

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

THURSDAY, JUNE 11, 2015

(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.)

Chairman Anthony Stassi called the meeting to order.

ROLL CALL

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

Also Present:

Anthony Feorenzo, Executive Director
William F. Snyder, Consultant to the Board
Bradley Wilson, Esq., Counsel to the Authority
Janice DeJohn, Passaic County Housing Agency, Executive Director

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 was followed by moment of silence in support of Firemen, Policemen and those in the Armed Forces.

PRESENTATION BY NJNAHRO – 2 Summer Interns Myles Hunt & Reco Facey

Janice DeJohn, Passaic County Housing Agency Executive Director, who also serves on New Jersey NAHRO, New Jersey Chapter of the National Association of Housing & Redevelopment Officials, a Board made up of Housing Authorities, providing subsidized and affordable housing throughout the State of New Jersey. Ms. DeJohn is Chairman of the Scholarship Committee for the past two years. They give out three scholarships a year, each totaling \$8,000 - \$2,000/year to students living in assisted housing and going on to college or in college. An internship was started two years ago, hoping to get young people interested in getting into this industry. Ms. DeJohn was an intern in the housing industry back in her college days. ED Feorenzo has submitted applications both years that the plan has been in existence. This year he submitted two applications and they were both selected. NJNAHRO helps to subsidize the salary for the interns – an 8-week internship program during the summer. Myles Hunt is attending Lincoln University in Pennsylvania, Criminal Justice major and has mentored boys in one organization and a football player. Reco Facey attends American International College in Massachusetts, who also mentored children at the YMCA in Massachusetts, a football coach in the junior league in Hackensack. Reco is also a Criminal Justice major. Each had to submit essays and enjoy working with people; each likes doing maintenance work also. Part of Myles essay stated: "Housing industry is hard work, but it makes you have a good character."

(Applause and presentation of the awards at this time in the meeting.)

APPROVAL OF PREVIOUS MEETING MINUTES – MAY 14, 2015

Motion to approve minutes of May 14, 2015 made by Commissioner Rivera; seconded by Commissioner Russell.

VOTE: AYES/All Present Commissioners (6)

Absent: Stuart

RESOLUTIONS

1. #2015-11 – APPROVAL OF CONTRACT FOR PCA

Motion to approve Resolutions #2015-11 made by Commissioner D'Arminio; seconded by Commissioner Dukes.

ED Feorenzo explained this was the Physical Assessment that went out two months ago, which is part of the RAD Program, that's needed in order to move forward with RAD. Bids previously received were very high. They went out again and five people responded. Person recommended has done a few; Mr. Snyder and Mr. Feorenzo qualified him. He was checked out with other housing authorities and completed the inspections and reports. If approved tonight, he will be requested

to come in, set up a meeting with HUD and have an opening conversation to get the process started.

VOTE: AYES/All Present Commissioners (6)

Absent: Stuart

CORRESPONDENCE

Motion to accept and file made by Commissioner Rivera; seconded by Commissioner Tessaro.

VOTE: AYES/All Present Commissioners (6)

Absent: Stuart

PARKING LOT ASSIGNED SPOTS

ED Feorenzo reported parking assignment notices went out, parking stickers received two days ago. Some phone calls were received from unhappy residents stating they were in the flood zone or wanted to be somewhere else. Of the 17 that responded, 4 didn't even have vehicles. Out of 110 spots, 54 meet the qualifications – copy of registration on file, current driver's license, current insurance on file. Others that are using spots, did not receive a ticket because they are not in compliance with registration, driver's license, insurance. They received a letter and will not get a sticker until they comply. Mr. Feorenzo will give them about two weeks before he speaks with police officers to issue summons to people who are parked in wrong spot or parked in spot without decal. 56 did not respond.

Commissioner Rivera said he'd received phone calls and people questioned why their spot was where it was. Mr. Feorenzo said he broke down the lots, submitted it two meetings ago, trying to keep every resident near their building – whether court yard or on the street. Only 14 submitted that they wanted a spot in a specific area. Now that it's all said and done, he doesn't care to change it. Newman Street floods. The Housing Authority can't do anything about the flooding. Please go to Mayor & Council and ask them why it floods.

PAYMENT OF CLAIMS FOR JUNE

Motion made by Commissioner Rivera to approve payment of claims; seconded by Commissioner D'Arminio. A new way has been worked out to show all the bills listed to be paid at June 11th meeting. The date the bill came in was listed, now it is not. Everything on the list for June 11th will be approved to be paid in June.

VOTE: AYES/All Present Commissioners (6)

Absent: Stuart

MANAGEMENT REPORT & UNFINISHED BUSINESS

Mr. Feorenzo reported he met with Verizon yesterday (June 10th). They will be applying for their permit in July. Once the permit is issued, HHA will start collecting rent even though the site isn't up and running.

Four roofs at 69 Railroad, 55 Railroad, 46 Newman Street, 60 Newman Street were started on May 29th. One roof is completed. It is ready for the coping. Everything is going smoothly.

He hopes to thank Candy, as he called her and spoke to Commissioner Russell to see if they knew anyone with a CD license, who lived in Hackensack that could drive the HHA bus. No response. Later he received a call from a recommendation; the man came in and is working out wonderfully. He drives part-time for the church as a volunteer, works here from 9-2, Monday through Thursday. When settled after 6 weeks or so, routes might be changed. Carmine rode with him for two days so he understood the bus; gentleman knows the areas and is a Hackensack resident.

Mr. Snyder added that in regards to the RAD Program, HHA is in a holding pattern, because regulations have to be finalized. They were to be done in March, but not done yet –HUD time. HHA is waiting for the finalization. HHA has the approvals. When the regulations are published, they'll be reviewed internally, kick off call with HUD. Engineer approved tonight will do the analysis needed at each location and also working on financing and how much money can be raised. A press release will also go out so that HHA gets some press as to what is being done. Future meetings will be conducted with residents to discuss work, which will keep engineer up to date on requests of residents.

OLD BUSINESS

Commissioner Russell asked about the nurse that was coming to speak this evening. Mr. Feorenzo said she is ill and had texted him about five o'clock, but will be in attendance next meeting.

NEW & OTHER BUSINESS

Mr. Feorenzo said police could not be here tonight. Officer Vinny said there was an incident and they needed his assistance. He will be leaving and become a full-time policeman in New Milford. Another Type 2 officer will be here soon in the evenings. Mr. Feorenzo will meet with the Captain next week.

REMARKS OF CITIZENS

SHERIDAN MC GEE, 164 Beech, asked why Beech doesn't have assigned parking spaces. Mr. Feorenzo said prior to his employment here there was a survey there. No one responded. Chairman Stassi said do another survey and see what

happens. There are 50 residents and 30 spots. One woman said there are a lot of cars that don't belong there. Mr. Feorenzo will first look at how many cars are registered there. He'll report on the count in July. NANCY D'DONATO said she checked and a lot of cars don't belong there. Mr. Feorenzo said if a room is rented out for a party, the attendees are not supposed to park in HHA lots. Mr. Snyder reiterated about lack of response by residents when a survey goes out.

CHRISTINE LAVAL, 72 Newman Street, was assigned a spot that is terrible. When it rains there is always flooding at that spot and she has asthma. Rain comes all the way up to the stairs and up to their car doors. ED Feorenzo said it can't be changed. There are 47 spots and only 13 answered the survey. Commissioner Russell and ED Feorenzo said go to Mayor & Council. It's been flooding for many years. It's a drainage problem. It was explained to Ms. Laval the survey went out many months ago and she did not respond. The 13 people that responded got what they wanted.

TALITA MOORE, 69 Railroad Avenue, is concerned about dogs pooping on the grass and not picking it up. She cannot let her grandchildren play on the grass because of this problem. Talita has complained to the maintenance man, who always picks it up. She has also spoken to the dog owners about it. ED Feorenzo will send them a letter, when caught, about cleaning up. Talita was hoping a police officer would be here as the other day, children from the middle school came and were trying to fight her niece, who does not live in housing. The girl was being bullied and it is an ongoing process. She goes to school with them. Mr. Feorenzo said the girl should immediately go to her principal, which Talita has done. She called the Hackensack Police around 2:35 PM yesterday and no one came at all. Two hours later she called back and the police still never came. Talita also congratulated the two young men on their scholarship awards. She also asked if HHA could help her in finding a job. She did submit an application to the office. Talita hopes to change her lease, because a niece is using the address, but has no contact with her aunt. Talita doesn't want to pay the upcoming flat rate rent for her apartment. ED Feorenzo said come to the office and they'd discuss it.

Commissioner Russell asked if dogs were allowed on the grass. Mr. Snyder said if Talita knows the time of day the dogs are walked, they'll check the video and issue tickets or more.

LUIS, 7J, 65 First Street, spoke about his lung operations. Man in 7K smokes in his apartment all the time. They also cook food with very strong odors. Luis has requested they open the window to let out some of the odors. 7K called the police, and said Luis uses drugs. He has cigarettes that were on his window sill and witnesses. ED Feorenzo has gone to that apartment, but they have not caught him smoking. Mr. Feorenzo requested Luis come visit him in the office, and he will ask Dave to keep checking that area.

PEGGY HARISTON feels great about her parking space and is happy. She thanked the Commissioners.

ADJOURNMENT

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

Respectfully submitted,

Deborah L. Alvarez, Secretary/Transcriber

Adjourned at 6:35 P.M.