

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

THURSDAY, APRIL 11, 2019

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

Executive Director Anthony Feorenzo called the meeting to order.

**ROLL CALL**

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

Also Present:

Anthony Feorenzo, Executive Director  
William F. Snyder, Consultant to the Board  
Joseph C. Zisa, Jr., 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 12/6/2018. 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**

Pledge of Allegiance followed by moment of silence in respect and honor for Armed Forces, Police and Firemen.

### **APPROVAL OF MINUTES OF MARCH 14, 2019**

Motion to approve minutes of March 14, 2019 made by Commissioner Dukes; 2<sup>nd</sup> by Commissioner Allegretta with one correction. Commissioner May D'Arminio was present but not listed on Roll Call. Correction noted and her name was added.

VOTE: AYES/All Present Commissioners (7)

### **RESOLUTIONS #2019-7 THROUGH AND INCLUDING #2019-13**

ED Feorenzo read titles of each:

1. #2019-7 – Approval of Contract for plumbing services
2. #2019-8 – Approval of Contract for consulting services
3. #2019-9 – Approval of Contract for electrician services
4. #2019-10 – Approval of Contract for landscaping services
5. #2019-11 – Approval of Contract for CCTV services
6. #2019-12 – Approval of Contract for HVAC services
7. #2019-13 – Renewal of Contract with the Executive Director

Motion to approve made by Commissioner Stuart; 2<sup>nd</sup> by Commissioner Dukes.

VOTE: AYES/All Present Commissioners (7)

ED Feorenzo noted Resolutions #2019-7 through 2019-12 is two-year contract. Advertising was done in newspaper. Plumber is same; consulting service is same; electrical is same; landscaping is same; same with CCTV service. Only change was HVAC contractor – person who won plumbing award is going to be handling HVAC with his hourly rate.

Commissioner Allegretta asked if weekends or overtime, does rate change. ED Feorenzo said there is an overtime rate listed. Electrical hourly rate is \$85/overtime is \$127.50. Some even charged holiday rates. Numbers didn't change much from 2 years ago; landscaping stayed the same. Mazteck does computers/\$65 an hour with 10% overhead/no profit. Technotime has 10% mark up/hourly rate is \$64, and going to keep him.

### **CORRESPONDENCE**

In back of Commissioners' packet was OCAF Adjustment – Operating Cost Factor for Rents, calculated for RAD, which HHA didn't have under public housing. Now under RAD Voucher Program, there is an OCAF Adjustment every year. Accountant did adjustment, HHA applied to HUD and it was received. Every

month for this year, HHA will receive \$4,600 to \$5,000 extra, which is great and no cost to the tenants. HUD subsidizes it with voucher, tenant rent stays the same. Commissioner Allegretta asked how HHA got that. ED Feorenzo said Mr. Snyder pushed HHA to go into it, knowing HHA would get operating cost adjustment factor every year. HHA gets a fee from Edgewater as they are contract administrator, but also OCAF adjustment. Admin fee is \$200+ and add 12 x \$5,000, it is good.

## **PAYMENT OF CLAIMS**

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

VOTE: AYES/All Present Commissioners (7)

## **REMARKS OF CITIZENS**

RUTH ANN TRAVIS, 230 Central Avenue, Apt. 4C, spoke regarding new washing machines in building in November. They broke 2<sup>nd</sup> week in November, and techs have come out fixing them. There have not been 5 washing machines working in 4 months, only 3 work. 2 broken, other one works, other 2 don't give enough water. 50 units at 230 Central – when will they be fixed? ED Feorenzo asked if she called the office and knows nothing about the problem. She was told by Carmine, they were getting new machines. ED Feorenzo will call company tomorrow to have them fixed. Man came to fix money box as tenants couldn't wash over the weekend. He did fix machines also, but they are broken once more.

ANDREA HERBERT, 230 Central Avenue, Apt. 2F, spoke about new machines also. Back cover on dryer was not on and sprayed lint all over clothes. She spoke with office and filled out a paper regarding damage to granddaughter's expensive clothes. This occurred in November and no one has gotten back to her. Does HHA reimburse her for clothing? ED Feorenzo said yes, papers were filled out at office, they filed a report with Coin Mach; now in Coin Mach's hands and are responsible for any damages to clothing put in their machines. He will follow up with Coin Mach to see if there is a resolution.

Andrea called Housing about police that patrol as there is a problem with parking for tenants. Her granddaughter's car is registered; and has a sticker. Now Housing says it is one car per apartment. Every night she comes home, parking lot is full and has to park at factory. This morning the car got towed and cost Andrea \$200+ because tenants can't park in Housing parking lot, even if they have a sticker. Many cars are parked in that lot – entire families – with no stickers. ED Feorenzo called and spoke about Type 2 police officers that work at night to ticket anybody that doesn't have a sticker; it will start tonight. She was told Housing said its one

car per family. ED Feorenzo said if you don't have a sticker, you are going to get a ticket. Sounds as if police are not doing their job.

RUTH KENNEDY mentioned there are 2 parking spots in the back of this building. ED Feorenzo said he's not giving them out as a crane will be in the back soon.

## **MANAGEMENT REPORT & UNFINISHED BUSINESS**

Hackensack University Medical Center contacted ED Feorenzo. They are installing a back-up generator behind HHA, town approved it and asked if HUMC could use parking lot 2 Saturdays in a row – one to put up steel; next Saturday to set generator. Without HHA help, they could not do it. Letters were sent to tenants here; will move their cars from back at 5 PM, park across the street, security will be there. Saturday afternoon they can move them back. Next time will be Saturday after Easter to set generator. HUMC signed a waiver and HHA has their insurance certificate; any damages they will take care of.

Window project completed; punch list sent and they will work on it next week. Windows are very good, look nice, tenants happy as easy to operate.

Door punch list is completed, 100% on door installation.

Schedule will come out soon re: refinishing of cabinets: 65 First Street & 60 Kansas Streets – bids came in. ED Feorenzo will poll Board next week after qualification, but it appears to be under budget - \$1,080/a unit. If Board approves, Resolution will be done at May meeting. Commissioner Stuart asked if other senior buildings also getting new cabinets or do they already have them. Yes, they have new ones.

WAITING LIST UPDATE: 21 applicants for 1-bedroom waiting list – family units. 186 applicants for 2-bedroom; 103 applicants for 3-bedroom; 16 applicants for 4-bedroom.

SENIOR BUILDING & DISABLES: 335 applicants for studios; 1,000 for 1-bedroom; 91 for 2-bedrooms. Unfortunately, this past month many seniors moved out or passed away – 10 apartments turned over. Disabled – ED Feorenzo did a few transfers in family units – 2; some move outs; family list moving also. List being purged: started out with 150 on 3-bedroom/now down to 103; over 200 on 2-bedrooms when list opened again. Office doing a nice job of purging the list. There is a person in 3-bedroom at 230 Central, tenant now coming over to Newman & Railroad – 1-bedroom and another 3-bedroom opening up. Woman in 3-bedroom by herself.

Interviews are being conducted to replace Marcella, who is leaving June 28th. 15-18 resumes were received, weeded through and ED Feorenzo has had 3

interviews; one more pending, 4 resumes with Hackensack residents and interviewing them. He has a positive outlook about the 4 from Hackensack.

**OLD BUSINESS**

Commissioner Stuart noted police car is still out front. ED Feorenzo has spoken to them 2 times and will now go and speak with City Manager again. ED Feorenzo asked when police car was there. Commissioner Stuart said last week, and since she grew up there, it's a stigma, a police car always sitting in front of your house every night on the sidewalk

She asked about the rec room, did anyone respond. ED Feorenzo said rec room is always open for them if they need to use it.

**NEW, OTHER BUSINESS – nothing at this time**

**ADJOURNMENT**

Motion to adjourn made by Commissioner Stuart; 2<sup>nd</sup> by Commissioner D'Arminio.

VOTE: AYES/All Present Commissioners (7)

Respectfully submitted,

Deborah L. Alvarez  
Secretary/Transcriber