

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

THURSDAY, FEBRUARY 14, 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 Ralph Rivera  
Commissioner Al Casamenti

Also Present:  
William F. Snyder, Consultant to the Authority  
Gregory Asadurian, Esq., Counsel to the Authority  
Sgt. Smith, Hackensack Police Department  
Patrolman Robert Carucci  
Patrolman Greg Zisa  
Sonia Verdade, Boys & Girls Club of Hackensack

Absent: Commissioner Michael D'Arminio  
Commissioner Pargellan McCall  
Acting Executive Director John Bellocchio

**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.

## **REORGANIZATION OF BOARD**

(At this point in the proceeding, Chairman Saccaro turned the meeting over to Mr. Snyder.)

Mr. Snyder explained February is the reorganization meeting. Floor opened up for nomination for office of Chairperson of the Hackensack Housing Authority.

Motion made by Commissioner Casamenti to appoint AnnMarie Saccaro as Chairperson. No second is required.

There were no other nominations received; nominations were closed.

Motion made by Chairman Saccaro to appoint Al Casamenti as Vice-Chairperson. No second is required.

No other nominations were received; nominations were closed.

Motion made by Commissioner Stassi to appoint Michael D'Arminio as Treasurer. No second is required.

No other nominations were received; nominations were closed.

**One unanimous ballot was cast for each position – Chairman AnnMarie Saccaro, Vice-Chairman Al Casamenti and Treasurer Michael D'Arminio.**

Motion to approve appointments as listed above made by Chairman Saccaro; seconded by Commissioner Rivera.

VOTE: AYES/All Present Commissioners (5)                      Absent: D'Arminio/McCall

## **APPROVAL OF MINUTES OF JANUARY 10, 2013**

Motion to accept minutes of January 10, 2013 made by Commissioner Stassi; seconded by Commissioner Rivera.

VOTE: AYES/All Present Commissioners (5)                      Absent: D'Arminio/McCall

## **RESOLUTION #2013-6 - PAINTING**

Motion to approve Resolution #2013-6 made by Commissioner Casamenti; seconded by Commissioner Tessaro.

Mr. Snyder explained painting contracts are for a two-year period. The last one was awarded to Robert Goldsmith (a contractor never used before). A mutual agreement was reached for him to just walk away from the contract. Painting award was then given to the second low bidder, J.K. Painting, who had previously done work for the Authority. The remaining term of the contract is about one year.

VOTE: AYES/All Present Commissioners (5)                      Absent: D'Arminio/McCall

### **CORRESPONDENCE**

There were no questions or comments regarding Correspondence.

### **PAYMENT OF CLAIMS**

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

VOTE: AYES/All Present Commissioners (5)                      Absent: D'Arminio/McCall

### **EXECUTIVE DIRECTOR'S REPORT & UNFINISHED BUSINESS**

Mr. Snyder said under Correspondence there were four RFPs that came out today: landscaping, HVAC, closed-circuit television and plumbing.

For the Energy Performance Contract, HHA signed a contract with Tozour Energy to do the energy audit, which will list the energy conservation measures: changing lights, changing toilets, etc. There was a kick-off conference call with them last week. The next thing will be a list of all proposed items to do.

A contract was awarded a while back to renovate the elevators in all buildings. They are starting Saturday of this week to repair the interiors, particularly the mustard color. Commissioner Casamenti asked what it would be now. Mr. Snyder said wood grain panels.

Bed bugs have been an issue, as in every housing authority. Richard Cooper, an entomologist from Rutgers University, is working with the staff here. Mr. Cooper is impressed by everything the Authority is doing to eradicate the problem. There is a company that puts insecticide in their paint, which is used behind cabinets, and helps with roach problem. Now that company has gotten approval from the Federal Government to use a product to kill bed bugs. Through the Capital Fund, the Authority is going to be purchasing a closed-end trailer which will contain a washer/dryer so that when the units that are being treated, everything can be

taken out of the apartment and treated outside so the existing washer/dryer is not contaminated.

Mr. Snyder said he had the signs designed for no smoking and before fines are invoked, but there is an issue right now about if the fines can be invoked. Mr. Snyder will have a meeting to talk about what has to be done before the signs can be displayed. Once the signs are up, Mr. Snyder will meet with Mr. Asadurian about the problematic heavy smokers.

## **HACKENSACK POLICE DEPARTMENT**

Sgt. Smith is now in charge of the Hackensack Police Department officers at the Housing Authority. The report from the HPD will be turned in Monday to the office. There are no major incidents or problems to report.

## **BOYS & GIRLS CLUB OF HACKENSACK**

Sonia Verdade presented her report to the Commissioners. At this time there are 125 members. Her report listed the many events held for the children:

1. Jan. 11 – Lock in sleepover fundraiser
2. Jan 18 – Martin Luther King Jr. Project
3. Black out event at Lodi Facility – fundraiser where 129 youth attended
4. Jan. 25 – Bergen Links Volunteers
5. Support of Unilever Company
6. Kohl's Cares Volunteer Day for employees
7. Feb. 19 – Ramapo College Tour
8. Smart Moves Program

Sonia said there will be Tricky Tray fundraiser at the Venetian in Garfield. Tickets are \$55. Money raised will be split between Lodi and Hackensack. Kohl's Cares of Nanuet is planning an event and will donate \$1,000 to the Boys & Girls Club of Hackensack. Her report also included other statistics: there are 74 single parent households, ethnicity, age frames, attendance, etc.

Sonia asked the Board if a quarterly report would be adequate. Everyone agreed that would be fine. Chairman Saccaro asked how much was raised at the sleepover held in Lodi. Sonia said \$1,300 was raised. There were 130 children from the middle school.

## **NEW OR OLD BUSINESS – nothing at this time**

## **REMARKS OF CITIZENS**

PEDRO COOK, 10C, said water is coming into his apartment. He has lived here six years and has had water 3-4 times previously. Last Wednesday there was a heavy

rain and wind. He used a pail and mop,  $\frac{3}{4}$  of the room had water on the floor. Pedro called maintenance at 4 AM, the maintenance man came at 5:15 AM and got flooding under control. Rain had stopped. The man left, said he'd come back, and returned with a pail. Pedro estimated 5-6 gallons of water, 3-4" of rain came in around the air-conditioner.

ISABELLE TILLERY, 8B, asked about the television in the Community Room. Only one channel can be seen. Mr. Snyder said people come and steal the cable wire or steal the remote and/or batteries. That is the problem.

She asked again about the exercise bike in the Community Room. Commissioner Casamenti said he'd checked on the bike and a pedal is missing. The bike works fine, it just needs another pedal.

MARY JONES, 7A, reported water is also coming into her apartment. She has not had this problem before, and it is not as much as Pedro had. Commissioner Casamenti asked if covers on the air-conditioners would help.

#### **ADJOURNMENT**

Motion to adjourn made by Commissioner Stassi; seconded by Commissioner Rivera.

VOTE: AYES/All Present Commissioners (5)                      Absent: D'Arminio/McCall

Respectfully submitted,

Deborah L. Alvarez, Transcriber