

**PENNS GROVE HOUSING AUTHORITY
RESOLUTION NO. 31-2026
RESOLUTION ADOPTING THE PENNS GROVE HOUSING AUTHORITY PARKING POLICY
FOR PENN TOWERS AND SILVER RUN PARK**

WHEREAS, the Penns Grove Housing Authority (“Authority”) owns and operates Penn Towers and Silver Run Park and is responsible for maintaining safe, orderly, and accessible parking areas for the benefit of authorized residents; and

WHEREAS, the Board of Commissioners has determined that a formal Parking Policy is necessary to ensure the fair and efficient use of Authority parking facilities, preserve resident parking availability, maintain emergency access, and promote the safety and welfare of residents, visitors, staff, and emergency responders; and

WHEREAS, the Authority has developed a Parking Policy establishing rules and procedures regarding resident parking stickers, visitor parking, accessible parking, prohibited vehicles, prohibited parking areas, unauthorized use of parking stickers, warning and towing procedures, lease enforcement, management authority, and resident acknowledgment requirements; and

WHEREAS, the Parking Policy applies to Penn Towers, located at 40 South Broad Street, Penns Grove, New Jersey, and Silver Run Park, located at 300 Gillette Avenue, Penns Grove, New Jersey; and

WHEREAS, the Board of Commissioners has reviewed the proposed Parking Policy and determined that adoption of the policy is in the best interest of the Authority and its residents.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Penns Grove Housing Authority, that the Penns Grove Housing Authority Parking Policy, effective July 1, 2026, is hereby approved and adopted.

BE IT FURTHER RESOLVED, that all residents receiving a PGHA-issued parking sticker shall be required to sign a Parking Policy Acknowledgment Form confirming receipt, understanding, and agreement to comply with the policy.

BE IT FURTHER RESOLVED, that the Executive Director and/or Management is authorized to implement and administer the Parking Policy, issue and revoke parking stickers, enforce parking regulations, authorize towing when necessary, and take all actions necessary to ensure compliance with Authority policies, lease requirements, the ACOP, applicable law, and Borough of Penns Grove parking regulations.

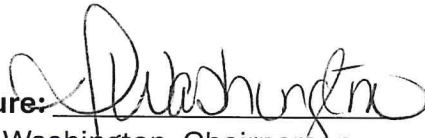
BE IT FURTHER RESOLVED, that Scott's Auto LLC, located at 357 Broad Street, Carneys Point, New Jersey 08069, is recognized as the designated towing company for enforcement of the Parking Policy, and that all towing charges, storage fees, and related expenses shall be the sole responsibility of the vehicle owner.

BE IT FURTHER RESOLVED, that violations of the Parking Policy may result in written warnings, lease violation notices, revocation of parking privileges, towing of vehicles, and/or lease enforcement action as permitted by the Lease, ACOP, Authority policies, and applicable law.

BE IT FURTHER RESOLVED, that this Resolution shall take effect immediately upon adoption, and the Parking Policy shall become effective July 1, 2026.

PENNS GROVE HOUSING AUTHORITY

Signature:


Ignacia Washington, Chairperson

ATTEST:


Board Secretary

Resolution No. 31-2026

Adopted: July 1, 2026

**PENNS GROVE HOUSING AUTHORITY
PARKING POLICY
Effective Date: July 1, 2026
Approved by Resolution No.: 31-2026**

I. PURPOSE

The purpose of this Parking Policy is to ensure that parking facilities owned and operated by the Penns Grove Housing Authority (PGHA) are used safely, fairly, and exclusively for the benefit of authorized residents. This policy establishes parking regulations for residents and visitors at Penn Towers and Silver Run Park and is intended to preserve resident parking availability, maintain emergency access, and promote the safety and welfare of all residents.

II. PROPERTIES COVERED

This policy applies to the following PGHA developments:

Penn Towers

40 South Broad Street
Penns Grove, NJ 08069

- 83 Units
- Elderly/Disabled Housing

Silver Run Park

300 Gillette Avenue
Penns Grove, NJ 08069

- 70 Units
 - Family Housing
-

III. RESIDENT PARKING STICKERS

All vehicles parked on PGHA property must display a valid PGHA-issued parking sticker.

To obtain a parking sticker, the resident must provide:

- A valid driver's license;
- Current vehicle registration;
- Current proof of automobile insurance.

The vehicle registration and automobile insurance must be in the name of the resident requesting the parking sticker and must match the resident listed on the lease.

Parking stickers will not be issued for vehicles registered or insured in the name of:

- Non-residents;
- Family members who do not reside in the unit;
- Friends;
- Caregivers;
- Visitors; or
- Any other person who is not an authorized household member.

Residents who cannot provide registration and insurance in their own name will not be eligible to receive a PGHA parking sticker and must park their vehicle on a public street in accordance with Borough of Penns Grove regulations.

Parking stickers remain the property of PGHA and may be revoked for violations of this policy.

Residents must immediately notify management of any change in:

- Vehicle ownership;
- Registration;
- Insurance coverage;
- License plate information; or
- Vehicle replacement.

Parking stickers may not be transferred between vehicles without prior written approval from PGHA Management.

IV. NUMBER OF PARKING STICKERS

Penn Towers

Due to limited parking availability, each household shall be eligible for a maximum of one (1) parking sticker and one (1) authorized resident vehicle.

Silver Run Park

Each household shall be eligible for a maximum of two (2) parking stickers and two (2) authorized resident vehicles.

No additional resident vehicles may be parked on PGHA property without prior written approval from Management.

V. STAFF VEHICLES

Staff vehicles are not required to display resident parking stickers unless the staff member is also a resident of Penn Towers or Silver Run Park.

Resident staff members must comply with all provisions of this policy.

VI. RESIDENT PARKING

Parking areas owned and maintained by PGHA are reserved exclusively for authorized resident vehicles displaying valid PGHA parking stickers.

Parking spaces are available on a first-come, first-served basis.

A parking sticker does not guarantee a specific parking space.

Residents may not reserve, block, or mark parking spaces for personal use.

VII. VISITOR PARKING

PGHA parking lots are reserved exclusively for resident vehicles.

Visitors, guests, delivery drivers, contractors, and non-residents are prohibited from parking in PGHA parking lots unless specifically authorized by Management.

All visitors must park on public streets and comply with all Borough of Penns Grove parking regulations.

Residents are responsible for ensuring that their guests comply with this policy.

VIII. ACCESSIBLE PARKING

Accessible parking spaces are reserved exclusively for vehicles displaying a valid state-issued handicap placard or handicap license plate.

PGHA does not assign accessible parking spaces by apartment number.

Unauthorized use of accessible parking spaces may result in immediate towing at the owner's expense.

IX. PROHIBITED VEHICLES

The following vehicles are prohibited from parking on PGHA property:

- Unregistered vehicles;
- Uninsured vehicles;
- Inoperable vehicles;
- Abandoned vehicles;
- Vehicles without license plates;
- Vehicles with expired registrations;
- Recreational vehicles (RVs);
- Boats;
- Trailers;
- Motor homes;
- Commercial vehicles exceeding one-ton capacity; and
- Any vehicle deemed unsafe by Management.

PGHA reserves the right to determine whether a vehicle is abandoned or inoperable.

X. PROHIBITED PARKING

Parking is prohibited:

- In fire lanes;
- In designated emergency access areas;
- In front of dumpsters;
- On sidewalks;
- On grass or landscaped areas;
- In accessible parking spaces without authorization;
- In areas designated "No Parking";
- In any location that interferes with emergency vehicles, maintenance operations, or pedestrian access.

Vehicles creating a safety hazard may be towed immediately.

XI. UNAUTHORIZED USE OF PARKING STICKERS

Parking stickers are issued solely for the resident and approved vehicle for which they were assigned.

The following actions are prohibited:

- Using a parking sticker on a vehicle other than the approved vehicle;
- Allowing another person to use a PGHA-issued parking sticker;
- Providing false registration, insurance, or vehicle information;
- Altering, duplicating, or transferring a parking sticker;
- Using a revoked or expired parking sticker.

Any resident found violating these provisions may have parking privileges revoked and may be subject to lease enforcement action.

XII. WARNING AND TOWING PROCEDURES

First Violation

Vehicles found in violation of this policy may receive a written warning notice.

The vehicle owner shall have twenty-four (24) hours from the date and time of the notice to correct the violation.

Failure to Correct

If the violation is not corrected within twenty-four (24) hours, PGHA may authorize towing of the vehicle at the owner's sole expense.

PGHA has designated the following towing company for enforcement of this policy:

Scott's Auto LLC

357 Broad Street

Carneys Point, NJ 08069

Phone: (856) 299-3465

Any towing charges, storage fees, and related expenses shall be the sole responsibility of the vehicle owner.

Immediate Towing

PGHA reserves the right to authorize immediate towing without prior notice when a vehicle:

- Blocks a fire lane;
- Blocks emergency access;
- Occupies an accessible parking space without authorization;
- Creates a safety hazard;
- Obstructs emergency responders; or
- Interferes with maintenance operations.

PGHA shall not be responsible for damages, losses, towing charges, storage fees, or other expenses resulting from enforcement of this policy.

XIII. LEASE ENFORCEMENT

Repeated violations of this Parking Policy may constitute a lease violation.

Residents may be subject to:

1. Written warning;
2. Lease violation notice;

3. Revocation of parking privileges;
 4. Vehicle towing; and/or
 5. Lease enforcement action as permitted under the Lease, ACOP, and applicable law.
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XIV. MANAGEMENT AUTHORITY

PGHA reserves the right to:

- Verify vehicle ownership;
 - Require updated registration and insurance documentation;
 - Inspect parking areas;
 - Revoke parking privileges;
 - Enforce towing procedures;
 - Modify parking sticker requirements; and
 - Amend this policy as necessary to protect resident safety and property operations.
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XV. RESIDENT ACKNOWLEDGMENT

Residents receiving a parking sticker must sign a Parking Policy Acknowledgment Form indicating receipt, understanding, and agreement to comply with this policy.

Failure to comply with this Parking Policy may result in loss of parking privileges, towing of vehicles, lease violations, and other actions permitted by PGHA policies and applicable law.

RESIDENT ACKNOWLEDGMENT AND SIGNATURE

I acknowledge that I have received, read, and understand the Penns Grove Housing Authority Parking Policy. I agree to comply with all provisions of the policy and understand that failure to do so may result in towing, loss of parking privileges, lease violations, and other enforcement actions permitted by PGHA policies and applicable law.

Resident Name (Print): _____

Unit Number: _____

Resident Signature: _____

Date: _____

PGHA Employee Name (Print): _____

PGHA Employee Signature: _____

Date: _____

**PENNS GROVE HOUSING AUTHORITY
RESOLUTION NO. 32-2026
RESOLUTION ADOPTING THE REVISED SMOKE-FREE HOUSING POLICY FOR PENN
TOWERS AND SILVER RUN PARK**

WHEREAS, the Penns Grove Housing Authority (“Authority”) is committed to providing safe, healthy, and sanitary housing for its residents, guests, visitors, employees, contractors, and the general public; and

WHEREAS, the Board of Commissioners previously adopted a Non-Smoking Policy on April 2, 2014, which became effective January 1, 2015; and

WHEREAS, the Authority has determined that it is necessary to revise and update the existing Non-Smoking Policy to reflect current U.S. Department of Housing and Urban Development (“HUD”) regulations, including 24 CFR Part 965, Subpart G, HUD guidance, public housing best practices, and applicable federal, state, and local laws; and

WHEREAS, the revised Smoke-Free Housing Policy establishes standards governing smoking, vaping, electronic smoking devices, marijuana and cannabis products, designated smoking areas, resident responsibilities, lease enforcement, reasonable accommodations, and other matters necessary to protect the health, safety, and welfare of residents and preserve Authority property; and

WHEREAS, the revised Smoke-Free Housing Policy applies to Penn Towers, located at 40 South Broad Street, Penns Grove, New Jersey, and Silver Run Park, located at 300 Gillette Avenue, Penns Grove, New Jersey; and

WHEREAS, the Board of Commissioners has reviewed the revised Smoke-Free Housing Policy and determined that adoption of the policy is in the best interest of the Authority and its residents.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Penns Grove Housing Authority, that the revised Smoke-Free Housing Policy is hereby approved and adopted.

BE IT FURTHER RESOLVED, that smoking and vaping shall be prohibited in all residential dwelling units, indoor common areas, administrative offices, maintenance facilities, and within twenty-five (25) feet of building entrances, exits, windows, air intake systems, ventilation systems, and other building openings, as provided in the Policy.

BE IT FURTHER RESOLVED, that smoking and vaping shall be prohibited on all Authority-owned property except in designated smoking areas approved by the Authority and established in accordance with the Policy.

BE IT FURTHER RESOLVED, that residents shall be responsible for ensuring that household members, guests, visitors, caregivers, service providers, and other persons under their control comply with the provisions of the Smoke-Free Housing Policy.

BE IT FURTHER RESOLVED, that violations of the Smoke-Free Housing Policy may result in warnings, lease violation notices, lease enforcement actions, and other remedies authorized by HUD regulations, the Authority Lease, the Admissions and Continued Occupancy Policy ("ACOP"), and applicable law.

BE IT FURTHER RESOLVED, that residents may request reasonable accommodations in accordance with the Authority's Reasonable Accommodation Policy, the Fair Housing Act, Section 504 of the Rehabilitation Act, the Americans with Disabilities Act, and applicable HUD regulations.

BE IT FURTHER RESOLVED, that the Executive Director and/or Management is authorized to implement and administer the Smoke-Free Housing Policy, establish designated smoking areas if deemed appropriate, provide resident education regarding policy requirements, and take all actions necessary to ensure compliance with Authority policies and applicable law.

BE IT FURTHER RESOLVED, that the revised Smoke-Free Housing Policy supersedes and replaces the Penns Grove Housing Authority Non-Smoking Policy adopted on April 2, 2014, and effective January 1, 2015.

BE IT FURTHER RESOLVED, that this Resolution shall take effect immediately upon adoption, and the revised Smoke-Free Housing Policy shall become effective July 1, 2026.

PENNS GROVE HOUSING AUTHORITY

Signature: _____

Ignacia Washington, Chairperson

ATTEST: _____

Board Secretary

Resolution No. 32-2026

Adopted: July 1, 2026

**PENNS GROVE HOUSING AUTHORITY
SMOKE-FREE HOUSING POLICY
Revision of the Non-Smoking Policy Adopted April 2, 2014
Effective January 1, 2015
Resolution No.: 32-2026
Effective Date of Revision: July 1, 2026**

Applicable to:

Penn Towers

40 South Broad Street
Penns Grove, NJ 08069

Silver Run Park

300 Gillette Avenue
Penns Grove, NJ 08069

This Smoke-Free Housing Policy is a revision and update of the Penns Grove Housing Authority's original Non-Smoking Policy adopted by the Board of Commissioners on April 2, 2014, and effective January 1, 2015. This revised policy updates the Authority's requirements to reflect current HUD regulations, including 24 CFR Part 965, Subpart G, current public housing best practices, and applicable federal and New Jersey laws.

I. PURPOSE

The Penns Grove Housing Authority (PGHA) is committed to providing a safe, healthy, and sanitary living environment for residents, guests, visitors, employees, and contractors.

This Smoke-Free Housing Policy is adopted in accordance with HUD regulations at 24 CFR Part 965, Subpart G, and is intended to:

- Protect residents, staff, and visitors from exposure to secondhand smoke;
- Reduce the risk of fire;
- Reduce maintenance and rehabilitation costs;
- Improve indoor air quality;
- Promote the health and safety of all residents.

II. APPLICABILITY

This policy applies to:

- All residents;
- Household members;
- Guests;
- Visitors;
- Caregivers;
- Service providers;
- Contractors;
- Employees; and
- Any other person entering or occupying PGHA property.

This policy applies to all buildings, dwelling units, common areas, administrative offices, grounds, parking areas, and other property owned, operated, or managed by PGHA.

III. DEFINITIONS

Smoking

Smoking means inhaling, exhaling, breathing, carrying, burning, or possessing any lighted or heated tobacco or plant product intended for inhalation.

Smoking includes, but is not limited to:

- Cigarettes;
- Cigars;
- Pipes;
- Hookahs;
- Cigarette papers; and
- Any other lighted tobacco product.

Electronic Smoking Devices

Electronic smoking devices include:

- Electronic cigarettes (e-cigarettes);
- Vape pens;
- Electronic nicotine delivery systems (ENDS);
- Electronic cigars;
- Electronic pipes; and
- Any battery-operated smoking device.

Marijuana and Cannabis Products

For purposes of this policy, smoking or vaping marijuana, cannabis, THC products, or any other federally prohibited substance is prohibited on PGHA property regardless of state law permitting medical or recreational use.

Nothing in this policy prohibits lawful possession of medications prescribed by a licensed healthcare provider that do not involve smoking or vaping.

IV. SMOKE-FREE AREAS

Smoking and vaping are prohibited in:

A. All Residential Units

Smoking and vaping are prohibited inside all apartments and dwelling units.

B. All Indoor Common Areas

Including but not limited to:

- Hallways;
- Stairwells;
- Elevators;
- Laundry rooms;
- Community rooms;
- Lobbies;
- Public restrooms;

- Storage rooms;
- Mechanical rooms;
- Administrative offices; and
- Maintenance facilities.

C. Building Entrances and Openings

Smoking and vaping are prohibited within twenty-five (25) feet of:

- Building entrances;
- Exits;
- Windows;
- Air intake systems;
- Ventilation systems; and
- Any other building opening.

D. PGHA Property

Smoking and vaping are prohibited on all PGHA-owned property except in specifically designated smoking areas approved by PGHA.

V. DESIGNATED SMOKING AREAS

PGHA may establish designated outdoor smoking areas.

If designated smoking areas are established:

- They will be clearly marked with signage;
- They will be located at least twenty-five (25) feet from buildings; and
- Smoking shall be permitted only within those designated areas.

PGHA reserves the right to modify, relocate, or eliminate designated smoking areas at any time.

VI. RESIDENT RESPONSIBILITIES

Residents are responsible for:

- Complying with this policy;
- Informing household members and guests of this policy;
- Ensuring guests comply with this policy; and
- Properly disposing of smoking materials in approved receptacles.

Residents shall not dispose of smoking materials:

- On sidewalks;
- In landscaping;
- In parking lots;
- Through windows;
- In common areas; or
- Anywhere that creates a fire hazard.

VII. LEASE VIOLATIONS

Violation of this Smoke-Free Housing Policy constitutes a violation of PGHA House Rules and may constitute a lease violation.

Residents may be held responsible for violations committed by:

- Household members;
- Guests;
- Visitors;
- Caregivers;
- Service providers; or
- Other persons under their control.

VIII. ENFORCEMENT

PGHA will make reasonable efforts to educate residents regarding this policy before initiating lease enforcement actions.

Enforcement may include:

First Violation

Verbal and written warning.

Second Violation

Written lease violation notice.

Third Violation

Final lease violation notice.

Repeated or Continuing Violations

Repeated violations may result in lease enforcement proceedings consistent with:

- HUD regulations;
- PGHA Lease provisions;
- PGHA ACOP; and
- Applicable New Jersey law.

IX. NO GUARANTEE OF A SMOKE-FREE ENVIRONMENT

PGHA does not guarantee that any property will be completely smoke-free.

Adoption and enforcement of this policy does not make PGHA the guarantor of a smoke-free environment.

Residents acknowledge that smoke may migrate from off-site locations or neighboring properties beyond PGHA's control.

X. REASONABLE ACCOMMODATION

Residents with disabilities may request reasonable accommodations in accordance with PGHA's Reasonable Accommodation Policy.

Requests will be reviewed on a case-by-case basis in compliance with:

- The Fair Housing Act;
- Section 504 of the Rehabilitation Act;
- The Americans with Disabilities Act; and

- Applicable HUD regulations.

XI. SEVERABILITY

If any provision of this policy is found invalid or unenforceable under applicable law, the remaining provisions shall remain in full force and effect.

XII. ACKNOWLEDGMENT

I acknowledge that I have received, read, and understand the Penns Grove Housing Authority Smoke-Free Housing Policy. I agree to comply with all provisions of the policy and understand that violations may result in lease enforcement action.

Resident Name (Print): _____

Unit Number: _____

Resident Signature: _____

Date: _____

Resident Name (Print): _____

Resident Signature: _____

Date: _____

PGHA Employee Name (Print): _____

PGHA Employee Signature: _____

Date: _____

This policy supersedes and replaces the Penns Grove Housing Authority Non-Smoking Policy adopted on April 2, 2014, and effective January 1, 2015.

Adopted by the Board of Commissioners of the Penns Grove Housing Authority pursuant to Resolution No. 32-2026.

Effective Date of Revision: July 1, 2026.

**PENNS GROVE HOUSING AUTHORITY
RESOLUTION NO. 33-2026
RESOLUTION ADOPTING THE REVISED PENNS GROVE HOUSING AUTHORITY PET
POLICY FOR PENN TOWERS AND SILVER RUN PARK**

WHEREAS, the Penns Grove Housing Authority (“Authority”) owns and operates Penn Towers and Silver Run Park and is responsible for maintaining safe, sanitary, and habitable housing for its residents; and

WHEREAS, the Board of Commissioners has determined that a revised Pet Policy is necessary to establish uniform standards governing pet ownership while protecting the health, safety, welfare, and peaceful enjoyment of residents and preserving Authority property; and

WHEREAS, the revised Pet Policy establishes requirements regarding pet registration, permitted pets, pet restrictions, pet security deposits, resident responsibilities, emergency pet care plans, lease enforcement, and related matters; and

WHEREAS, the revised Pet Policy distinguishes household pets from service animals and assistance animals and provides for compliance with the Fair Housing Act, Section 504 of the Rehabilitation Act, the Americans with Disabilities Act, and HUD Notice FHEO-2020-01; and

WHEREAS, the revised Pet Policy is intended to comply with HUD Public Housing Regulations, HUD NSPIRE Standards, New Jersey law, Borough of Penns Grove Animal Control Ordinances, the Authority's Lease requirements, and the Admissions and Continued Occupancy Policy (“ACOP”); and

WHEREAS, the Board of Commissioners has reviewed the revised Pet Policy and determined that adoption of the policy is in the best interest of the Authority and its residents.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Penns Grove Housing Authority, that the revised Penns Grove Housing Authority Pet Policy is hereby approved and adopted.

BE IT FURTHER RESOLVED, that the revised Pet Policy shall apply to Penn Towers, located at 40 South Broad Street, Penns Grove, New Jersey, and Silver Run Park, located at 300 Gillette Avenue, Penns Grove, New Jersey.

BE IT FURTHER RESOLVED, that all household pets shall be subject to registration and approval requirements established by the Authority, including submission of required

veterinary records, vaccination records, licensing information, emergency contact information, and payment of the required Pet Security Deposit.

BE IT FURTHER RESOLVED, that approved service animals and assistance animals shall not be considered pets and shall be accommodated in accordance with applicable federal law, HUD regulations, and Authority policies.

BE IT FURTHER RESOLVED, that residents approved to keep household pets shall comply with all provisions of the Pet Policy, including pet care requirements, waste disposal requirements, emergency care planning requirements, and all applicable federal, state, and local laws and regulations.

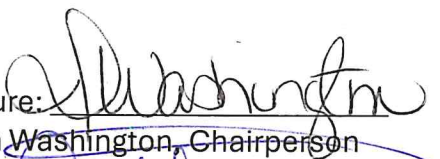
BE IT FURTHER RESOLVED, that violations of the Pet Policy may result in written warnings, notices to correct, notices to remove the pet, revocation of pet approval, lease enforcement actions, and other remedies permitted under the Lease, ACOP, HUD regulations, and applicable law.

BE IT FURTHER RESOLVED, that the Executive Director and/or Management is authorized to implement and administer the Pet Policy, approve or deny pet applications, collect pet security deposits, enforce policy requirements, and take all actions necessary to ensure compliance with Authority policies and applicable law.

BE IT FURTHER RESOLVED, that this revised Pet Policy supersedes and replaces all prior versions of the Penns Grove Housing Authority Pet Policy and any references to an Interim Pet Policy.

BE IT FURTHER RESOLVED, that this Resolution shall take effect immediately upon adoption, and the revised Pet Policy shall become effective July 1, 2026.

PENNS GROVE HOUSING AUTHORITY

Signature: 
Ignacia Washington, Chairperson

ATTEST: 
Board Secretary

Resolution No. 33-2026

Adopted: July 1, 2026

PENNS GROVE HOUSING AUTHORITY
PET POLICY
Resolution No.: 33-2026
Effective Date of Revision: July 1, 2026
Revision of Existing Pet Policy

Applicable To:

Penn Towers

40 South Broad Street
Penns Grove, NJ 08069
83 Units – Elderly/Disabled Housing

Silver Run Park

300 Gillette Avenue
Penns Grove, NJ 08069
70 Units – Family Housing

This Pet Policy is a revision and update of the Penns Grove Housing Authority's existing Pet Policy and is intended to comply with:

- HUD Public Housing Regulations;
- Fair Housing Act;
- Section 504 of the Rehabilitation Act;
- Americans with Disabilities Act (ADA);
- HUD Assistance Animal Guidance (FHEO-2020-01);
- HUD NSPIRE Standards;
- New Jersey State Law;
- Borough of Penns Grove Animal Control Ordinances;
- PGHA Lease Requirements; and
- PGHA Admissions and Continued Occupancy Policy (ACOP).

SERVICE ANIMALS AND ASSISTANCE ANIMALS

Service animals and assistance animals are not pets and are not subject to the pet deposit, pet registration requirements, pet restrictions, or other pet rules applicable to household pets.

PGHA shall evaluate requests for service animals and assistance animals in accordance with:

- The Fair Housing Act;
- Section 504;
- The Americans with Disabilities Act; and
- HUD Notice FHEO-2020-01.

No pet deposit, pet fee, breed restriction, size restriction, or weight restriction shall apply to an approved service animal or assistance animal.

PET REGISTRATION

All household pets must be approved and registered with PGHA before being brought onto PGHA property.

Registration shall include:

- Current veterinary records;
- Proof of required vaccinations;
- Borough of Penns Grove pet license;
- Emergency contact information for two responsible parties;
- Completed Pet Permit Application; and
- Payment of the required Pet Security Deposit.

Residents must update registration information annually and whenever there is a change in ownership, vaccinations, licensing, or emergency contacts.

PERMITTED PETS

Permitted household pets may include:

- Dogs;

- Cats;
- Birds;
- Fish; and
- Other domesticated companion animals approved by PGHA.

The following are prohibited:

- Wild or feral animals;
- Reptiles;
- Rodents;
- Insects;
- Arachnids;
- Monkeys;
- Pot-bellied pigs;
- Dangerous fish species;
- Animals kept for breeding or commercial purposes; and
- Animals prohibited by federal, state, or local law.

PET RESTRICTIONS

PGHA reserves the right to establish reasonable pet standards to protect the health, safety, and peaceful enjoyment of residents and to preserve PGHA property.

Pets must be of a size and temperament that can be safely housed and controlled within the resident's dwelling unit and on PGHA property.

PGHA reserves the right to deny or revoke approval of any pet that:

- Poses a direct threat to the health or safety of others;
- Causes or is likely to cause substantial physical damage to PGHA property or the property of others;
- Has a documented history of aggressive behavior;
- Has bitten or attacked a person or another animal;

- Creates a nuisance that interferes with the peaceful enjoyment of the premises by other residents; or
- Is prohibited by federal, state, or local law.

Determinations regarding a pet's suitability will be based on the individual animal's actual conduct, behavior, and history rather than its breed, appearance, or size alone.

Only one (1) approved household pet shall be permitted per dwelling unit.

PET SECURITY DEPOSIT

Residents approved to keep a pet shall pay a refundable Pet Security Deposit of Three Hundred Dollars (\$300.00).

The deposit must be paid in full before the pet is brought onto PGHA property unless a written repayment agreement is approved by Management.

The Pet Security Deposit may be used only for reasonable costs directly attributable to the presence of the pet, including:

- Repairs to the dwelling unit;
- Repairs to common areas;
- Excessive cleaning costs;
- Fumigation costs; and
- Other pet-related damages.

Unused portions of the Pet Security Deposit shall be refunded within thirty (30) days after move-out or permanent removal of the pet, less lawful deductions.

PET FEES

PGHA shall not charge a monthly pet fee.

PET CARE AND RESPONSIBILITIES

Residents shall:

- Maintain pets in a safe and sanitary manner;

- Comply with all federal, state, local, and Borough requirements;
- Ensure pets are properly vaccinated and licensed;
- Prevent excessive noise or nuisance behavior;
- Properly dispose of pet waste;
- Maintain the dwelling unit in accordance with NSPIRE standards; and
- Ensure pets do not damage PGHA property.

No animal may be tethered or chained inside or outside a dwelling unit.

PENN TOWERS LITTER REQUIREMENTS

Penn Towers residents shall not dispose of cat litter through trash chutes.

All cat litter must be:

- Double bagged; and
- Deposited in designated exterior dumpsters.

Cat litter may not be flushed into plumbing systems.

EMERGENCY PET CARE PLAN

Residents must designate two responsible parties who agree to assume responsibility for the pet if the resident becomes incapacitated, hospitalized, relocated, or deceased.

If no responsible party is available, PGHA may coordinate with local animal control, animal welfare organizations, or other lawful authorities to ensure the pet's safety and welfare.

PET RULE VIOLATIONS

Violations of this policy may result in:

1. Written Warning;
2. Notice to Correct;
3. Notice to Remove the Pet;
4. Revocation of Pet Approval; and/or

5. Lease Enforcement Action consistent with the Lease, ACOP, HUD regulations, and applicable New Jersey law.
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POLICY SUPERSESSION

This Pet Policy supersedes and replaces all previous versions of the Penns Grove Housing Authority Pet Policy and all references to an "Interim Pet Policy."

Adopted by the Board of Commissioners pursuant to Resolution No. 33-2026.

ACKNOWLEDGMENT

I acknowledge that I have received, read, and understand the Penns Grove Housing Authority Pet Policy. I agree to comply with all provisions of the policy and understand that violations may result in lease enforcement action.

Resident Name (Print): _____

Unit Number: _____

Resident Signature: _____

Date: _____

Resident Name (Print): _____

Resident Signature: _____

Date: _____

PGHA Employee Name (Print): _____

PGHA Employee Signature: _____

Date: _____

Effective July 1, 2026.

**PENNS GROVE HOUSING AUTHORITY
RESOLUTION NO. 34-2026
RESOLUTION ADOPTING THE REVISED CANNABIS (MARIJUANA) POLICY FOR PENN
TOWERS AND SILVER RUN PARK**

WHEREAS, the Penns Grove Housing Authority (“Authority”) is committed to maintaining safe, healthy, and drug-free housing for all residents and preserving the peaceful enjoyment of its housing developments; and

WHEREAS, the Board of Commissioners previously adopted a Marijuana Policy on April 2, 2014, and has determined that it is necessary to revise and update the policy to reflect current federal requirements, HUD regulations, applicable New Jersey law, and Authority policies; and

WHEREAS, the Authority operates federally assisted housing programs and is required to comply with the Controlled Substances Act, HUD Public Housing Regulations, the Quality Housing and Work Responsibility Act of 1998, and other applicable federal laws governing controlled substances; and

WHEREAS, the revised Cannabis (Marijuana) Policy establishes standards regarding marijuana, cannabis products, criminal drug activity, resident responsibilities, reporting procedures, lease enforcement, and compliance with federal law and HUD requirements; and

WHEREAS, the revised Cannabis (Marijuana) Policy applies to Penn Towers, located at 40 South Broad Street, Penns Grove, New Jersey, and Silver Run Park, located at 300 Gillette Avenue, Penns Grove, New Jersey; and

WHEREAS, the Board of Commissioners has reviewed the revised Cannabis (Marijuana) Policy and determined that adoption of the policy is in the best interest of the Authority and its residents.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Penns Grove Housing Authority, that the revised Cannabis (Marijuana) Policy is hereby approved and adopted.

BE IT FURTHER RESOLVED, that residents, household members, guests, visitors, caregivers, service providers, contractors, and all other persons present on Authority property shall comply with the provisions of the Cannabis (Marijuana) Policy.

BE IT FURTHER RESOLVED, that the Authority shall continue to comply with all applicable federal laws, HUD regulations, and program requirements governing controlled substances and criminal drug activity in federally assisted housing.

BE IT FURTHER RESOLVED, that the revised Cannabis (Marijuana) Policy recognizes that while certain cannabis-related activities may be permitted under New Jersey law, the Authority remains subject to applicable federal law and HUD regulations governing public housing programs.

BE IT FURTHER RESOLVED, that violations of the Cannabis (Marijuana) Policy may result in written warnings, lease violation notices, corrective action requirements, lease enforcement proceedings, and other remedies authorized by HUD regulations, the Authority Lease, the Admissions and Continued Occupancy Policy ("ACOP"), and applicable law.

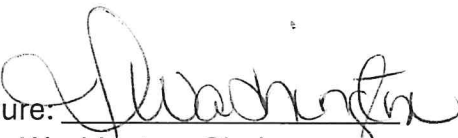
BE IT FURTHER RESOLVED, that residents may request reasonable accommodations in accordance with the Fair Housing Act, Section 504 of the Rehabilitation Act, the Americans with Disabilities Act, applicable HUD guidance, and Authority policies; provided, however, that no accommodation shall require the Authority to violate federal law or HUD regulations.

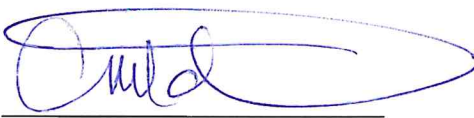
BE IT FURTHER RESOLVED, that the Executive Director and/or Management is authorized to implement and administer the Cannabis (Marijuana) Policy, investigate reported violations, provide resident education regarding policy requirements, and take all actions necessary to ensure compliance with Authority policies and applicable law.

BE IT FURTHER RESOLVED, that the revised Cannabis (Marijuana) Policy supersedes and replaces the Marijuana Policy adopted on April 2, 2014.

BE IT FURTHER RESOLVED, that this Resolution shall take effect immediately upon adoption, and the revised Cannabis (Marijuana) Policy shall become effective July 1, 2026.

PENNS GROVE HOUSING AUTHORITY

Signature: 
Ignacia Washington, Chairperson

ATTEST: 
Board Secretary

Resolution No. 34-2026

Adopted: July 1, 2026

**PENNS GROVE HOUSING AUTHORITY
CANNABIS (MARIJUANA) POLICY
Revision of the Original Marijuana Policy Adopted April 2, 2014
Resolution No.: 34-2026
Effective Date of Revision: July 1, 2026**

Applicable To:

Penn Towers

40 South Broad Street
Penns Grove, NJ 08069

Silver Run Park

300 Gillette Avenue
Penns Grove, NJ 08069

This Cannabis (Marijuana) Policy is a revision and update of the Penns Grove Housing Authority Marijuana Policy adopted by the Board of Commissioners on April 2, 2014.

This revised policy is intended to comply with:

- The Controlled Substances Act (21 U.S.C. § 801 et seq.);
- HUD Public Housing Regulations;
- The Quality Housing and Work Responsibility Act of 1998;
- The Fair Housing Act;
- Section 504 of the Rehabilitation Act;
- Applicable New Jersey Law;
- PGHA Lease Requirements; and
- PGHA Admissions and Continued Occupancy Policy (ACOP).

I. PURPOSE

The Penns Grove Housing Authority ("PGHA") is committed to maintaining safe, healthy, and drug-free housing for all residents.

The purpose of this policy is to establish standards regarding marijuana, cannabis products, and other federally prohibited controlled substances within Penn Towers and

Silver Run Park while maintaining compliance with federal law and HUD requirements applicable to public housing agencies.

II. APPLICABILITY

This policy applies to:

- All residents;
- Household members;
- Guests;
- Visitors;
- Caregivers;
- Service providers;
- Contractors; and
- Any other person present on PGHA property.

Residents are responsible for the conduct of all household members, guests, visitors, and other persons under their control.

III. FEDERAL LAW REQUIREMENTS

Although New Jersey law permits certain uses of cannabis under state law, marijuana remains a Schedule I controlled substance under the federal Controlled Substances Act.

Because PGHA operates federally assisted public housing programs, PGHA must comply with applicable federal laws and HUD regulations regarding controlled substances.

Nothing in New Jersey law requires PGHA to permit conduct that is prohibited under applicable federal law or HUD regulations.

IV. DEFINITIONS

Cannabis or Marijuana

Cannabis or marijuana means all parts of the plant genus Cannabis and any compound, derivative, extract, THC product, edible product, concentrate, oil, resin, or other cannabis-related product regulated under federal or state law.

Controlled Substance

Controlled substance shall have the meaning assigned by applicable federal law, including the Controlled Substances Act.

Criminal Drug Activity

Criminal drug activity means the illegal manufacture, sale, distribution, use, possession, storage, cultivation, transportation, or transfer of a controlled substance.

V. PROHIBITED ACTIVITIES

Residents, household members, guests, visitors, and other persons under a resident's control shall not:

- Manufacture marijuana or cannabis products on PGHA property;
- Cultivate marijuana plants on PGHA property;
- Sell or distribute marijuana or cannabis products on PGHA property;
- Engage in criminal drug activity involving marijuana or other controlled substances;
- Possess controlled substances in violation of federal law;
- Permit a dwelling unit to be used for criminal drug activity; or
- Violate PGHA's Smoke-Free Housing Policy regarding smoking or vaping marijuana products.

Residents shall not permit any guest, visitor, household member, or other person under their control to engage in prohibited conduct on PGHA property.

VI. MEDICAL CANNABIS

PGHA recognizes that New Jersey law permits certain medical uses of cannabis.

However, because PGHA operates federally assisted housing programs, nothing in this policy shall be interpreted as requiring PGHA to permit:

- Smoking marijuana;
- Vaping marijuana;
- Cultivation of marijuana; or
- Any activity prohibited by federal law or HUD regulations.

Medical cannabis use shall not be considered a reasonable accommodation where the requested accommodation would require PGHA to violate federal law.

Requests for reasonable accommodations shall be reviewed on a case-by-case basis in accordance with:

- The Fair Housing Act;
- Section 504 of the Rehabilitation Act;
- The Americans with Disabilities Act; and
- Applicable HUD guidance.

VII. LEASE VIOLATIONS

Violation of this policy may constitute a lease violation.

Residents may be held responsible for violations committed by:

- Household members;
- Guests;
- Visitors;
- Caregivers;
- Service providers; and
- Other persons under their control.

VIII. REPORTING AND INVESTIGATION

Residents who observe conduct that may violate this policy are encouraged to report the matter to PGHA Management.

PGHA staff receiving reports of suspected violations may investigate and take appropriate action consistent with:

- PGHA policies;
- HUD regulations;
- The Lease;
- The ACOP; and
- Applicable law.

Nothing in this policy requires PGHA staff to conduct criminal investigations or law enforcement activities.

IX. ENFORCEMENT

PGHA will evaluate alleged violations on a case-by-case basis.

Enforcement actions may include:

First Violation

Written warning and counseling.

Repeated Violations

Lease violation notices and corrective action requirements.

Serious Violations

Serious violations involving criminal drug activity may result in lease enforcement proceedings consistent with HUD regulations, the Lease, the ACOP, and applicable New Jersey law.

X. NO WAIVER OF FEDERAL REQUIREMENTS

Nothing in this policy shall be interpreted as waiving any federal requirement applicable to public housing authorities or federally assisted housing programs.

If federal law, HUD regulations, or HUD guidance are amended, PGHA reserves the right to amend this policy as necessary to maintain compliance.

XI. SEVERABILITY

If any provision of this policy is determined to be invalid or unenforceable, the remaining provisions shall remain in full force and effect.

XII. RESIDENT ACKNOWLEDGMENT

I acknowledge that I have received, read, and understand the Penns Grove Housing Authority Cannabis (Marijuana) Policy.

I understand that violations of this policy may constitute lease violations and may result in lease enforcement action consistent with applicable law and PGHA policies.

Resident Name (Print): _____

Unit Number: _____

Resident Signature: _____

Date: _____

Resident Name (Print): _____

Resident Signature: _____

Date: _____

Resident Name (Print): _____

Resident Signature: _____

Date: _____

PGHA Employee Name (Print): _____

PGHA Employee Signature: _____

Date: _____

This policy supersedes and replaces the Marijuana Policy adopted April 2, 2014.

Adopted by the Board of Commissioners of the Penns Grove Housing Authority pursuant to Resolution No. 34-2026.

Effective Date of Revision: July 1, 2026.

**PENNS GROVE HOUSING AUTHORITY
RESOLUTION NO. 35-2026
RESOLUTION ADOPTING THE REVISED HOUSEKEEPING STANDARDS POLICY FOR
PENN TOWERS AND SILVER RUN PARK**

WHEREAS, the Penns Grove Housing Authority (“Authority”) is responsible for maintaining safe, sanitary, and habitable housing for its residents and preserving Authority-owned property; and

WHEREAS, the Board of Commissioners has determined that it is necessary to revise and update the Authority’s existing Housekeeping Standards to reflect current U.S. Department of Housing and Urban Development (“HUD”) regulations, HUD NSPIRE Standards, applicable federal and state laws, and Authority policies; and

WHEREAS, the revised Housekeeping Standards Policy establishes reasonable standards necessary to protect resident health and safety, preserve Authority property, prevent fire hazards and pest infestations, maintain sanitary living conditions, and promote the peaceful enjoyment of housing by all residents; and

WHEREAS, the revised Housekeeping Standards Policy establishes standards regarding resident housekeeping responsibilities, kitchen and bathroom sanitation, fire and life safety requirements, pest control, mold and moisture prevention, pet-related housekeeping, maintenance of exterior areas, common area usage, inspections, lease enforcement, and reasonable accommodations; and

WHEREAS, the revised Housekeeping Standards Policy applies to Penn Towers, located at 40 South Broad Street, Penns Grove, New Jersey, and Silver Run Park, located at 300 Gillette Avenue, Penns Grove, New Jersey; and

WHEREAS, the Board of Commissioners has reviewed the revised Housekeeping Standards Policy and determined that adoption of the policy is in the best interest of the Authority and its residents.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Penns Grove Housing Authority, that the revised Housekeeping Standards Policy is hereby approved and adopted.

BE IT FURTHER RESOLVED, that residents shall be responsible for maintaining their dwelling units in a clean, safe, and sanitary condition and shall comply with all requirements set forth in the Housekeeping Standards Policy.

BE IT FURTHER RESOLVED, that the Authority shall continue to conduct inspections in accordance with the Lease, HUD regulations, HUD NSPIRE Standards, Authority policies, and applicable law.

BE IT FURTHER RESOLVED, that residents shall cooperate with Authority inspections, pest control efforts, maintenance activities, and corrective actions necessary to maintain compliance with the Housekeeping Standards Policy.

BE IT FURTHER RESOLVED, that deficiencies identified during inspections may result in resident education, written notices, corrective action requirements, follow-up inspections, lease violation notices, and other enforcement actions permitted by the Lease, the Admissions and Continued Occupancy Policy ("ACOP"), HUD regulations, and applicable law.

BE IT FURTHER RESOLVED, that residents requiring assistance due to a disability may request a reasonable accommodation in accordance with the Authority's Reasonable Accommodation Policy, the Fair Housing Act, Section 504 of the Rehabilitation Act, the Americans with Disabilities Act, and applicable law.

BE IT FURTHER RESOLVED, that the Executive Director and/or Management is authorized to implement and administer the Housekeeping Standards Policy, conduct inspections, provide resident education, issue notices of deficiencies, and take all actions necessary to ensure compliance with Authority policies and applicable law.

BE IT FURTHER RESOLVED, that the revised Housekeeping Standards Policy supersedes and replaces all previous housekeeping standards, housekeeping rules, and related housekeeping requirements previously adopted by the Authority.

BE IT FURTHER RESOLVED, that this Resolution shall take effect immediately upon adoption, and the revised Housekeeping Standards Policy shall become effective July 1, 2026.

PENNS GROVE HOUSING AUTHORITY

Signature: _____

Ignacia Washington, Chairperson

ATTEST: _____

Board Secretary

Resolution No. 35-2026

Adopted: July 1, 2026

**PENNS GROVE HOUSING AUTHORITY
HOUSEKEEPING STANDARDS POLICY
Revision of Existing Housekeeping Standards
Resolution No.: 35-2026
Effective Date: July 1, 2026**

Applicable To:

Penn Towers

40 South Broad Street
Penns Grove, NJ 08069

Silver Run Park

300 Gillette Avenue
Penns Grove, NJ 08069

This Housekeeping Standards Policy is a revision and update of the Penns Grove Housing Authority's previous housekeeping standards and is intended to comply with:

- HUD Public Housing Regulations;
- HUD NSPIRE Standards;
- Fair Housing Act;
- Section 504 of the Rehabilitation Act;
- Americans with Disabilities Act (ADA);
- New Jersey State Law;
- Borough of Penns Grove Property Maintenance Standards;
- PGHA Lease Requirements; and
- PGHA Admissions and Continued Occupancy Policy (ACOP).

I. PURPOSE

The purpose of this policy is to establish reasonable housekeeping standards necessary to:

- Protect resident health and safety;
- Preserve PGHA property;
- Prevent fire hazards;

- Prevent pest infestations;
 - Maintain sanitary living conditions;
 - Comply with HUD NSPIRE standards; and
 - Promote the peaceful enjoyment of housing by all residents.
-

II. RESPONSIBILITIES OF PGHA

PGHA shall:

- Maintain dwelling units and common areas in accordance with applicable HUD standards;
 - Conduct inspections as permitted by the Lease;
 - Provide written notice of deficiencies when appropriate;
 - Provide residents with an opportunity to correct deficiencies when permitted by law;
 - Consider reasonable accommodation requests when applicable.
-

III. RESPONSIBILITIES OF RESIDENTS

Residents shall maintain their dwelling units in a clean, safe, and sanitary condition.

Residents are responsible for the actions of:

- Household members;
- Guests;
- Visitors; and
- Persons under their control.

Failure to maintain a dwelling unit in a manner that creates health, safety, sanitation, or fire hazards may constitute a lease violation.

IV. GENERAL HOUSEKEEPING STANDARDS

Residents shall:

- Keep floors reasonably clean and free of hazards;

- Keep exits and pathways clear;
 - Maintain adequate access to windows and doors;
 - Keep heating and cooling equipment accessible;
 - Properly dispose of garbage and refuse;
 - Prevent excessive accumulation of personal property;
 - Avoid conditions that create odors, mold, pests, or unsanitary conditions.
-

V. KITCHEN STANDARDS

Residents shall maintain kitchens in a sanitary condition.

The following conditions are prohibited: '

- Excessive grease accumulation;
- Food waste accumulation;
- Improper food storage;
- Garbage accumulation;
- Inoperable appliances caused by resident neglect;
- Conditions contributing to insect or rodent infestations.

Refrigerators, stoves, sinks, and countertops shall be maintained in a reasonably clean condition.

VI. BATHROOM STANDARDS

Residents shall maintain bathrooms in a sanitary condition.

Residents shall:

- Keep toilets operational and sanitary;
 - Keep sinks, tubs, and showers reasonably clean;
 - Promptly report plumbing leaks;
 - Prevent excessive mold or mildew growth when reasonably possible.
-

VII. FIRE AND LIFE SAFETY

Residents shall not:

- Block exits;
- Disable smoke detectors;
- Disable carbon monoxide detectors;
- Store flammable materials improperly;
- Overload electrical outlets;
- Use extension cords in an unsafe manner.

Hallways, stairways, and exits must remain unobstructed at all times.

VIII. PEST CONTROL

Residents shall cooperate with pest control efforts.

Residents shall:

- Report infestations promptly;
- Prepare units for treatment when required;
- Eliminate conditions that contribute to infestations;
- Properly store food;
- Properly dispose of garbage.

Failure to cooperate with pest control efforts may constitute a lease violation.

IX. MOLD AND MOISTURE CONTROL

Residents shall:

- Report water leaks immediately;
- Report mold growth promptly;
- Use ventilation systems when available;
- Maintain reasonable airflow throughout the unit.

Residents shall not intentionally create moisture conditions that contribute to mold growth.

X. PET-RELATED HOUSEKEEPING

Residents with approved pets shall comply with the PGHA Pet Policy.

Residents shall:

- Properly dispose of pet waste;
- Prevent pet odors;
- Prevent pet-related damage;
- Maintain sanitary pet living conditions.

Pet waste accumulation inside or outside the dwelling unit is prohibited.

XI. OUTSIDE AREAS

Applicable primarily to Silver Run Park and any dwelling unit with exclusive-use exterior areas.

Residents shall maintain:

- Yards;
- Porches;
- Patios;
- Walkways; and
- Exterior storage areas

in a clean and safe condition.

The following are prohibited:

- Accumulation of trash;
 - Abandoned furniture;
 - Inoperable vehicles;
 - Improper storage of tires;
 - Vehicle repairs on PGHA property;
 - Conditions creating safety hazards.
-

XII. COMMON AREAS

Residents shall not place personal property in:

- Hallways;
- Stairwells;
- Laundry rooms;
- Utility rooms;
- Community rooms; or
- Other common areas

without written authorization from PGHA.

XIII. INSPECTIONS

PGHA may conduct inspections in accordance with:

- The Lease;
- HUD requirements;
- NSPIRE requirements; and
- Applicable law.

Residents shall provide access as required by the Lease.

XIV. LEASE VIOLATIONS

When housekeeping deficiencies are identified, PGHA may:

1. Provide education and counseling;
2. Issue written notice;
3. Require corrective action;
4. Conduct follow-up inspections;
5. Issue lease violation notices; and/or
6. Pursue lease enforcement remedies permitted by law.

Nothing in this policy limits PGHA's authority to address emergency health or safety conditions immediately.

XV. REASONABLE ACCOMMODATIONS

Residents who require assistance due to a disability may request a reasonable accommodation in accordance with PGHA's Reasonable Accommodation Policy.

PGHA will evaluate requests in accordance with applicable federal and state law.

XVI. RESIDENT ACKNOWLEDGMENT

I acknowledge that I have received, read, and understand the Penns Grove Housing Authority Housekeeping Standards Policy and agree to comply with its requirements.

Resident Name: _____

Unit Number: _____

Resident Signature: _____

Date: _____

PGHA Employee: _____

PGHA Employee Signature: _____

Date: _____

This policy supersedes all previous housekeeping standards and housekeeping rules.

Adopted by the Board of Commissioners of the Penns Grove Housing Authority pursuant to Resolution No. 35-2026.

Effective July 1, 2026.

**PENNS GROVE HOUSING AUTHORITY
RESOLUTION NO. 36-2026
RESOLUTION APPROVING THE PAYMENT OF BILLS**

WHEREAS, the Penns Grove Housing Authority ("Authority") has incurred expenses and obligations in the ordinary course of business for the operation and administration of the Authority; and

WHEREAS, the Board of Commissioners has reviewed the attached list of bills, invoices, and charges for services rendered and goods received; and

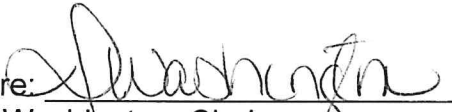
WHEREAS, the Board of Commissioners has determined that payment of the attached bills is necessary and in the best interest of the Authority.

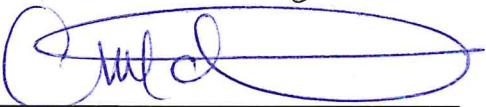
NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Penns Grove Housing Authority, that the attached list of bills and charges presented for payment is hereby approved and authorized for payment.

BE IT FURTHER RESOLVED, that the Executive Director and authorized financial staff are hereby authorized to process payment of the approved bills in accordance with the Authority's financial policies and procedures.

BE IT FURTHER RESOLVED, that this Resolution shall take effect immediately upon adoption.

PENNS GROVE HOUSING AUTHORITY

Signature: 
Ignacia Washington, Chairperson

ATTEST: 
Board Secretary

**Resolution No. 36-2026
Adopted: July 1, 2026**