

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

THURSDAY, JUNE 12, 2014

(This meeting was not taped, but is condensed version of Transcribers notes of Regularly Scheduled Monthly Meeting of the Hackensack Housing Authority commencing at 6:00 P.M.)

Chairman Anthony Stassi welcomed everyone and called meeting to order.

ROLL CALL

Present: Chairman Anthony Stassi
Commissioner Gino Tessaro
Commissioner Marie Dukes
Commissioner May D'Arminio
Commissioner Al Casamenti
Commissioner Blanche Stuart

Also Present:
Executive Director Anthony Feorenzo
William F. Snyder, Consultant to the Board
Greg Asadurian, Esq., Counsel to the Authority

Absent: Commissioner Ralph Rivera

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 12/10/13. 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

At this point in the proceeding, Pledge of Allegiance recited by all those present. A moment of silence was held in support of police, firemen and our Armed Forces.)

APPROVAL OF PREVIOUS MEETING MINUTES – MAY 8, 2014

Motion to approve minutes of May 8th made by Commissioner Casamenti; seconded by Commissioner D'Arminio.

VOTE: AYES/All Present Commissioners (6)

Absent: Rivera

RESOLUTION #2014-11 – REJECTING THE BID FOR ROOF COATING & RELATED REPAIRS AT ORATAM COURT

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

Mr. Snyder explained the bid for rubber roof coating at Oratam Court was rejected because the bid substantially exceeded the cost estimate for the work. A new design will be forthcoming for the new roof. Executive Director Feorenzo explained there was no emergency at this time in replacing the roof. They will get a better price for the roofing job in September. It should come in around 16-\$18 a foot with a 20-year guarantee.

VOTE: AYES/All Present Commissioners (6)

Absent: Rivera

RESOLUTION #2014-12 – APPOINTMENT OF HOUSING AUTHORITY FUND COMMISSIONER TO NJPHA JOINT INSURANCE FUND FOR 2014

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

Mr. Snyder handed out this resolution to those present. The resolution designates Anthony Feorenzo to be a Fund Commissioner and Julissa Nunez as the Alternate Fund Commissioner representing Hackensack Housing Authority to the NJPHA JIF for 2014. Previously it was Mr. Snyder, then Mr. Bellocchio and now Mr. Feorenzo.

VOTE: AYES/All Present Commissioners (6)

Absent: Rivera

CORRESPONDENCE

7.1 – Letter dated April 15th – Regarding attorney fees for lease-related issues.

Mr. Asadurian explained about the law Governor Christie signed into law which allows a Court to award successful tenants legal fees where the landlord has the right to recover legal fees by virtue of its lease.

7.3 – Mr. Snyder this explained relates to notice given to tenants on June 4th regarding change to fee list and lease per S-2018.

7.5 – Mr. Snyder said this explains the way rents are determined and what tenants are charged. They may have two choices – to pay the flat rent or the amount regarding 30 percent of their income. A rent could be \$2,400 under one scenario or \$1,000 and the tenant gets to choose which amount, all depending on their income and the 30 percent. The new program will be phased in over three years. Most tenants have a formula rent. Mr. Snyder will have to present it to tenants next year also. This is something that HUD says you must do. Executive Director Feorenzo said three people came in and they all opted for the flat rent and saved money.

7.2 - Mr. Snyder said Lorraine Trobiano had retired as of June 1st, 2014. The position of Administrative Assistant has been advertised, resumes are in the Commissioners' packages and ED Feorenzo has interviewed three so far. Commissioner Stuart asked who are on the Personnel Committee. Mr. Snyder said Chairman Stassi, Commissioner Casamenti and Commissioner D'Arminio.

PAYMENT OF CLAIMS FOR MAY 2014

Motion to make payment of claims made by Commissioner Casamenti; seconded by Commissioner Stuart.

VOTE: AYES/All Present Commissioners (6)

Absent: Rivera

MANAGEMENT AND UNFINISHED BUSINESS

ED Feorenzo spoke about Apartment 8A @ 65 First Street and smoking in the building. The tenant will be moving either July 1st or August 1st. The tenant did not want to go to Court regarding his constant smoking.

Someone a few months ago asked about more parking at Newman & Railroad. ED Feorenzo has been working on finding more parking spaces for that area. There is a big sidewalk that will be black topped at Railroad and 15-18 parking spots will be made available, making the total 138 parking spots. The parking spots on the streets do belong to Hackensack Housing Authority. He spoke with the Shade Tree Commission and asked about the trees. They can make islands around the trees and get more parking spots.

(At this point in the proceeding, Commissioner Tessaro had to leave the meeting – 6:20 P.M.)

Commissioner D'Arminio mentioned that when she worked the polls Election Day, a woman living @ Kansas Street spoke to her about her serious health issues and person living across from her is a heavy smoker. Mr. Feorenzo said the woman should call the office; they will check the apartment and send a letter, if warranted.

ED Feorenzo said on Wednesday, July 2nd, there will be a bar-b-que for seniors at 175 Railroad Avenue. Time is from noon to 2:00 P.M. and the Commissioners are invited to attend.

At 65 First Avenue, the roof antenna is 65 percent completed. The first check was collected on June 1st. The steel frame will be finished soon. The new generator for 65 First will be delivered in about four weeks.

Hackensack Police were not available this evening. The Type II Police Officer will be working until 6:00 PM. Full-time Police will be on duty from 6:00 PM to 2:00 AM. We pay \$170,000 for full time. Mr. Feorenzo got the police report today and they will be in attendance next month.

OLD, NEW OR OTHER BUSINESS – nothing at this time

REMARKS OF CITIZENS

Mary Jones, 65 First Street, said the police don't always go from the 10th floor down to the 1st floor. Some just sit in their cars. She asked what the cell tower is for. ED Feorenzo explained that AT&T needed to have better cell service in the area and are paying HHA about \$3,000 a month for the antenna on the roof.

DOC RUSSELL – lives in the area and would like to see an agenda for the meeting. Mr. Snyder & Mr. Feorenzo said they'd have an agenda available next month.

ISABELLE TILLERY, 8B, 65 First, spoke once again about the smoker in 8A. He is the one moving July or August 1st. She also asked about the shopping carts. Tenants do not return to the kitchen for other people to use. Mr. Feorenzo will check on them. She also asked about the hot water. Mr. Feorenzo said there was a problem with the circulator pump. It is now fixed and should be better.

PEGGY HARRISTON, 86 Newman, Apartment C3, gave seven takes to Carmine. She asked if Mr. Feorenzo received them. He said he received one, and will speak with Carmine tomorrow.

MAOLA, 7B, 65 First, asked if anything could be done about the fire engines and ambulances making so much noise.

ADJOURNMENT – 6:40 P.M.

Motion to adjourn made by Commissioner Casamenti; seconded by Commissioner Stuart.

VOTE: AYES/All Present Commissioners (5)

Absent: Rivera/Tessarò

Respectfully submitted, Deborah L. Alvarez