

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

THURSDAY, APRIL 9, 2020

MEETING VIA TELEPHONE CONFERENCE – 2:00 P.M.

(This is a condensed version of the taped minutes of the Regularly Scheduled Monthly Meeting of the Hackensack Housing Authority)

Executive Director Anthony Feorenzo called the meeting to order.

ROLL CALL

Present: Chairman Anthony Stassi
Commissioner Michael Allegretta
Commissioner Blanche Stuart
Commissioner May D'Arminio
Commissioner Sarquis Pico

Also Present:
Anthony Feorenzo, Executive Director
William F. Snyder, Consultant to the Board

Absent: Commissioner Marie Dukes
Commissioner Gino Tessaro

(Open Public Meetings Act and Flag Salute was omitted.)

APPROVAL OF PREVIOUS MEETING MINUTES – MARCH 12, 2020

Motion to approve made by Commissioner Stuart; 2nd by Commissioner D'Arminio.

VOTE: AYES/All Present Commissioners (5) Absent: Dukes/Tessaro

RESOLUTIONS: None this afternoon

CORRESPONDENCE

ED Feorenzo sent out notice re: Coronavirus-19; RFP for elevator renovation at 164 Beech and this remote meeting notice. ED Feorenzo is waiting for RFPs to come back to office.

PAYMENT OF CLAIMS FOR APRIL 2020

Motion to approve payment of claims made by Commissioner D'Arminio; 2nd by Commissioner Allegretta.

VOTE: AYES/All Present Commissioners (5) Absent: Dukes/Tessaro

There were no questions regarding payment of claims.

MANAGEMENT REPORT & UNFINISHED BUSINESS

ED Feorenzo noted Cheryl, R.N., for the Authority is also listening on the telephone. Mr. Feorenzo explained there were 4 confirmed deaths in our buildings due to Coronavirus:

1 passing at 60 Kansas Street; 1 passing at 175 Railroad; 1 passing at 65 First; and 1 passing at 95 W. Railroad.

When ED Feorenzo received call re: 95 W. Railroad, that evening he had HHA cleaning company, who have been coming every week to sanitize door knobs, walls, elevators in building, hallways – they came immediately next morning to clean 95 W. Railroad and do rest of the buildings. He's using an approved chemical to kill the virus. Cleaner comes once a week wiping everything down. After that maintenance workers every few hours are going around sanitizing handles, door knobs with Clorox wipes (supply running low, but attempting to get more).

Mr. Feorenzo put in place a Policy & Procedure with our maintenance workers to wear mask and gloves when they go into an apartment on an emergency call. Tenant must be 6-feet away; if tenant does not comply, they are told they must leave the apartment. There have been no issues; men are all healthy. When maintenance man leaves that apartment, they are told to immediately dispose of the gloves, wash their hands. Policeman, who is also in charge of Emergency Management, informed HHA best way to keep disease from spreading is continually washing your hands and wearing mask going into an apartment. If man is in office or outside, mask not necessary, but going into apartment or building, masks and gloves must be on.

Board of Health is in contact with Cheryl. There are others, but not confirmed, that do have the virus; ED Feorenzo is sure they are isolating. Apartment in 95 was with husband/wife. There was a DR and husband passed; wife has it, but not out of the apartment, quarantining for her 14 days.

Commissioner Allegretta asked: if anyone does test positive for Coronavirus, does HHA get contacted? Mr. Feorenzo said no, due to HIPA laws. He is not allowed to put on the building that someone passed away in the building from the virus. Commissioner Allegretta said if cases get any worse, he believes building should be cleaned more than once a week. ED Feorenzo said he can do that. Cheryl added Health Department is calling her when they have positive cases – there are 500 cases at this time, and about a week behind in finding out that people that live here are positive and still at home. There is nothing more Cheryl/HHA can do about finding out except going door to door, which cannot be done. Mr. Feorenzo told Commissioner Allegretta he will work on getting cleaners here twice a week and not a problem. Maintenance men are not getting a lot of calls, and are going around once/twice a day wiping everything down also. Cheryl said in senior building, they are staying in and adhering to policies as far as she has noted. If they do come out, they wear masks and if no mask, wear a scarf or bandana. Only one person in elevator at a time. ED Feorenzo noted Community Room also closed, but he might see someone 100 feet outside of building having a smoke.

Chairman Stassi thought one person in the elevator was a good idea, but ED Feorenzo noted that is what they've requested, but do not monitor 24-hours.

Commissioner Stuart asked if family at 95 had children or did ED Feorenzo not know. Mr. Feorenzo said there were no children; in the Dominican Republic and came back and probably got it there.

ED Feorenzo noted if Commissioners have any concerns or questions, just contact him and it will be discussed. He has called Phase 3 Cleaning when someone passes from the virus in an apartment. Their recommendation is: no one is moving into apartments, so when body is removed, leave apartment for 14 days before you allow anyone in and just let apartment air itself out and virus will be gone. He had requested Phase 3 to come in immediately, but they said no need to; this is what they've been doing around the State. No new tenants are being allowed to move into buildings; units will stay empty until it's safe.

Commissioner Stuart asked about rent payments. ED Feorenzo explained they are receiving many rent checks. He put a mail box at 65 First Street between the doors. Letter to family unit stated HHA will not be taking money through the window. Most are dropping it in mailbox, right in front of window, and it will be a permanent item going forward. Commissioner Stuart wanted to know if they were dropping in cash or checks. Mr. Feorenzo said money orders. On printouts given at their apartments, on boards and doors – NO CASH! He was surprised how many

rent checks were collected this month; he'll get a printout next week and see who did not pay. Candy said it makes it easier for Malaya not having to count all that cash. Envelopes are being sprayed down also. Chairman Stassi wanted to know if mailbox was wiped down. ED Feorenzo answered yes; maintenance man and he both spray it with Clorox constantly. Commissioner Stuart wanted to know if box is bolted down. ED Feorenzo replied yes, bolted to floor and wall, and there is a camera right on it.

Commissioner Stuart asked Mr. Snyder if May conference was cancelled. Mr. Snyder said yes.

ED Feorenzo said May meeting might be on conference call again, and was 2:00 P.M. convenient for everyone. Everyone answered yes.

ADJOURNMENT

Motion to adjourn made by Commissioner Stuart; 2nd by Commissioner Allegretta.

VOTE: AYES/All Present Commissioners (5) Absent: Duke/Tessaro

MEETING ADJOURNED AT 2:15 P.M.

Respectfully submitted,

Deborah L. Alvarez
Secretary/Transcriber