

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

THURSDAY, JUNE 13, 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 Marie Dukes  
Commissioner Sarquis Pico  
Commissioner Blanche Stuart

Also Present:  
Anthony Feorenzo, Executive Director  
Joseph Zisa, Esq., Counsel to the Authority

Absent: Commissioner Michael Allegretta  
Commissioner Gino Tessaro  
Commissioner May D'Arminio

**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 – led by Chairman Stassi, recited by all present**

A moment of silence was held in respect and remembrance for all Armed Forces, police and firemen.

## **APPROVAL OF PREVIOUS MEETING MINUTES – April 11, 2019**

ED Feorenzo noted there was no quorum for the May Commissioners Meeting, April minutes being approved this evening.

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

Commissioner Stuart asked about waiting list update noted on Page 4 – 21 for bedroom units; **it should read 1-bedroom family units.**

VOTE: AYES/All Present Commissioners (4)  
Absent: Allegretta/Tessararo/D'Arminio

## **RESOLUTIONS #2019-14 – APPROVAL OF CONTRACT KITCHEN RENOVATIONS AT 65 FIRST STREET & 60 KANSAS STREET**

ED Feorenzo reminded the Commissioners he had polled the Board members and they were in favor of contractor starting without Resolution #2019-14. This is formality that Resolution is on the record.

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

VOTE: AYES/All Present Commissioners (4)  
Absent: Allegretta/Tessararo/D'Arminio

## **CORRESPONDENCE**

ED Feorenzo advised Commissioners there was a hearing with a tenant. Hearing Officer William Snyder was unavailable this evening. Correspondence was received about the hearing. ED Feorenzo received phone call from Legal Aid requesting another hearing; it is not required, but ED Feorenzo decided to give Tenant Whitmire another one. About an hour hearing held today, telling Attorney some facts. Mr. Snyder will write a Resolution for this hearing, giving Tenant Whitmire some stipulations on allowing him to come in; having to adhere to the stipulations that HHA will present to him after HHA speaks to the Attorney. It is HHA's job to keep people in housing, but when they admit they had bed bugs and letter is received bed bugs are gone; and tenant says he still has them, using cream for the bites; it will not be allowed for him to infect the rest of the buildings.

HHA has a plan to get him admitted to housing. Report will be forthcoming at next meeting. Commissioner Dukes asked his age. ED Feorenzo thought about 58-60, and he did get rude and loud during the meeting. ED Feorenzo isn't allowed to ask what type of disability person has or what medications they are on, but he is on SSI. Man lives in a boarding house and will get a studio apartment. Today was 2<sup>nd</sup> hearing provided for him. His daughter is his proxy, and she will be involved in this also.

## **PAYMENT OF CLAIMS**

ED Feorenzo indicated there are two months of claims – June and May.

Motion to make payment of claims made by Commissioner Dukes; 2<sup>nd</sup> by Commissioner Pico.

VOTE: AYES/All Present Commissioners (4)  
Absent: Allegretta/Tessaro/D'Arminio

## **MANAGEMENT REPORT & UNFINISHED BUSINESS**

At 175 W. Railroad punch list completed on widows. Tenants are happy and windows look great. Heat will be saved, contractor did a good job, signed off on job and it is complete.

Cabinet refinishing started after ED Feorenzo called Board during 1<sup>st</sup> week of June. 65 First is completed and punch list completed.

(Break in ED Feorenzo's report as Sonia Verde, Boys & Girls Club of Hackensack, came to give a report.)

SONIA reported the following: membership is the same as in last report – 70 with 50 housing/20 regular members. Summer Camp will open 8:30 to 5:30, which will be better for the facility (school year 9 to 3). 3000 flyers sent out to school district and message to Board. They will do it online through Genesis; cost for child is \$95/week. Some older club members from Teaneck were included.

Healthy Habits Program continuing, which talks about healthy eating, life style, exercise – 14 lessons/ages 6-10?

STEM Program continues/good relationship with Bergen Academies and great STEM Coordinator. Projects included in booklet handed to Commissioners; activities children participated in; photographs too. Slime, pop rockets, gum drop bridge. Intro to coding was included – learning how to code and how computers work.

Walking water – another STEM Program. Bloom experiment; and clubs were started this year: let's see what B&G club members would like to do, open clubs and kids can sign up. Art Club, Stem Club, Baking Club and Video Game Club – those kids got to pick which ones they wanted to participate in – which will occur 6-7 PM.

A back pack drive was held by the Junior County League on week off of school, providing kids with Mac & cheese, all snacks that they can take home in the back pack; food available if their situation at home was that parent couldn't purchase it. Food they could have done on their own. Stryker has done many good things for B&G Hackensack including another bike event. Sonia usually selects Housing children as there are racks for the bikes; 13 children participated. A group from Europe in training there helped the children build the bikes. Bikes were very nice with lights on wheels, etc. Sonia is proud to say one of the Housing members was selected Youth of the Year for Boys & Girls Club of Hackensack/Lodi and she was chosen to represent our facility at Youth of the Year nationwide program. She wasn't selected as the candidate Wednesday, but she did earn \$2,000 in scholarship money; a housing child.

The group also participated in Boys & Girls Club Week where different activities were going on, yoga instructor from high school (gym teacher); Bergen County Sheriff Department; talked about what kids want to do in the future regarding jobs focusing on different areas: health, bullying, Sheriff's Dept. talked about dogs that sniff, how they're raised. Participated with Kohl's Earth Day Project where Kohl's volunteers came out and participated in an activity and B&G gets money for that -- \$500, which helps with summer camp equipment.

For Department of Cultural Arts, they did Slam the Junk Dunk, where they clean an area in Hackensack and also receive \$500 for doing that, doing it the last six years. Bring kids, clean up and receive the money. Money probably comes from Rec Department.

Altese came and Senator Loretta Weinberg came to speak with children about Women's History Month and some child gave a speech. Kids received shirts, books and children spoke about specific women who have been important. Boys did also attend. It was prepared for quite a while, some girls were shy, but a great activity and research was done on line.

At this time the sign ups are very good – higher because of time frame that B&G Hackensack is open. They are also doing early drop-off. 7 A.M. is the earliest. People are surprised at location of B&G Hackensack, but happy they are there.

ED Feorenzo asked if children are using playground. Sonia said sometimes she has to tell them to go home. Sometimes at 7 P.M. there were no family members out there; kids by themselves. Sonia brought parents in and explained to them that

they should watch their kids when they're outside not from a window. Lots of strangers that walk through and you never know. Sonia noted there are a lot of sex offenders registered in the area, which concerns her and the children. Her talk made the parents aware of what's around them, to be careful.

## **MANAGEMENT REPORT & UNFINISHED BUSINESS (CONTINUING)**

Commissioner Dukes asked about if there are signs up that parents are supposed to be monitoring the children on the playground. ED Feorenzo said he'd have to check, but doesn't believe so. Attorney Zisa thought it was a good idea; perhaps no child should be left unattended or something in that regard. ED Feorenzo will find a spot to put them up.

Cabinets at 65 First started first week in June. Now done and punch listed out. 60 Kansas started and should be done in about four weeks. Everything going smoothly.

Installation completed of "easy out" suppression system that ED Feorenzo showed the Commissioners. It is going over the stoves, in case of a fire. Every senior unit has one now. Letters went out that tenant is not to remove them. Cost was about \$16,000 and well worth it.

He called the police department twice and ED Feorenzo doesn't know if cars still parking in there. Commissioner Stuart said day that she left it was there, but she hasn't looked. ED Feorenzo made a fuss with City Manager and the officer in charge.

The LED Project is 90% complete and he's just waiting for some extra bulbs that were ordered; completed in about another week and then grant money will be received on that.

In two weeks, ED Feorenzo has to give his report on RAD Projects here, which were supposed to be done in 2 years; they will be completed before the 2 year period. By that time perhaps 10 more cabinets will be done. Then they will come out and inspect work that has been done.

A tenant was here in April complaining about her clothes being eaten by the washing machine. She said CSC never responded to her. It turns out that they did call and she admitted that anyone with restricted number she doesn't answer. We got them together and tenant wanted \$500 with no receipts, winding up getting some compensation, but ED Feorenzo doesn't know the amount.

Attorney Zisa spoke about another company that changed the time from 60 to 45 minutes for the dryers. HHA has contract and their company cannot do that.

## **NEW BUSINESS**

A new employee was hired to take Marcella Davis' place – Aleah Silver – perhaps 25-26 years old, living on Berry Street, Hackensack; has been here 3 weeks and doing a very nice job; very good with the computer and can teach everyone a little bit more.

ED Feorenzo has an item he will bring to the meeting next month re: maintenance workers and maintenance supervisors that had their black seal boiler license and see if it's legal for HHA to give them some stipend for having black seal boiler license. Some school districts do it and he believes HHA has money in budget to do it – maybe \$1,500-\$2,000/year stipend just to carry that license, which helps HHA with insurance.

Would the Board be in favor of the above if it would work out legally or should he wait until July? What is the Board's pleasure? Commissioner Dukes will not be here in July. ED Feorenzo said it could be voted on now, if it is legal, and vote can be taken now. Commissioner Stuart asked what amount would be. ED Feorenzo indicated between \$1,500 and \$2,000 per employee. Not pensionable, a one-time payment at the end of fiscal year – July. Attorney Zisa suggested voting on it now.

ED Feorenzo polled each Commissioner individually – all said yes to the stipend, if legal.

## **OLD OR OTHER BUSINESS – nothing at this time**

## **REMARKS OF CITIZENS – nothing at this time**

## **ADJOURNMENT**

Motion to adjourn made by Commissioner Stuart; 2<sup>nd</sup> by Commissioner Pico.

VOTE: AYES/All Present Commissioners (4)

Absent: Allegretta/Tessararo/D'Arminio

Respectfully submitted,

Deborah L. Alvarez  
Secretary/Transcriber