

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

THURSDAY, MARCH 10, 2011

This is a condensed version of the taped minutes of the Hackensack Housing Authority meeting taken on Thursday, March 10, 2011 commencing at 6:00 P.M.

Chairman Pargellan McCall called the meeting to order and welcomed those present.

**ROLL CALL**

Commissioner Anthony Stassi  
Commissioner AnnMarie Saccaro  
Chairman Pargellan McCall  
Commissioner Michael D'Arminio  
Commissioner Ralph Rivera  
Commissioner Al Casamenti

Also Present:

Executive Director William F. Snyder  
Deputy Director John Bellocchio  
Gregory Asadurian, Esq., Counsel to the Authority

**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 12/15/2010. 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**

Chairman McCall requested all those present to stand for the Pledge of Allegiance and remain standing for a moment of silence for all the chaos in our world.

**APPROVAL OF PREVIOUS MINUTES – 2/10/11**

Motion to approve made by Commissioner Saccaro; seconded by Commissioner Stassi. There were no corrections or additions.

VOTE: AYES/All Present Commissioners (6)

## RESOLUTIONS #2011-8 AND 2011-9 (See attachment)

### 1. #2011-8 – ADOPTION OF NO-SMOKING POLICY IN ALL BUILDINGS

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

Director Snyder said this was discussed about a year ago after a letter from HUD talked about second-hand smoke in public housing buildings, particularly high rise, finding it was detrimental to tenants' health. It has now been decided in the best interest of tenants, and a few have come to the meetings and said they would like to see the policy adopted. HUD allows us, in order to make the policy fair, to grandfather in existing people that already have a lease, meaning they can smoke in their apartments, but if a new person comes in, the new lease will state that they cannot smoke in their apartment. If they do, then they could be evicted for smoking.

In order for this to be effective, a 45-day notification period notice has to be sent out to residents so they can comment on it. After the 45-day notification period, it will be put in the lease and then will become effective. Commissioner D'Arminio asked if that was in the lease already. Mr. Snyder said no, the adoption is tonight. Commissioner D'Arminio asked if they can be evicted, but Mr. Snyder said he knew of no one that had been evicted for smoking in their apartment, but technically, yes. Commissioner Casamenti asked if the Authority could at least "suggest" they don't smoke. Director Snyder said perhaps they could ask people who don't smoke to sign a paper, and who is smoking, so they'll have a running account when there is a vacancy.

Commissioner Rivera noted his Irish Christian Brothers training and "resolve" was misspelled several times.

Discussion followed about the written notification, a policy has been adopted, lease is going to be changed with a provision that there is no smoking anywhere in the apartments, in the buildings and if caught, you're subject to eviction. Existing people with an existing lease will be grandfathered, and can smoke only in their apartments. Commissioner Stassi said that's only in their apartment, not in common areas.

VOTE: AYES/All Present Commissioners (6)

### 2. #2011-9 – RENT WRITE-OFF FOR 2010

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

Director Snyder said this is done once a year, usually when the fiscal year ends, but had not been done this year. Rents are uncollectible – people who moved out in the middle of the night; people who are deceased and by the time the family cleans out the apartment, there is a few months' rents owed, and don't get paid. It's then written-off as required by HUD.

Commissioner Rivera asked if there was a way to attach liens or go after someone. Director Snyder said most don't have any money, the family members are not responsible. Mr.

Snyder said even using a collection agency, never has one been collected. For example, in looking at the \$2,300 item, perhaps their rent is eight or \$900 a month. In the budget, there is a Collection Loss and it's a percentage of the total rent collection, which is well under what the Collection Loss is.

Mr. Snyder said when he first came to Hackensack, there was Tenants' Account Receivable and there were many problems with that, many not paying rent, for example, no March rent, the 14-day notice is given, after 14-days a cease is given, then a list goes to the Authority attorney, he brings them into court, but by the time the Attorney got a court date, they paid the rent, but it might be March's rent in April and the cycle begins again. People that were chronically late were sent letters that they would be evicted if they didn't pay on time, and one was evicted.

Commissioner Saccaro thought this year's number was smaller than last year.

VOTE: AYES/All Present Commissioners (6)

## **CORRESPONDENCE**

Chairman McCall was concerned about the feeding of the animals, but she notes the problem is being addressed.

The Personnel matter has not been advertised. There are two situations: retirement of some of the maintenance supervisors and working towards HUD's Asset Management Model, which HHA is required to implement. Two people that are sort of in the positions of Project Managers, in the two Asset Management Projects: all the family units, one being all the elderly units. The people who have been in the positions in an unofficial capacity are Dave Vantene, the elderly units; and Carmine Lupino, the family units. Mr. Snyder needs to reorganize, sit down with them and talk about salary levels and their expectations, as it is a promotion. Two high level, highly paid maintenance supervisors so a lot of the management requirements at those two AMPs will go to these individuals. Mr. Snyder will come back with a formal proposal by next meeting. They've been in the positions since January 1 and it will be retroactive to January 1<sup>st</sup>.

Commissioner Casamenti asked if one of those two gentlemen could get a boiler's license. Mr. Snyder is encouraging them to do that. Perhaps a financial incentive will help. Mr. Snyder might also bring Vinny in on a part-time basis. He would come in once a month, check the logs and check the boiler operations. Vinny and Scott were the only two with Black Seal licenses and they both left.

The industry is trying to get some legislation passed to try and lessen the requirements for these black seal licenses in our buildings, the reason being when first implemented, they were high-pressure boilers, with a potential, if there was a problem, of blowing up. All the boilers today are low-pressure. Commissioner Casamenti said you can work on the boiler without a license. Mr. Snyder said the State has a requirement, which no one is living up to that requires if you have boilers, even one boiler, that exceed 100 HP, theoretically you are supposed to have someone checking the gauges, every hour/24-7. Mr. Snyder said he's been

debating that issue with the State, and tells them the Authority cannot afford to hire people 24/7. Mr. Snyder is trying to get legislation passed that will allow authorities to attach computerized controls to all boilers, then if a digital gauge goes up and down, it hits a computer screen and there is a central monitoring agency that looks at it and contacts the authority and says there's a problem with the boiler and someone responds to it.

Commissioner Rivera asked about 7.4 – DIRECTOR LETTER TERMINATING PLUMBING CONTRACT – Mr. Snyder tells the contractors when the Authority goes out for bid every two years – plumbers/electricians, etc. – he always tells them up front, if there is an emergency, you have to respond within two hours. Down at Oratam Court there was a 4-inch main sewer line that burst and sewerage was coming in the basement. The plumber did not show up until the next day. There was a major clean-up problem. The company was not happy about the termination, but Mr. Snyder reiterated the “two-hour emergency”. The owner did come, was nasty and not helpful.

The plumber now being used is from Hackensack.

Commissioner D'Arminio asked about Item 7.1 – ARCHITECT'S LETTER ON BATHROOM PUNCH LIST – the bathrooms on third, fourth and fifth floor. Are they all complete? Mr. Bellocchio said yes, almost done. Commissioner Rivera asked if having a punch list was usual, it isn't always completed the first time. Mr. Snyder said yes, the architect goes through each unit to make sure it's all done, and they also ask the tenant to let the office know.

Commissioner Rivera asked regarding 7.5 – TENANT NOTICE REGARDING FEEDING STRAY ANIMALS – Do you know who the tenant is? Mr. Snyder said he and Mr. Bellocchio and several tenants noticed chicken bones on the side of the building. The notice stated they have cameras in use, it draws mice and rodents aside from the many strays.

## **PAYMENT OF CLAIMS**

Motion to approve made by Commissioner Casamenti; seconded by Commissioner Rivera.

VOTE: AYES/All Present Commissioners (6)

## **EXECUTIVE DIRECTOR'S REPORT & UNFINISHED BUSINESS**

(At this point in the transcription, the tape was turned over, BUT it jammed in Secretary's tape recorder. Rest of these minutes is taken from Secretary's notes.)

Mr. Snyder spoke about the opening of bids on March 15 for the pipe replacement.

## **OLD BUSINESS**

Chairman McCall spoke about the very successful HELP brunch at the Fiesta in Wood-Ridge, New Jersey, which was the 13<sup>th</sup> brunch held and the final one. Money went to the Eileen Bracken Scholarship.

## **NEW BUSINESS**

Sonia Verdade, Boys & Girls Club of Lodi/Hackensack, brought the Commissioners up-to-date on the many activities the children are involved in. On March 1<sup>st</sup>, there was Shop-With-A-Jock, where students went out shopping with local sports figures.

Every Monday from 6-8 PM, at risk youth meet. There is a Sticks & Stones Program – anti-bullying/texting. Sonia had extensive charts for the Commissioners regarding age, ethnicity and daily schedules of the children’s activities. On March 9 the membership was 151; on March 1<sup>st</sup> it was 91. Sonia spoke enthusiastically for several minutes. Chairman McCall thanked Sonia for coming this evening.

Chairman McCall spoke about a 60<sup>th</sup> Anniversary Gala on Thursday, March 31<sup>st</sup>.

## **REMARKS OF CITIZENS**

Mary, resident of 65 First Street, thanked the Commissioners for the new smoking policy.

**HACKENSACK POLICE DEPARTMENT – nothing at this time**

## **ADJOURNMENT**

Motion to adjourn made by Commissioner D’Arminio; seconded by Commissioner Rivera.

VOTE: AYES/All Present Commissioners (6)

Respectfully submitted,

Deborah L. Alvarez, Transcriber