

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

THURSDAY, JUNE 13, 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 Anthony Stassi
Commissioner Gino Tessaro
Commissioner Pargellan McCall

Also Present:
John Bellocchio, Acting Executive Director
Anthony Feorenzo, Operations Manager
Gregory Asadurian, Esq., Counsel to the Authority

Absent: Commissioner Al Casamenti
Commissioner Ralph Rivera
William F. Snyder, Consultant

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, the posting of said notice on the official bulletin board in the Municipal Government Building, and delivery of same to the Bergen Record & Star Ledger on 11/26/12. This body wishes to advise you that, in accordance with N.J.S.A.26:3D(1), et seq. (Smoking in Public Buildings, smoking is prohibited while this body is in open or closed session.)

FLAG SALUTE – All those present stood and recited the Pledge of Allegiance.

MOMENT OF SILENCE – COMMISSIONER MICHAEL D'ARMINIO

Chairman Saccaro asked all to remain standing, and said: "Michael was a dedicated Commissioner for 25 years. He was a good friend and a loyal citizen of Hackensack, the town in which he lived and loved. He was here his entire life. We'll miss you, Mike. Rest in peace."

APPROVAL OF PREVIOUS MEETING MINUTES – MAY 15, 2013

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

VOTE: AYES/All Present Commissioners (4) Absent: Casamenti/Rivera

RESOLUTIONS #2013-12 –

1. #2013-12 – APPROVAL OF ANNUAL/FIVE YEAR PLAN

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

Mr. Bellocchio explained this is done annually, what Hackensack is going to do with the monies given to the Authority by HUD, even though it isn't 100 percent. There were no questions.

VOTE: AYES/All Present Commissioners (4) Absent: Casamenti/Rivera

CORRESPONDENCE

Chairman Saccaro asked if there were any questions or comments regarding the list of correspondence. There were none.

PAYMENT OF CLAIMS – JUNE 2013

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

VOTE: AYES/All Present Commissioners (4) Absent: Casamenti/Rivera

MANAGEMENT REPORT & UNFINISHED BUSINESS

Mr. Bellocchio said the Authority is waiting for money. There are several projects being contemplated. The generator in this building needs to be replaced. It is run every week, but has some issues. An engineer would come in to do the evaluation, let the Authority know how much money is needed, what kind of KW has to be generated and then the Authority would go out for bidding.

Chairman Saccaro asked if that had anything to do with the visit last year at Cooper Union. People did come in last week and getting rid of the steam heat in both 164 and 160, as it is so unbalanced. They are trying to give the Authority a cost estimate.

There are a lot of vacancies this month. Chairman Saccaro asked about the vacancies. Mr. Bellocchio reported several people have gone to nursing homes, and there are 7-8 vacancies. There are people ready to go in, but this has been an unusual month.

OLD BUSINESS – nothing at this time

HACKENSACK POLICE DEPARTMENT

Mr. Bellocchio reported Director Modega has changed the report system. Sgt. Aletta is in charge of the officers based at the Housing Authority.

BOYS & GIRLS CLUB OF HACKENSACK/LODI

Sonia Verdade reported there are 130 members. Three fund raising events were held and \$1,231 was raised. Two events are coming up - this Friday and next Friday. Summer program begins July 8th to August 30th, an eight-week program, 9 AM to 3 PM including snacks. Trips are planned. 12 youth went to the PGA Superstore on Route 17, a six-week course for golf, which has three core values: respect, responsibility and courtesy; a self-defense karate program on Saturdays at the club throughout the summer; a gardening program – Kohl's donated \$500 and flowers were planted; the Housing area was cleaned up and the Club received \$1,500 for that – a Go Green Event. Vegetables were also planted and will be used to feed the attendees at lunch time. Unilever came in again to help the children (photos in her presentation).

Sonia introduced Demetri, who now works for the Club. He was selected as a Youth of the Year, a young man voted top three and in the top five in Lodi. He received a \$5,000 scholarship.

Demetri said he traveled between Hackensack and Lodi's Boys & Girls Club, thinking that Hackensack really needed a Club here. Sonia stopped him on the street and asked him if he had anywhere to go. She asked him to come in and check out the facility here. He liked it and asked to volunteer. Ever since he's asked when was he going to get hired. Demetri said what a huge mentor Sonia was in his life and what an effect she had on him as a role model, mother figure, sister figure, and a father figure, as he does not have a father. The children impact his life, and he wants to impact their lives.

Commissioner McCall asked Demetri how old he was – 17 and in the 11th grade at Hackensack High School. Commissioner McCall told Demetri he should reach out to her soon, as she wants to make sure he continues his education. Commissioner McCall said she can help Demetri in furthering his education and in getting scholarships.

Commissioner McCall added that on July 17, there will be a play in Leonia. For the fourth year in a row boys and girls will be taken to the rehearsal of a particular play. The person who is the Director of the play sponsors this. The play is South Pacific. It is specifically for the Boys & Girls Club, just transportation is needed. Dr. Joann Mecca, NJCU, sponsors refreshments during the intermission. The bus will leave 6:30-6:45 PM. Curtain opens at 8 PM and there is no charge to the children. Commissioner McCall asked Mr. Bellocchio if the little bus would be available again. Carmine was the driver, there was no problem regarding seat belts. Parents are invited to come along.

Chairman Saccaro asked Sonia to explain about the candidate for the Youth of the Year. Last week she attended the Youth of the Year dinner at Met Life Stadium, which is a keystone project that Demetri is in. It is a volunteer program/leadership program giving scholarships, which is a year-long process of essay writing. This was not always a year-long process, but now it is. Several companies have come in and helped the children with public speaking, rewriting their essays, and elaborating. One of the students, for the first time, made it to the top five. Hopefully, Demetri will be a Youth of the Year for Hackensack, if he continues to do well in academics, etc. The Boys & Girls Clubs impact many children.

Chairman Saccaro said she and Dr. Saccaro attended the event at Met Life Stadium, and it was a very exciting evening. The girl from Lodi, one of the top four contenders, is going to Rice University in Houston, Texas. She received a \$5,000 scholarship from the Boys & Girls Club of NJ, but she has a full ride to Rice.

Sonia mentioned to Mr. Bellocchio that many of the kids are throwing garbage in the vicinity of the playground facility and this area as well. Could they do some type of recycling program? The kids don't have anywhere to throw their garbage, and she's spoken to them about it. Would it be possible to have some garbage program where they could throw their snack papers and bottles. Perhaps it could be a type where only bottles or cans would fit and not personal garbage. Mr. Bellocchio said many times they are dumped. He'll try it again.

REMARKS OF CITIZENS

ANNA, 3B, said her neighbor smokes all the time and she has to take honey and lemon for her throat because she does not feel good. Commissioner Stassi and Mr. Bellocchio asked if it was her next door neighbor. Smoker lives in 3A. Chairman

Saccaro said there is a no-smoking policy in effect now. Anna went to the office and the office said she had to call the police. Mr. Asadurian said a notice will be sent to her to "cease and desist" after Mr. Bellocchio gives him the contact information.

Sonia helped the residents in English and said other apartments are 10A, 9E and 7E, where there are all smokers.

MARY JONES, 7A, said Mr. Bellocchio has helped her a lot regarding smokers, but now the men are smoking cigars near the building and when people are outside, they sit right at John's office and smoke their cigars. Mary does not confront them, but she does call the police. Mr. Bellocchio said they have to be 20 feet away from the building.

Commissioner McCall asked if a smoking area could be established in the back of the building, but Mr. Bellocchio said there wasn't any space.

LARRY, 2B, said people are smoking 20 feet away, but with his heart condition it is still difficult smelling the smoke. Mr. Bellocchio said the policy now is 20 feet, but the policy could be amended. MARY said the man smokes the cigar right up against the building, next to John's office. Mr. Bellocchio said the policy reads 20 feet from the front door, but if that isn't working, they'll make it 50 feet. The Commissioners agreed and it will be brought up at the July meeting.

LINDA RITTER, 1K, added she agrees with Larry and Mary, and that the man smokes right under her window.

ADJOURNMENT

Motion to close Public Meeting and go into Closed Session made by Commissioner Tessaro; seconded by Commissioner Stassi.

VOTE: AYES/All Present Commissioners (4)

Absent: Casamenti/Rivera

Respectfully submitted,

Deborah L. Alvarez, Transcriber