

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

THURSDAY, FEBRUARY 19, 2015

(This is a condensed version of the taped minutes of the Special Scheduled Monthly Meeting of the Hackensack Housing Authority commencing at 6:00 P.M.)

Chairman Anthony Stassi called the meeting to order.

**ROLL CALL**

Present: Chairman Anthony Stassi  
Commissioner Gino Tessaro  
Commissioner May D'Arminio  
Commissioner Ralph Rivera  
Commissioner Marie Dukes  
Commissioner Tasha McMillan-Russell

Also Present:

Anthony Feorenzo, Executive Director  
William F. Snyder, Consultant to the Board  
Anthony Marchese, Esq., Counsel to the Authority  
Officer Vinnie, Hackensack Police Department

Absent: Commissioner Blanche Stuart

**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 12/1/14. 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 asked all present to rise and recite the Pledge of Allegiance. One person abstained from saluting the flag or reciting the Pledge of Allegiance. A moment of silence was held in support and memory of our firemen, policemen and Armed Forces.

**APPROVAL OF PREVIOUS MEETING MINUTES – January 8, 2015**

Motion to approve January 2015 minutes made by Commissioner Rivera; seconded by Commissioner D'Arminio.

VOTE: AYES/All Present Commissioners (6)

Absent: Stuart

**RESOLUTIONS – none at this time**

**CORRESPONDENCE**

Executive Director Feorenzo discussed 7.1 – the February 3<sup>rd</sup> Notice sent to tenants regarding parking, how it works and about vehicles being registered at the Office.

**PAYMENT OF CLAIMS**

Motion to make payment of claims for February made by Commissioner Rivera; seconded by Commissioner Tessaro.

VOTE: AYES/All Present Commissioners (6)

Absent: Stuart

**MANAGEMENT REPORT & UNFINISHED BUSINESS**

ED Feorenzo said the architect has been retained and will have drawings for the next four roofs being put out to bid: 46 & 60 Newman Street, 72 and 86 Railroad. This will complete work on the roofs, which have a 20-year warranty.

Boys & Girls Club had some damage to the walls. A painter came in and did the stairwell, as well as other necessary areas. Commissioner McMillan-Russell asked what the cost of the damage was. Mr. Feorenzo said it wasn't damage, just mustard and catsup.

**OLD BUSINESS – Oratam Court Parking**

ED Feorenzo told the Commissioners a tenant had come to him about parking at Oratam Court – the family units. He did a quick survey on the parking (results handed out to Commissioners at this point in the meeting). Officer Vinnie will be giving a report regarding evening parking. There are 120 total parking spaces for 144 units, with 105 registered units. Between 46 and 60 Newman, 55 and 69 Railroad – there are 60 spots (look at map). There are 50 registered cars leaving 10 additional spots. At 72 and 86 Newman Street along with 81 and 95 Railroad Avenue, there are 61 spots and 55 registered vehicles, leaving six spots – giving a total of 16 empty spots for the entire complex. Right now it is first come/first serve.

Officer Vinnie stated that since the January meeting to now, he is here Tuesday to Saturday night – 6 PM to 2 AM. Daytime officers give a little more slack because people are at work. Nighttime, it's wide open in this area. From 13 Newman to 31 Newman, there are residents across the street and people think it's okay to park there. Officer Vinnie summons the vehicles after 10 PM. In between 60 and 72, there are perhaps 3 cars there at night – all that is open. If residents from 46 don't feel comfortable walking and because the spots are not assigned, a summons cannot be issued to a tenant from 46 if they park in a 42C spot. There is plenty of parking in the back near the Boys & Girls Club. Officer Vinnie would be happy to speak with any tenant if they have questions or issues, whether he's working or not. He's more than willing to make it work. Commissioner McMillan-Russell asked how late they could park there, and what about Ostrowski Court. She was always told 11 PM. Officer Vinnie said it's 10 PM and probably always has been 10 PM. Mr. Snyder added it's not really visitor parking, it's at 10 PM is when they start ticketing. ED Feorenzo said there have not been many complaints regarding parking there.

ED Feorenzo asked Chairman Stassi if Ms. Peggy Hairston could speak to the Commissioners at this point in the meeting regarding parking. Chairman Stassi said yes, but it's limited to five minutes. (Mr. Feorenzo gave a copy of a letter Ms. Hairston had written to each of the Commissioners.) Ms. Hairston lives at 86 Newman and has parked in the same spot almost 35 years. (Ms. Hairston had an incident regarding her spot and she wanted the situation known to the Commissioners.) ED Feorenzo said HHA does not have assigned parking spots and Officer Russell had visited him today. He's a retired police officer and Type II Officer. He was the person that removed the orange cone Ms. Hairston used to keep her parking space open. Chairman Stassi also stated at HHA it is first come/first serve. ED Feorenzo said if the Board would like the office to survey the tenants there, it can be done. If the majority who have vehicles would like assigned parking spaces, he would break it up north and south, and then do a lottery – tenant pick out of a hat the parking space they would get. Chairman Stassi said that sounded like a good idea. Ms. Hairston answered, why a lottery, when she's been here longer than many. Chairman Stassi requested Mr. Feorenzo take a survey and report back next month and a decision will be made then.

Commissioner Rivera said his only issue would be the lottery and if someone had been here a long time, they should have some preference. Mr. Snyder played the devil's advocate, and say a newcomer would say, I've only live here a short while, I should get a priority. Mr. Snyder said the buildings have been surveyed on many occasions and it always came back, people don't want assigned parking. Discussion ensued about assigning a spot near where a person lives, and Mr. Feorenzo explained what he had in mind, if the assigned spots go through. Commissioner McMillan-Russell asked how the surveys are conducted. ED Feorenzo said they are either dropped off or mailed out to every tenant. It would be their responsibility to fill it out and return. Mr. Snyder said in the past the responses have been pretty good. Results are tabulated. 144 apartments and all apartments are done, you would see 120 people responded – is that a good response. Mr. Feorenzo said if every unit had a car, it would not be possible to have assigned spots – there are only 121 spaces. Ms. Hairston told the Commissioners how

many spots there were in certain areas, but Mr. Feorenzo reiterated some were for employees and maintenance. Mr. Feorenzo said in Building 86 there are 14 registered vehicles.

**NEW BUSINESS – nothing at this time**

**OTHER BUSINESS – nothing at this time**

**REMARKS OF CITIZENS**

RUTH KENNEDY, 6G, spoke about a son staying in an apartment right above her apartment. Previously, she had knocked on the tenant's door. She will call the police the next time as the son should not be staying in the apartment. Officer Vinnie said Brian stays with his mother, Maggie Harrison, in 7G. Officer Vinnie has a list of all the tenants and who should or should not be in the apartment. It does not go out to extended family. 65 First is a seniors only building. Officer Vinnie does ask them who they're visiting and what apartment do they live in. He can take the person in question up to the apartment and check with the tenant. He has had problems in other buildings with visitors coming in from Passaic and Essex Counties – people with records. He keeps a very close watch on the entire situation, especially Newman Street. Officer Vinnie wants to improve the quality of life for all those living there. If anyone has an issue, call the police station, and ask for Vinnie to come down to Housing. The more help Officer Vinnie has from tenants, the better everything will be.

**OLD BUSINESS**

Commissioner McMillan-Russell asked about the car accident and was everything resolved. ED Feorenzo said yes, it was. She also asked if a memo was issued to the Maintenance regarding what was priority versus what was emergency versus what is not an emergency. ED Feorenzo said the men have it in their file, but he did not issue a memo about it. Heating is an emergency and water leaks are an emergency. Mr. Snyder said he usually keeps notes, but apologized for missing that one.

Commissioner McMillan-Russell asked about the Verizon Wireless lease. Is it up and running yet? Mr. Feorenzo said February-March is when they go to the Zoning Board for their approvals. Once they get approvals, they go to the Building Department for a permit and then they can construct the antenna on the roof.

Commissioner McMillan-Russell asked about the outcome of the meeting with Maggie Harrison about missing money. Mr. Feorenzo said they never came to the meeting. They said everything is fine. Commissioner Dukes asked about Peggy Hairston. Mr. Feorenzo said they had a meeting in the office with her regarding the basketball hoop situation and it was later resolved.

**ADJOURNMENT**

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

VOTE: AYES/All Present Commissioners (6)

Absent: Stuart

Respectfully submitted,

Deborah L. Alvarez, Transcriber