

STATE OF NEW JERSEY
HACKENSACK HOUSING AUTHORITY
65 FIRST STREET
HACKENSACK, NEW JERSEY 07601

THURSDAY, APRIL 11, 2013

(This is a condensed version of the taped minutes of the Regularly Scheduled Monthly Meeting of the Hackensack Housing Authority commencing at 6:00 P.M.)

Chairman AnnMarie Saccaro called the meeting to order.

ROLL CALL

Present: Chairman AnnMarie Saccaro
Commissioner Gino Tessaro
Commissioner Anthony Stassi
Commissioner Michael D'Arminio
Commissioner Pargellan McCall

Also Present:

John Bellocchio, Acting Executive Director
William F. Snyder, Consultant to the Authority
Gregory Asadurian, Esq., Counsel to the Authority
Patrolman Robert Carucci
Patrolman Greg Zisa

Absent: Commissioner Ralph Rivera
Commissioner Al Casamenti

OPEN PUBLIC MEETINGS ACT

Adequate notice of this meeting as required by the Open Public Meetings Act has been provided by the filing of an Annual Meeting Notice with the Municipal Clerk and posting of said notice on the bulletin board in the Municipal Justice Center and delivery of same to the Bergen Record and Star Ledger on December 26, 2012. This body wishes to advise you in accordance with N.J.S.A. 26:3d smoking is prohibited while this body is in open or closed session.

FLAG SALUTE

All present stood and recited the Pledge of Allegiance. A moment of silence was held in support of our troops, both home and abroad.

APPROVAL OF FEBRUARY MINUTES 2013

Motion to approve minutes of February 2013 made by Commissioner D'Arminio; seconded by Commissioner Stassi.

VOTE: AYES/All Present Commissioners (5) Absent: Casamenti/Rivera

RESOLUTIONS #2013-7 THROUGH #2013-9

1. RESOLUTION #2013-7 – AWARD OF MISCELLANEOUS CONTRACTS

Motion made by Commissioner McCall; seconded by Commissioner Tessaro.

Mr. Snyder explained some contracts are yearly or every two years. These were contracts that would expire and proposals were necessary. RFPs are listed in the newspapers. These proposals are awarded to the lowest proposal: landscaping; heating/ventilating/air-conditioning; plumbing; closed circuit television – surveillance cameras in our buildings. These all are for a two-year period, which can be terminated by HHA at any time for any reason – lack of performance.

VOTE: AYES/All Present Commissioners (5) Absent: Casamenti/Rivera

2. RESOLUTION #2013-8 – AUTHORIZATION TO OPEN PETTY CASH ACCOUNT

Motion to approve made by Commissioner Stassi; seconded by Commissioner Saccaro.

Mr. Snyder said all applicants receive a police background check before they are allowed into the building, to pass the criminal background check. A form was filled out previously, sent to the NJ State Police and they would bill HHA. Now the State Police want to be paid up front. The applicants will be required to pay for this. When they come in with the receipt, HHA will reimburse them immediately as their funds are not substantial. The accountant recommended this procedure. Cost is approximately \$27.50 times the number of applicants. That amount will be replenished each month in the Petty Cash Account. It will be listed separately on the bill list. Mr. Bellocchio said people were reimbursed yesterday; it will be listed on May's bills.

Chairman Saccaro asked if this is a separate petty cash account. Mr. Snyder said yes. It can't be used for anything else.

VOTE: AYES/All Present Commissioners (5) Absent: Casamenti/Rivera

3. RESOLUTION #2013-9 – APPROVAL OF CEILING RENTS

Motion to approve made by Commissioner D'Arminio; seconded by Commissioner McCall.

Mr. Snyder explained in 1998 HUD changed the rules on the basis of how HHA tenants pay their rent. Before that time, all tenants were required to pay 30 percent of their adjusted annual income towards rent. In 1998 HUD adopted "ceiling rents". Ceiling rents are whatever apartments HHA has (2 or 3 bedroom), what is the comparable rent in Hackensack. Mr. Snyder did a calculation based upon the market prices. This is to be done every year. Every tenant has the option of either taking 30 percent of adjusted annual income as a ceiling rent. Obviously, why would someone take a 4-bedroom apartment at \$1,504 when 30 percent of their adjusted annual income is \$250? That's not the tenant we're talking about.

Some tenants' incomes have gone up or they're very high. Their adjusted annual income might be \$2,000. This person gets the option of saying, no, I want to pay the \$1,504 for a 4-bedroom unit. The rents have not been raised in several years, even though it was required. Mr. Snyder did not do it because of the economy. Now, the auditors could look at it and say, why haven't you done it every year. If anybody's rent is affected, where there's a 10 percent increase, it would be phased in over a couple of years.

VOTE: AYES/All Present Commissioners (5) Absent: Casamenti/Rivera

CORRESPONDENCE

Chairman Saccaro commented on the Rutgers Study. (Discussed in Mr. Snyder's report.)

PAYMENT OF CLAIMS

Motion to approve payment of claims for April made by Commissioner Stassi; seconded by Commissioner Tessaro.

VOTE: AYES/All Present Commissioners (5) Absent: Casamenti/Rivera

MANAGEMENT REPORT & UNFINISHED BUSINESS

Mr. Snyder reported HHA is working on a grant with Rutgers re: bed bugs. About a year ago, the State Association did a bed bug training workshop in Secaucus. Our people attended it with Mr. Bellocchio and Mr. Snyder. From that, HHA volunteered one of our sites – one that was really infested, because the Department of Entomology is doing studies on this and the most effective way to eradicate bed bugs. Rutgers Dept. of Entomology is one of the most leading experts on them and treatments in the country. They came to one of HHA's units and there were thousands in that unit. The team discovered that HHA is really proactive and what was done here goes above and beyond what anyone else has done and seen. Rutgers is now using HHA as a beta site. If you don't deal with it, it can be pandemic. HHA uses heat treatment and saucers with talcum powder. The team brings in a can of CO₂, because bed bugs are attracted to people because of the carbon dioxide that you emit. Using the cups in the treatment, they'll be hundreds and hundreds of bed bugs in the cup. You'll see the amount go down as the treatment is working.

Over the past several months, citizens have talked about the leaks in this building. A survey was done, but not yet completed, and is due 4/19. There are 23 leaks and 21 of them are in air-conditioners. Mr. Snyder will have an elevation of a drawing, pinpointing where the leak is, go out for an RFP to bring in an engineer, take a look at the problem and how can it be corrected. This all relates to the design of the building, the air-conditioners, rain coming from a certain direction. It will be taken care of the next Capital Fund allocation, if HHA receives anything, as HUD is cutting everywhere.

Mr. Snyder said the ceiling rent calculation is 7.6.

There is a contract with the Bergen County, where HHA manages a shelter on Passaic Street. The County has notified HHA that they expect the vendors to absorb these increases in costs. Mr. Snyder has already responded saying it's unfair that HHA was not notified sooner, and he plans to speak with the head of Human Services. You cannot tell HHA in April, when the year starts in January, there is no leeway to make adjustments. Mr. Snyder will make sure in September that he's in contact with them, saying you can't expect us to absorb these increases because HHA won't be making any money. HHA is not in the business of losing money.

Mr. Snyder said the **non-smoking policy** has been implemented. Mr. Bellocchio said he's still waiting to find out what he can put on the sign. HUD says penalties cannot be charged. HUD says: HHA can say you are in violation of your lease and you can be **evicted**. Mr. Snyder said one apartment is very bad and the police have been to that apartment. The apartment will be painted and then monitored.

Most judges are not going to evict someone unless HHA can prove that it's creating a health life situation. Mr. Asadurian said you give the tenant a notice to cease, then the notice to quit, and then the burden is on HHA to prove that the individual is smoking. Commissioner McCall asked if there is no sanction except eviction? Mr. Asadurian stated they looked into if a monetary fine was something that could be done, but it's not allowed. Mr. Bellocchio added smoking in the public area (common areas) is not allowed and HHA can do whatever they want in that regard. Commissioner McCall asked if hallways are common areas? Mr. Bellocchio said community rooms, etc. Mr. Snyder said he finds it difficult to visit those apartments that smell of smoke. Smoke is going through the ventilation system. The police have visited one apartment, but they've yet to see someone smoking in the apartment.

INFORMATIONAL

Mr. Snyder announced that today is Mike and May D'Arminio's 60th wedding anniversary. (Applause.)

Chairman Saccaro announced it is Ruth Kennedy's birthday today.

HACKENSACK POLICE DEPARTMENT

Officer Zisa reported they are working with the Detectives in evicting unsavory people at 60 Kansas Street. They are keeping close watch of that area. In regard to the smoking issue, if they get a telephone call, they will respond to the apartment in question, and try to see if the person is smoking. If the police do not see them smoking, there isn't much that can be done. Police can request tenant let them into the apartment, but they have the right to refuse. If police do see a cigarette in an ashtray, they'll leave a report for the office.

An officer was injured at Kansas Street. Police have been very proactive there in keeping certain individuals away. There was an altercation and an officer was hurt. Mr. Bellocchio said police assigned to HHA have given tenants their personal cell phone numbers. He is very impressed with that effort.

Officer Carucci said he's left a report each time he comes in regards to smoking, and notation is made in computer with that regard, even if he doesn't leave a report. If Judge and attorney come to an agreement re: smoking, then information is already in computer. Police are here from 10 to 2, any issues, please call them.

REMARKS OF CITIZENS

MARY addressed issue about smoke from one certain apartment. Mr. Bellocchio said he hopes after it is painted, things will be better. Mary said he does not go out at night to smoke, although Mr. Bellocchio stated he's seen the man outside during the day.

GERI ANSERA, Apartment 3G, said she has water coming out of the toiler. Today it occurred 3 times. Mr. Bellocchio asked was it bubbling? Geri said it's shooting out. Mr. Bellocchio said he'd have someone from maintenance check it out tomorrow. Mr. Bellocchio said it's a problem with the vent. Geri said she might be out, but gave permission for the maintenance man to enter her apartment.

MOTION TO GO INTO CLOSED SESSION

Motion to go into closed session made by Commissioner D'Arminio; seconded by Chairman Saccaro.

VOTE: AYES/All Present Commissioners (5) Absent: Casamenti/Rivera

MOTION TO GO TO OPEN SESSION

Motion to go back to Open Session made by Commissioner Stassi; seconded by Commissioner McCall.

VOTE: AYES/All Present Commissioners (5) Absent: Casamenti/Rivera

Motion to appoint Anthony Feorenzo to position of Operations Manager at starting salary of \$50,000 on a six-month probation period commencing Monday, May 6, 2013 made by Commissioner Stassi; seconded by Commissioner Tessaro.

VOTE: AYES/All Present Commissioners (5) Absent: Casamenti/Rivera

ADJOURNMENT

Motion to adjourn made by Commissioner McCall; seconded by Commissioner Tessaro.

VOTE: AYES/All Present Commissioners (5) Absent: Casamenti/Rivera

Respectfully submitted,
Deborah L. Alvarez, Transcriber