

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

THURSDAY, MAY 8, 2014

(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 Anthony Stassi welcomed everyone and called meeting to order.

ROLL CALL

Present: Chairman Anthony Stassi
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
Rick Steinberg, Esq., Counsel to the Authority

Absent: Commissioner Ralph Rivera
Commissioner Gino Tessaro

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 – March 13, 2014

Motion to approve minutes of March 13th made by Commissioner Casamenti; seconded by Commissioner Stuart.

VOTE: AYES/All Present Commissioners (5)

Absent: Rivera/Tessaro

RESOLUTION - #2014-10 – APPROVAL OF CAPITAL FUND BUDGET

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

Mr. Snyder explained this is annual statement for Capital Fund Budget. In 2014 HHA was allotted \$727,000 to make repairs to our buildings. Few years ago we did a Capital Fund Leveraging for money to make repairs to buildings. Looking at Line 18A of 1501 – Collateralization for Debt Service, \$332,000 is taken out every year of allocation to make that debt service. 15 years ago housing authorities were receiving approximately \$1.5 million. Now it is much less. We have applied under the Rental Assistance Demonstration Program, which will insert money for HHA to make repairs. A large portion of the money this year will go to replace roofs at Oratam Court. Cost about \$220,000 and this is now out to bid.

VOTE: AYES/All Present Commissioners (5)

Absent: Rivera/Tessaro

CORRESPONDENCE

1. Mr. Snyder welcomed back Chairman Anthony Stassi after several months with a health issue. Applause from all.
2. Mr. Snyder announced that Anthony Feorenzo is now officially pre-approved to be the Executive Director of the Hackensack Housing Authority. By statute Mr. Feorenzo must have a 4-year college degree and minimum of five years experience in this field, and he has met all credentials. (Applause.)
3. Residents discussed smoking problems last month. HHA has non-smoking policy. Mr. Snyder sent out another memo regarding this. ED Feorenzo and a maintenance man checked out an apartment that had been cleaned previously. It didn't smell too bad of smoke, but there were ashes all over the floor. Now going to Court, but no date as yet. Other residents will know from this that HHA is serious about drug possession, smoking and non-payment of rent. Commissioner Casamenti asked what happens if man is found guilty. Mr. Snyder said he'll be evicted. Commissioner Stuart asked if only the senior building is smoke free. Mr. Snyder said yes. Design of building ventilation draws smell throughout the building. 65 First is the only non-smoking building. This will set case law in the State of New Jersey.

4. People complained about security in buildings last month. Memo was sent out again. Those hoping to enter just hit a lot of buttons until someone let's them in. A lot of money has been spent on cameras and security. Mr. Snyder said he cannot protect people from themselves. If someone is breaching security, that is against HHA policy. You must check to see if you know who you are letting into the building.
5. Parking spot allotment was discussed last month. Memo sent out again regarding having appropriate stickers. Police will ticket or tow if no compliance. ED Feorenzo did a survey of Newman & Railroad. There are only 126 spots for 144 units. The secondary parking deck at the hospital is also full. 230 Central has 50 units and 42 spots. At 60 Kansas Street 7 spots were added. The allotment will be half guests/half residents. Commissioner Stuart asked if there were no other spaces. ED Feorenzo and Carmine went out and checked each site, no more parking spots available. ED Feorenzo looked for blueprint showing site plans, but has yet to find any. The City is treating it as if it's HHA. Chairman Stassi said maybe HHA has more spots, but people not living at Authority use during the day time. Mr. Feorenzo said there are no parking signs on fence, police do ticket. All spots are on a first come/first serve basis, which Mr. Snyder feels is the fairest. Boys & Girls Club in the middle of property and parking was expanded. Maintenance Building has six spots, they will be marked VISITOR. Mr. Snyder's memo said "Get Ready. If you don't have a sticker, you may get ticketed." Police will give warning notice first, then ticket.
6. ED Feorenzo talked about rental hall policy discussed last month. People must be out by 10 P.M. There is no charge for use of room, but \$150 security deposit, which will be returned if no damage. No alcohol is to be served.

PAYMENT OF CLAIMS

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

VOTE: AYES/All Present Commissioners (5)

Absent: Rivera/Tessaro

MANAGEMENT REPORT & UNFINISHED BUSINESS

Mr. Snyder said most of his report was discussed in Correspondence. He and ED Feorenzo met with Hackensack Police Commissioner re: contract, which had lapsed a while ago. PC is looking to move Type II police officers to HHA. They are just out of the Academy, starting here next Friday. Mr. Snyder liked this idea, as they are willing to do verticals (walking around building, walking stairwells, talking to residents, talking to senior residents, etc.). A system similar to what security guards use – pushing a button noting where they are in a building at a given time – is being considered. Tours would be set up; police would walk bottom to top pushing these buttons at designated areas, and doing the same outside. Mr. Snyder doesn't know cost of these. HUD Rules dictate

security has to be above and beyond what public gets when Authority is paying for it. When Mr. Snyder came here, he started the security program. To ED Feorenzo and Mr. Snyder, it appears the PC is on same page as HHA and doesn't want to go backwards. Tenants need to be safe and feel secure in every building. Mr. Snyder said the men are not here tonight as they haven't started. Next month you'll meet them and they'll attend meetings every month. ED Feorenzo ran the numbers regarding pay. It's about what HHA is paying now – for 1-1/2 officers. They're not going to do less. New graduates eager to please and we'll get more value having two officers per shift/6 days a week patrolling all the buildings. Shifts might be: 10-6 – with two officers; 6-2 AM – two officers at all times. Commissioner Casamenti asked if they would be offended checking in using the buttons. Mr. Feorenzo said cameras are installed in all the buildings. The security buttons used by security firms throughout a building might not be cost effective for HHA.

Commissioner Stuart mentioned at 164 Beech, people are sleeping in the Community Room overnight. Mr. Snyder said call office immediately and police will come right immediately. She asked about the Type II officers. Mr. Feorenzo and Mr. Snyder said they can carry guns, have the same arrest powers as regular police, except for the fact they must check their gun at the stationhouse when they go home. Commissioner Stuart said on Friday nights and Sunday mornings, there is a lot of noise in one apartment where church services are being held. She will relate the apartment number privately to ED Feorenzo and Mr. Snyder. Mr. Snyder said there is a noise ordinance.

OLD, NEW OR OTHER BUSINESS

ED Feorenzo asked Commissioners Dukes and Stuart for photographs for the wall. Mr. Snyder asked Mr. Feorenzo for a photograph also.

Chairman Stassi congratulated the two new Commissioners on their appointments to the Hackensack Housing Authority.

REMARKS OF CITIZENS

ISABELLE TILLERY, 65 First Street, 8B, registered with office when she first came to building, and has a green sticker. People park in her spot. When she speaks to an officer, he says, give them some slack. If she were to park in someone else's spot in the back, then she gets a ticket. Chairman Stassi said this is the only building that has assigned parking spots. ED Feorenzo said there is a sign outside about private property and parking. Mr. Snyder said he'd put a sign in elevators "This is private property. If you park here, you will be ticketed and towed." Isabelle added people park in the front lot and then visit in the building a few doors away. ED Feorenzo agreed and said he's chased them away. Mr. Snyder said you can call police department, give them the license plate number and they will come, ticket and tow the car. Mr. Snyder said if policeman says give them a few minutes; ask for his name, as it is not the officer's job to negotiate.

RUTH ANN TRAVERSE, 230 Ostrowski Court, thanked everyone for the 10 PM curfew at the community room. She asked if it was possible to get more handicap spots. Mr. Snyder they are wider than a normal spot and it is not possible to assign more. Mr. Snyder added re: community room. Police Commissioner may want to use that as one of their stop spots, check cameras, etc. When contract is signed, Mr. Snyder will know better.

Isabelle asked if she needed a new sticker. Chairman Stassi said no, old one is fine.

Commissioner Stuart spoke about handicap spots because her mother lived at 230 Central Avenue, her brother would drop her off, and then walk her upstairs, but he got a ticket because there was no visitor spot for handicap spot. ED Feorenzo said in order to park in handicap spot, you need a handicap sticker. He said if they don't have a sticker, park right along the front door, near the curb. Chairman Stassi added you cannot park in the handicap space. Mr. Snyder said contact the office, and they'll try to inform them as to what to do, perhaps giving them a placard when they do, leave flashers on, put sign in their window...just dropping off. ED Feorenzo said HHA not allowed to do that, it's a Federal Law, just park right in front of the door.

Commissioner Stuart commented about the police car parking up on the curb at 230 Central, which does not look like a housing project, but when the police car is parked there, it is like a stigma parked right near the dumpster. Mr. Snyder said when the car is parked there; they're in the room checking the cameras. He'll ask them to move it.

Ruth Ann asked about the police officer living in Ostrowski. ED Feorenzo said he doesn't think he's there any more. There could be a police officer, but the office isn't aware of him. Commissioner Stuart remarked about pay of police officers. ED Feorenzo said tenants are recertified each year by the Rent Department. Mr. Snyder said it's only when you move in, you have to be income eligible. The next year, your rent will go up as your income goes up. It only goes up to a flat rent – a 3-bedroom rent is about \$1,200. They will check on it.

ADJOURNMENT

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

VOTE: AYES/All Present Commissioners (5)

Absent: Rivera/Tessaro

Meeting adjourned at 6:40 P.M.

Respectfully submitted,

Deborah L. Alvarez, Secretary