

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

THURSDAY, FEBRUARY 8, 2018

**(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.)**

Executive Director Anthony Feorenzo called the meeting to order.

**ROLL CALL**

Present: Chairman Anthony Stassi  
Commissioner Marie Dukes  
Commissioner Blanche Stuart  
Commissioner Gino Tessaro  
Commissioner Sarquis Pico

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

Absent: Commissioner May D'Arminio  
Commissioner Michael Allegretta

**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 12/7/17. 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** – Pledge of Allegiance followed by moment of silence in support of Police, Firemen and Armed Forces.

## **APPROVAL OF PREVIOUS MEETING MINUTES – January 18, 2018**

Motion to approve January 18, 2018 minutes made by Commissioner Stuart; 2<sup>nd</sup> by Commissioner Dukes.

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

## **RESOLUTIONS – none at this time**

## **CORRESPONDENCE**

ED Feorenzo explained RFPs going out for painting (2-year contract) – flat fee for studios/1-bedroom/2-bedrooms/3-bedrooms/4-bedrooms. Garbage removal – 40 yard container stored at Maintenance Garage, used on as needed basis when people move out. RFP for vinyl flooring when apartments are vacated (company comes in on a set price). RFP for computer services. RFP for exterminating. Each is a two-year contract. Next meeting ED Feorenzo will bring these 4 RFPs to the Board for Resolution approval.

## **PAYMENT OF CLAIMS – January 2018**

Motion to approve payment of claims made by Commissioner Tessaro; 2<sup>nd</sup> by Commissioner Stuart.

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

## **BOYS & GIRLS CLUB OF HACKENSACK – SONIA VERDADE**

Unit Director Sonia Verdade gave an extensive report, giving out small planners to Commissioners, and also when seniors were fed. Sonia reported a new B&G Club has been opened in Teaneck – 3<sup>rd</sup> site: Lodi/Hackensack and Teaneck. It was opened February 3<sup>rd</sup> with C.C. Sabathia there also. This report is from January 11<sup>th</sup>; on her next visit she will have another update. There are 103 active members, but might not come all the time; 61 active school members; 32 are housing; 10 are either paying or subsidy from Office from Children. New STEM Program started – someone came from Lodi site and run STEM 3 days a week in Hackensack. On the schedule it indicated each group gets 1 day a week. Tuesday: K through 2<sup>nd</sup>; Wednesday: 3<sup>rd</sup> & 4<sup>th</sup>; Thursday: 5<sup>th</sup> & 6<sup>th</sup>. Violin Program is continuing – performing at Grand Opening in Teaneck and Awards Dinner last Tuesday – 5 children participate – every other week and 2 children from Bergen Academies.

The Club works with Nike Outlet co-workers & managers volunteering to hand out with the children: gym/homework, etc. There is a relationship with Stryker (maker of prosthetics) in Mahwah – who requested 10 children ages 5 & 8 to attend a Halloween special, decorating pumpkins with employees. Stryker asked what kind

of costumes did these children like, purchasing all the costumes for attendees; made baskets for their families – cereal, canned goods. Children were surprised when they received costumes. Club held a Halloween Party on 10/27 from 7-9 PM sharing pizza, chips, cupcakes.

There was an Operation Shoebox where 35 shoeboxes were packed, dropped off at a church in South Hackensack where they are packed with notebooks, pencils, crayons, coloring books, stickers, flashlights and are sent overseas to children who don't have school supplies or Christmas gifts.

30 Thanksgiving baskets were given to club members – 3 families were chosen (2 from Housing/1 a family with 5 children (not housing). Chit Chat Diner donated the entire meal to the families – all precooked and delivered. On 11/27 Senator Josh Gottheimer spoke about internet promotion, kids asked questions about internet and STEM-related items.

On 12/2 two Club members from Hackensack and 3 from Lodi volunteered to help feed Housing Seniors. Tables were decorated, delicious food served and is getting better attended each year.

On 12/4 & 12/6 lessons were given about food program and nutrition lessons. 12/16 a store at Garden State Plaza (Uniglo) requested 22 children be selected and were given \$125 gift card each to shop. Employees teamed up 3/1 and kids were able to shop for clothes for themselves.

On 12/22 60-club members received Christmas gifts; given pizza, chips and juice and Stryker provided all the kids with gifts for the holidays.

Sonia had photographs at the back of her extensive report showing what the kids participated in. Sonia also reported yoga has been started; mats were purchased and have been implemented at the Club.

ED Feorenzo said Boys & Girls Club is having their annual beefsteak fund raiser March 21<sup>st</sup> at B&G Club in Lodi . ED Feorenzo and Carmine will be attending and perhaps other Commissioners would like to go also to get a table - \$50/head.

(At this point in the proceeding, Sonia Verdade left the meeting.)

ED Feorenzo informed Commissioners he met with City Manager on Thursday, February 1<sup>st</sup>, regarding HHA's old police vehicle, no longer on the road. Mr. Snyder accompanied him; neither keen on purchasing a new vehicle nor wanting to get insurance and have Police use it. When Mr. Snyder was Director here there had been claims – 2 wrecks and HHA was sued and expensive outcome. An agreement was reached – HHA uses their services 7-days a week at night from 6 PM to 2 AM. They will supply a vehicle and HHA will pay them a monthly fee for 7

years until vehicle is paid - \$400+/monthly; insured in their name and they will be responsible for it. HHA will be indemnified for any issues that occur with a police officer or vehicle. Commissioner Stuart asked what happens after 7 years to the vehicle. ED Feorenzo answered it's under their name, their insurance and HHA will do again, if they're still providing support. ED Feorenzo said in speaking with City Manager, after 7-10 years, they can't get parts for the cars, aren't allowed to be on the road. Mr. Snyder added that two incidents totaled more than 7 figures. JIF isn't really happy about HHA providing vehicle, so Messrs. Feorenzo and Snyder came up with this idea of paying Hackensack a little bit extra; they own the car, are responsible if there's an accident, etc.

ED Feorenzo spoke about 40 Passaic Street. He will be speaking about the 2019 budget with Bergen County, asking for a \$5,000 increase in the budget, not having had an increase since 2013. Security guards cost has risen, materials, etc. so \$5,000 will be good.

ED Feorenzo is meeting with M&M Construction, company awarded contract for banding at Newman & Railroad. He has their bond and will meet with them for pre-construction meeting; get their proper documents; submit transmittals to the architect for approval for color; construction then to start on banding.

ED Feorenzo would like to have a meeting on March 8<sup>th</sup> at 5:00 P.M. with Occupancy Committee prior to regular Commissioners' meeting to discuss opening waiting list; figure out when and how to open; get ideas from the Board; present it to the committee. Additionally, as of today, there are 22 applicants for 1-bedroom units – all family as senior waiting list is always open. 16 applicants for 2-bedroom; 13-applicants for 3-bedroom and zero applicants for 4-bedrooms, there are none available. There are only 12 4-bedroom available. One family was transferred from 3-bedroom to 4-bedroom last month. ED Feorenzo will come up with a plan with the committee on how to open waiting list, how long to do it and it will be advertised also; bring it to the Board that evening and figure out when to start. The waiting list for senior and elderly and disabled, which is unusual, has preferences: Hackensack residents and military – not one person on list with two preferences. It's only Hackensack residents, not one military person. There is over 330 for studio; 600 for 1-bedrooms. ED Feorenzo said senior/ elderly and disabled buildings are never shut. ED Feorenzo complimented ladies in the office on purging the list, and transferring or moving people around.

ED Feorenzo requested that any Commissioners wishing to attend the beefsteak let him know as soon as possible.

## **OLD BUSINESS**

ED Feorenzo reported Dave is back to work, having had his knee operation. The employee who had the stroke is back to work.

**NEW BUSINESS – nothing at this time**

**OTHER BUSINESS – nothing at this time**

**REMARKS OF CITIZENS**

Ruth Kennedy asked when the dryers would be repaired or replaced. ED Feorenzo said when he gets an RFP to bid them out; contract is up in six months. Tenants should not overload the dryers, as that is why the dryer shuts off. The man will have to come to fix the dryers again; ED Feorenzo has already called him.

**ADJOURNMENT**

Motion to adjourn made by Commissioner Stuart; 2<sup>nd</sup> by Commissioner Dukes.

VOTE: AYES/All Present Commissioners (5)

Absent: D'Arminio/Allegretta

Respectfully submitted,

Deborah L. Alvarez  
Secretary/Transcriber