minutes of the June meeting were reviewed and approved.

Second order of Business – The July 2025 bill resolution was reviewed and approved.

Third order of Business – Discussion of the financial report, by David Ciarrocca for the month ending June 30, 2025.



Respectfully submitted,
Mark J. Lonetto
Executive Director

DATED 07/15/25

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MARK J. LONETTO
Executive Director

August 19, 2025

A meeting of the Housing Authority of the Borough of Collingswood was held on Tuesday, August 19th, at 5:00 p.m. at 30 Washington Avenue, Collingswood, New Jersey.

Those present were Commissioners Bradford Stokes, Suzanne Ollek, Robert Tonsberg, John Warne, III., Barbara Pine (By Phone) and Executive Director Mark Lonetto.

Mark Lonetto announced that the Housing Authority has complied with notice provisions of the Open Public Meeting Act by adopting prior to January 10 of this year, a Resolution prescribing the dates, times and locations of all regular meetings described therein. Copies of this Resolution were filed prior to January 10, and filed with the Borough Clerk, posted on the municipal bulletin board, and delivered to the Weekly Retrospect and Courier Post newspapers.

First order of Business – Minutes of the July meeting were reviewed and approved.

Second order of Business – The August 2025 bill resolution was reviewed and approved.

Third order of Business – Discussion of the financial report, by David Ciarrocca for the month ending July 31, 2025.



Respectfully submitted,
Mark J. Lonetto
Executive Director

DATED 08/19/25

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MARK J. LONETTO
Executive Director

September 16, 2025

A meeting of the Housing Authority of the Borough of Collingswood was held on Tuesday, September 16, at 5:00 p.m. at 30 Washington Avenue, Collingswood, New Jersey.

Those present were Commissioners Bradford Stokes, Suzanne Ollek, Robert Rodriguez, John Warne, III.(by phone), Barbara Pine (By Phone), Sherri Giancola and Executive Director Mark Lonetto.

Mark Lonetto announced that the Housing Authority has complied with notice provisions of the Open Public Meeting Act by adopting prior to January 10 of this year, a Resolution prescribing the dates, times and locations of all regular meetings described therein. Copies of this Resolution were filed prior to January 10, and filed with the Borough Clerk, posted on the municipal bulletin board, and delivered to the Weekly Retrospect and Courier Post newspapers.

First order of Business – Minutes of the August meeting were reviewed and approved.

Second order of Business – The September 2025 bill resolution was reviewed and approved.

Third order of Business – Discussion of the financial report, by David Ciarrocca for the month ending August 31, 2025.

Fourth order of Business – A Resolution was passed for Appendix C of the Audit.

Fifth order of Business – Local Authorities Group Affidavit Form was signed by all Commissioner's stating they have reviewed the audit.



Respectfully submitted,
Mark J. Lonetto
Executive Director

DATED 09/16/25

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MARK J. LONETTO
Executive Director

October 21, 2025

A meeting of the Housing Authority of the Borough of Collingswood was held on Tuesday, October 21, 2025, at 5:00 p.m. at 30 Washington Avenue, Collingswood, New Jersey.

Those present were Commissioners Suzanne Ollek, Robert Rodriguez, Robert Tonsberg, Bradford Stokes, Barbara Pine (By Phone), Sherri Giancola and Executive Director Mark Lonetto.

Mark Lonetto announced that the Housing Authority has complied with notice provisions of the Open Public Meeting Act by adopting prior to January 10 of this year, a Resolution prescribing the dates, times and locations of all regular meetings described therein. Copies of this Resolution were filed prior to January 10, and filed with the Borough Clerk, posted on the municipal bulletin board, and delivered to the Weekly Retrospect and Courier Post newspapers.

First order of Business – Minutes of the September 2025 meeting were reviewed and approved.

Second order of Business – The October 2025 bill resolution was reviewed and approved.

Third order of Business – Discussion of the financial report, by David Ciarrocca for the month ending September 30, 2025.

There being no further business to come before the Commissioners, the meeting was adjourned.

Respectfully submitted,


Mark J. Lonetto

Executive Director

DATED 10/21/25

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MARK J. LONETTO
Executive Director

November 18, 2025

A meeting of the Housing Authority of the Borough of Collingswood was held on Tuesday, November 18, 2025, at 5:00 p.m. at 30 Washington Avenue, Collingswood, New Jersey.

Those present were Commissioners Suzanne Ollek, Robert Rodriguez, Bradford Stokes (By Phone), John Warne, III., (By Phone), Sherri Giancola and Executive Director Mark Lonetto.

Mark Lonetto announced that the Housing Authority has complied with notice provisions of the Open Public Meeting Act by adopting prior to January 10 of this year, a Resolution prescribing the dates, times and locations of all regular meetings described therein. Copies of this Resolution were filed prior to January 10, and filed with the Borough Clerk, posted on the municipal bulletin board, and delivered to the Weekly Retrospect and Courier Post newspapers.

First order of Business – Minutes of the October 2025 meeting were reviewed and approved.

Second order of Business – The November 2025 bill resolution was reviewed and approved.

Third order of Business – Discussion of the financial report, by David Ciarrocca for the month ending October 31, 2025.

There being no further business to come before the Commissioners, the meeting was adjourned.

Respectfully submitted,


Mark J. Lonetto

Executive Director

DATED 11/18/25