

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

THURSDAY, JUNE 9, 2011

This is a condensed version of the taped minutes of the Hackensack Housing Authority meeting taken on Thursday, June 9, 2011 commencing at 6:00 P.M.

Vice-Chairman Ann Marie Saccaro called the meeting to order and welcomed those present.

ROLL CALL

Present:

Commissioner Anthony Stassi
Commissioner Ann Marie Saccaro
Commissioner Michael D'Arminio
Commissioner Ralph Rivera
Commissioner Al Casamenti

Also Present:

Acting Executive Director John Bellocchio
William F. Snyder, Consultant

Absent: Commissioner Pargellan McCall

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 12/15/2011. 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

All present stood and saluted, reciting the Pledge of Allegiance. A moment of silence was also held in support of our Armed Forces.

APPROVAL OF PREVIOUS MEETING MINUTES – May 12, 2011

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

VOTE: AYES/All Present Commissioners (5)

Absent: McCall

RESOLUTIONS #2011-17 THROUGH AND INCLUDING #2011-19

1. #2011-17 – HIRING MAINTENANCE MAN

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

Mr. Snyder explained advertisements were made for one maintenance man. Many applications were received and many interviews conducted. A man with a black seal license was needed and those with that qualification were put at the head of the list. It was narrowed down to three people. These men were then interviewed by ED Bellocchio and two project managers. Everyone concluded the same person should be hired: James O'Neill. Mr. O'Neill has extensive experience with HVAC, has rebuilt the units also. Vinny has the black seal license, but he is leaving soon.

VOTE: AYES/All Present Commissioners (5)

Absent: McCall

2. #2011-18 – ADMISSION POLICY REVISION

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

Mr. Snyder explained notice was sent to all tenants. Staff has recommended minimum rent be increased from \$25 to minimum of \$50, which HUD does allow. Only a handful of tenants are affected, and will take effect at next recertification of the tenant.

VOTE: AYES/All Present Commissioners (5)

Absent: McCall

3. #2011-19 – RENEWAL OF JOINT INSURANCE FUND PARTICIPATION

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

Mr. Snyder explained Hackensack Housing Authority is a member of the New Jersey Public Housing Insurance Fund. This is where all insurance is from: liability, professional liability, public officials liability, worker's compensation. JIF was put together several years ago to provide insurance for public housing authorities, and controlled by member housing authorities, paying dividends every year. This just continues Hackensack's participation in the fund.

VOTE: AYES/All Present Commissioners (5)

Absent: McCall

CORRESPONDENCE

There were no questions or comments regarding correspondence. All will be received and filed.

PAYMENT OF CLAIMS – MAY

Motion to make payment of claims made by Commissioner Stassi; seconded by Commissioner Rivera.

VOTE: AYES/All Present Commissioners (5)

Absent: McCall

ACTING EXECUTIVE DIRECTOR'S REPORT & UNFINISHED BUSINESS – presented by Mr. Snyder

Mr. Snyder said work was started on parking lot at Keeling-Manning a few days ago. There has been grading and fill put in. Concrete work will be done. Asphaltting will be done soon. The size will be increased substantially. Planters will be added to enhance traffic flow. It is contemplated work will be done within two weeks. Halcyon is the contractor.

There was a SNAFU on the replacement of the sanitary line at West Railroad. That should be started soon. This is the system where a bladder will be put in the pipe, expand it, it hardens and works very well.

A bid went out for all of the concrete work that has to be replaced at 65 First and Kansas Street. The architect gave the office a preliminary estimate of \$212,000. There is a lot of sidewalk and the entire front of 65 First has to be redone, as it is starting to heave and crack. There will also be new planters. HUD requires that you do a preliminary estimate of the cost before you go out to bid, because if the price comes in 10-20 percent more than what the estimate it, the architect has to revise the bidding documents with no cost to the Authority. Bids are due in early July.

OLD BUSINESS – nothing at this time

NEW BUSINESS

There was no representative from the Boys & Girls Club. Mr. Bellocchio said he thought they were coming quarterly.

OTHER BUSINESS

Commissioner Casamenti asked about the 30" stoves. Mr. Snyder said they're out to bid on electric ranges over at West Railroad. In many of the elderly units, they had 20" ranges. With the renovations, a 30" range was possible. They will be better quality, GE with self-

cleaning ovens, windows on the front. Mr. Snyder has the vendor come with appliances in crates, they uncrate them, bring them to the apartment, open the crate, attach electrical cord, remove the old range, put it in the container, put the new range in, plug it in and make sure everything is working and go on to the next unit. He also asks for a salvage price for the old unit, but with the installer doing all the work it's a swap.

REMARKS OF CITIZENS

MARY JONES asked about the new stoves and where they were being installed. Mr. Snyder said just West Railroad Avenue right now.

WILLIE ESPY, First Avenue, there is still a smell in his bathroom coming through the vent from the next apartment. The maintenance man did check on it and he could not detect a smell. Willie said you only smell it when the other tenant on the other side is using the bathroom. Mr. Bellocchio asked if he was still having a problem. Mr. Bellocchio was told the fan wasn't working and it was changed. Willie said the fan was not changed. Mr. Bellocchio will check on the problem again.

LINDA RITTER, reported on water coming into her apartment during a heavy, windy rainstorm. On May 26th three men came and looked at it and said that the work had to be done from the outside. Mr. Bellocchio said it has to be caulked from the outside of the building, but they will have to use rigging to get the job done. Mr. Bellocchio is well aware of the problem and it will be taken care of.

JOHN CARR, 9E, reported the new sink in his bathroom has come off the wall twice. The maintenance man did fix it, but John wondered if anyone else had this problem.

ADJOURNMENT

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

VOTE: AYES/All Present Commissioners (5)

Absent: McCall

Respectfully submitted,

Deborah L. Alvarez, Transcriber