

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

THURSDAY, DECEMBER 4, 2014

SPECIAL MEETING

5:00 P.M

This is a condensed version of the taped minutes of the Hackensack Housing Authority meeting taken on Thursday, December 4, 2014 commencing at 5:00 P.M.

Chairman Anthony Stassi called the meeting to order and welcomed those present.

ROLL CALL

Present: Chairman Anthony Stassi
Commissioner May D'Arminio
Commissioner Ralph Rivera
Commissioner Marie Dukes
Commissioner Blanche Stuart

Also Present:

Executive Director Anthony Feorenzo
William F. Snyder, Consultant to the Authority
Gregory Asadurian, Esq., Counsel to the Authority

Absent:

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 11/21/2014. 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 Stassi led the audience in the Pledge of Allegiance and requested a moment of silence in support of our Armed Forces, police and firemen.

ANNUAL REORGANIZATION MEETING

ED Feorenzo asked for nominations for Chairman of the Board for the year 2015. Commissioner D'Arminio nominated Anthony Stassi; seconded by Commissioner Rivera.

ROLL CALL VOTE TAKEN INDIVIDUALLY – 5 AYES Absent: Tessaro

Chairman Stassi asked for nominations for Vice-Chairperson. Commissioner Dukes nominated Commissioner Stuart for Vice-Chairman. Commissioner Stuart declined the nomination. Chairman Stassi nominated Commissioner Rivera for Vice-Chairman.

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

MINUTES OF OCTOBER 2014

Motion to approve minutes made by Commissioner Rivera; seconded by Commissioner Dukes.

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

RESOLUTIONS #2013-25 through #2013-30 (see attachments)

1. RESOLUTION #2013-25 – APPROVAL OF CONTRACT WITH VERIZON WIRELESS

Motion to approve contract with Verizon Wireless made by Commissioner Stuart; seconded by Commissioner D'Arminio.

ED Feorenzo AT&T has a building and three sector antennas on the roof of 65 First, giving HHA \$2,900 a month. Verizon Wireless approved HHA regarding Kansas Street and an RFP was put out. Verizon was the only company that responded. Verizon usually pays less but they came up to the \$2,900/month. Verizon will now go to the City of Hackensack for a permit and when that is completed, HHA will receive \$34,800 for the first year. It is a five-year contract with a five-year contract after that.

Commissioner Dukes said she thought it was only one antenna or one pole. ED Feorenzo explained they are called "sectors" and each sector has 3-4 antennas that face different directions where more frequency is needed. It takes up 250 square feet of the roof.

VOTE: AYES/All Present Commissioners (5)

Absent: Tessaro

CORRESPONDENCE

1. ED Feorenzo said 7.1 is the Verizon Agreement.
2. 7.2 is the parking notice that went out to tenants. Some tenants were receiving parking tickets and did not have parking permits. The letter was sent out so they could conform.
3. 7.3 was letter regarding roof fire at 86 Newman Street/Oratam Court. There was no major damage and ED Feorenzo explained. The part that was flammable was the rooftop itself coming to the roof hatch, the size of a fireboard, which is the only thing that caught fire. The roofer came that evening and repaired it immediately. The FD was there about 1-1/2 hours, water was vacuumed up and there was no damage. Commissioner Rivera asked if there was any major cost. Mr. Feorenzo said no, and roofer got HHA a brand new roof hatch. Commissioner Dukes asked if people were evacuated. Mr. Feorenzo said they were out of the building for about an hour, and went to the Boys & Girls Club.
4. 7.4 – Notice regarding "over-housing". HHA policy states that if you are in need of a three-bedroom and you have a two; you will try to be accommodated. But if a two-bedroom and only need a one, the policy states you can refuse three different times, the third time, if you don't, it could go to the attorney for them to be removed from the premises, because it's not fair to people on the waiting list to wait three years for a two-bedroom.

Commissioner Dukes asked if it was the first time a letter like this had been sent to tenants. Mr. Snyder said it's not done every single year, but has gone out several times.

7.7 – Unit Turn Around – Mr. Snyder said in terms of when someone moves out, the last day they pay their rent to the next person that pays rent is money that HHA is losing, which is less than 30 days. All this is discussed in the training reports which the new Commissioners learn about. Mr. Snyder said it would be embarrassing if the wait was longer than 30 days with so many waiting for apartments. Commissioner Stuart asked about the "negative" days. It means they left before the end of the month.

Commissioner Rivera asked how it is determined when someone is in an "over-sized" apartment. Is it reported to the office or a complaint? ED Feorenzo said now that the annual inspection is done, and annual renewals, so if someone is added to it Kathy or

her department would check it out and bring to Mr. Feorenzo's attention. It was monitored previously, but now more closely. Commissioner Stuart asked about purging the list. She had asked months ago when was it done, yearly. ED Feorenzo said Mr. Snyder had it done prior to Mr. Feorenzo being at HHA. They were not sure, but will let her know and how often. Commissioner Stuart requested it be done at least once a year, because perhaps people have moved. Mr. Snyder said they cannot be removed from the list until it's duly checked, and every effort has been made to contact them. Commissioner Stuart didn't understand the list and requested they label the list by apartment buildings. ED Feorenzo had also asked Kathy to verify the list as he was unfamiliar with all of the codes. The list was compiled by the computer system used at HHA. Mr. Snyder said AMP 1 means family units; AMP 2 is all of the elderly. There are two AMP 1, but he could not tell her if 11A and 11B was Oratam.

Mr. Snyder said the Annual Meeting was in draft form as it has not been advertised yet. It will be posted on the bulletin boards, filed with City Clerk, etc. If the Commissioners have any problems, please let the office know so they could work around that. The December 10, 2015 meeting will be changed from 4 PM to 5 PM.

PAYMENT OF CLAIMS

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

VOTE: AYES/All Present Commissioners (5)

Absent: Tessaro

MANAGEMENT REPORT & UNFINISHED BUSINESS

ED Feorenzo said a new boiler is needed at Kansas Street. One is beyond repair and rusted. Quotes are being sought now. It should be under bid threshold. He will keep the Commissioners informed on that.

The roof project came out very well – no leaks. The contractor is 95 percent done. There are three buildings, but just the coping has to be done on the top. Bids will be put out in February to get a jump on it so two more roofs can be replaced, hopefully to be done by May or June, and then there will be only two more to go, lasting 25-30 years.

OLD BUSINESS – nothing at this time

NEW BUSINESS

ED Feorenzo discussed the police reports, which was a lot of paper. He asked the Commissioners if they would be okay with him just giving them the front page. 90 percent of the calls are medical calls. If the Commissioner would like something specific they could mail it to their home. Commissioner Stuart asked about the 14 disturbances where police were called. Are they major disturbances? Mr. Feorenzo said no, they were not. Commissioner Dukes requested they be told if it was an assault or police charge. She did not want the entire report, just if it was something drug or criminal-related. ED Feorenzo now has one of the women in the office making a list of medical calls and keeping it in a file. If an assault or drug charge or One Strike or criminal, it will be sent to the Commissioners.

ED Feorenzo said regarding Newman and Railroad that they don't have a community center now. These people would go to 230 Central if they want to have a party. He would appreciate a resolution from the Board allowing them to go there OR not allowing them to go there. There is nothing in the policy regarding this. Mr. Snyder said Keeling-Manning became the area for the Boys & Girls Club. Every other building has a community room, so a policy is needed before complaints are received. Motion made that residents of Oratam Court be allowed to utilize community room at 230 Central up to 10 P.M. in accordance with HHA Community Room Rental Policy, no alcohol allowed, made by Commissioner Stuart; seconded by Commissioner Rivera.

VOTE: AYES/All Present Commissioners (5)

Absent: Tessaro

Commissioner Stuart had a question about the flooding at 230 Central in some of the apartments. Mr. Feorenzo said there was flooding last evening. The pipes are rotting and cannot be controlled. The old section is cut out and a new sleeve added. The water is very hard in this area and pipes just rot, sinks in kitchen also. Mr. Bellocchio had these problems for years. There is not enough money to go in for new sewer or water pipes. It would be hundreds of thousands of dollars. Some is waste coming from sink, tub, etc. Commissioner Dukes asked if there was a Federal Grant or find out how much it would cost. Mr. Snyder said they'd get a cost, which is major, but also great inconvenience to tenants, because a wall has to be cut out in kitchen and bathroom. Mr. Feorenzo said waste line could not be cut. High tides cause floods.

OTHER BUSINESS – nothing at this time

REMARKS OF CITIZENS

MARY SMITH spoke on behalf of her parents, Mr. and Mrs. Louis, Apt. 2D, 230 Central. She said her parents had a flood three times, including last evening. Mary called Maintenance to tell them about the flood. Her father is paralyzed and wheelchair bound; her mother had a stroke. Mary felt the Carmine was disrespectful and rude. Mr. Feorenzo said it was the first time he'd heard about Carmine being disrespectful and would speak with him. Mary admitted her parents have a lot of "stuff" in their apartment and hate to get rid of things. Mary was concerned because she was told her parents had to move in one week. ED Feorenzo said that has been stopped. Ms. Kathy said if her parents don't take the apartment on Beech Street they have to look elsewhere. They've been in the apartment over 30 years; it's very difficult to pack up and move in a week. Mr. Louis was told years ago he'd get into the new building, but that has never happened, and when Mary asks Kathy, Kathy always says there are no vacancies. Her father is very independent although paralyzed. They need a 2-bedroom apartment with a hallway large enough to accommodate the wheelchair and a proper bathroom. Her parents are good citizens and Ms. Kathy shouldn't talk down to people. Mr. Feorenzo said he has spoken with Kathy. He did request her parents clean up much of the items in their apartment. Mary showed photographs of the flood damage from last evening to the Commissioners. Commissioner D'Arminio requested Mr. Feorenzo speak with Kathy also.

Commissioner Stuart asked who selects the Personnel Committee. Mr. Snyder said it is the Chairperson. She requested she be considered for that committee. Commissioner Dukes asked how many committees are there. Mr. Snyder said Personnel, Finance and the other committees really haven't been active. Commissioner Dukes asked if Mr. Snyder had ever seen a grant for this type of problem. Mr. Snyder said these days there isn't much money available. No one knows what will happen with the HUD budget with Republicans in charge of Congress. Mr. Snyder said perhaps looking towards Bergen County and the Home Investment Partnership Program. Their last funding cycle is probably over. HHA has been moderately successful in the past for a certain amount of money to make repairs, but the first thing should be getting a price to see what it's going to cost. You cannot apply until you know the extent of the problem. The infrastructure of the building is a major, major undertaking.

Commissioner Dukes knew Newark got a grant from the ARRA Fund, and she'd like to help write a grant for HHA. Mr. Snyder said Building & Grounds Committee has been inactive, so ED Feorenzo could sit down, list committees and see who wants to be on what committee, and bring to the Board at the next meeting.

ADJOURNMENT

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

VOTE: AYES/All Present Commissioners (5)

Absent: Tessaro

Respectfully submitted,

Deborah L. Alvarez
Secretary/Transcriber