

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

THURSDAY, OCTOBER 17, 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: Vice-Chairman Blanche Stuart  
Commissioner Marie Dukes  
Commissioner Gino Tessaro  
Commissioner May D'Arminio  
Commissioner Sarquis Pico

Also Present:  
Anthony Feorenzo, Executive Director  
William H. Snyder, Advisor to the Board  
Joseph Zisa, Esq., Counsel to the Authority

Absent: Chairman Anthony Stassi  
Commissioner Michael Allegretta

**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 recited. Moment of silence in respect for Armed Forces, Police and Firemen.

**APPROVAL OF PREVIOUS MINUTES – September 12, 2019**

Motion to approve September 12, 2019 minutes made by Commissioner D'Arminio; 2<sup>nd</sup> by Commissioner Dukes. There were no questions or comments.

VOTE: AYES/All Present Commissioners (4)                      Absent: Stassi/Allegretta  
Abstain: Stuart

**RESOLUTIONS #2019-21 – AWARD OF LEGAL SERVICES – CONTRACT FOR FISCAL YEAR ENDING 9/30/2020**

**RESOLUTION #2019-22 – AWARD OF ACCOUNTING CONTRACT FYI 9/30/2020**

**RESOLUTION #2019-23 – AWARD OF AUDITING CONTRACT FYI 9/30/2019**

**RESOLUTION #2019-24 – AWARD OF HQS INSPECTION CONTRACT**

Motion to approve Resolutions #2019-21 through and including Resolution #2019-24 made by Commissioner Stuart; 2<sup>nd</sup> by Commissioner Dukes.

RESOLUTION #2019-21: Legal Services RFQ awarded to lowest bidder: Joseph C. Zisa, Jr. with one other attorney submitting a RFQ. Cost monthly: \$2833.33 – other firm: \$3,000/month. Difference per hour, which was taken into account. Mr. Zisa never has charged hourly fee.

RESOLUTION #2019-22: No one bid except for William Katchen. Fee went up slightly – scored 110.

RESOLUTION #2019-23: Last year Policari was only bidder. Again, Policari was only RFP. His price went up \$1,000. Mr. Snyder concurred that it was a very good price.

RESOLUTION #2019-24: Award for HQS inspections. Buildings must be inspected yearly per regulations and HQS does them. Inspections are in a file, so when HHA is audited by either HUD or Edgewater Housing, everything is documented that units are in good working condition and no violations. It is a two-year contract. Inspection begins in January through February.

Roll call on the above listed 4 resolutions:

- Commissioner Dukes – Yes
- Commissioner Tessaro – Yes
- Commissioner D'Arminio – Yes
- Commissioner Pico – Yes

Commissioner Stuart – Yes

VOTE: AYES/All Present Commissioners (5)

Absent: Stassi/Allegretta

## **CORRESPONDENCE – nothing at this time**

### **PAYMENT OF CLAIMS**

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

ED Feorenzo explained Unicorn Building - \$11,000 for month. There were turnovers and each time an apartment is turned over, there is a set contract price with Unicorn to come and do painting.

Roll call on Payment of Claims:

Commissioner Dukes – Yes

Commissioner Tessaro – Yes

Commissioner D'Arminio – Yes

Commissioner Pico – Yes

Commissioner Stuart – Yes

VOTE: AYES/All Present Commissioners (5)

Absent: Stassi/Allegretta

### **MANAGEMENT REPORT & UNFINISHED BUSINESS**

ED Feorenzo discussed PBV Plan; there are points, which put you higher on the list. (1) If a resident; (2) If military – for senior and elderly. (3) Families – military – Hackensack resident and working preference. PPB Plan changed when HHA converted to RAD. Old plan stated: working family for a preference. New plan under Occupancy Department and Occupancy Committee – added in “must be working in Hackensack”. In order to get “working preference”, you must be employed **in** City of Hackensack. Some office staff was not following or notice “must be working in Hackensack”. It is being worked on right now, not affecting a lot of people, and office working on preferences. People give pay stubs saying they work in Hackensack, but their company is in North Carolina and they must prove to HHA they work in Hackensack. Some don't work in Hackensack, but requesting preference any how. It will be resolved in a few weeks on the computer and list will be 100% accurate with **employees working in Hackensack**.

Vice-Chairman Stuart asked if person comes to top of list and don't have all those preferences, they go back down the list to where they applied with the one preference, because they are still Hackensack resident, if they have that. List will work itself out and they'll be in the order that they are supposed to be in. Some people indicate they work in Hackensack, but when they come in, they state they

just got laid off and not working any more or working in another town. They don't get preference. Person must be working in Hackensack when they come to sign the lease, unless on Workmen's Compensation and still employed by them; that's considered working.

Commissioner Dukes asked about people whose file has been corrected and then put back to a higher number. What if their circumstances change? ED Feorenzo said the policy cannot be circumvented. Policy has to be followed; it is in black and white. They may come into a meeting and it will be explained to them at that time. Commissioner Dukes inquired that means they still have to wait for something to become available. ED Feorenzo said because they are not getting the Hackensack (unintelligible) preference. She asked if there is an emergency and they leave, do they lose their status? ED Feorenzo answered yes, but does not believe list is going to change that much. He is going over it with Jamie. Someone called Commissioner Dukes complaining – ED Feorenzo added 1 to 17. He explained why to them. Ms. Dukes said the person is devastated because they're in dire straits now. ED Feorenzo corrects as soon as he finds out about it; but cannot let it continue.

Mr. Snyder added the policy is the policy. Unfortunately, some of office staff was not interpreting it properly. The intention is to help as many as possible. But if person works in Milwaukie and is Hackensack resident, that person comes in with same status as a resident – (unintelligible). What Ms. Dukes is speaking of, you might have 1 or 2. Unfortunately, that person is caught in a bind and what it requires is a sit-down and full explanation as to why this happened. People start rumors right away that something is going on; which is certainly not the case. Ms. Dukes explained they held on until they were 1 and now they are afraid of holding on from 17. She asked how long do you think that would take. ED Feorenzo will check it tomorrow.

#### UPDATE ON WAITING LIST:

1. Elderly/disabled – 470 applicants on studio waiting list at which time 1-47 have either 1 or 2 preferences. Only 1 with 2 preferences with military; rest are Hackensack residents.
2. There are 1,000 applicants for 1-bedroom. 1-121 have 1 or 2 preferences. Only 3 have military.
3. There are 54 on 2-bedrooms. 1-13 have 1 or 2 preferences. 2-bedrooms are not moved that often.

List will also be growing because it's always open.

4. Family waiting list: 17 applicants for 1-bedroom. 1-8 have preferences and HHA will determine if “working preference” covers that. He will know in a week.
5. 105 applicants for 2-bedroom. 1-47 have preference – those on waiting list.
6. 61 applicants for 3-bedroom.
7. 8 applicants for 4-bedrooms.

Most of those have a preference. HHA does not move many 4-bedrooms and a few in 3 could move into 4 and free up a 3-bedroom. 17 for 1-bedroom, which hasn't been moved in a while, which is why that number stays consistent. Staff is doing a great job of purging this list. Letters being sent out now and numbers are dropping. Commissioner Stuart inquired about woman that went from 1 to 17 – which preference does she have. ED Feorenzo doesn't know.

UPDATE FOR 164 BEECH STREET: HHA took some proposals under bid threshold. Quotes were received for 164 – stairwells were very dark yellow, didn't look nice. They were painted bright white and look very nice. They had a VCT tread and riser, which was cracking and HHA losing points when inspected. There is another quote to rip them up, get all glue off stairs and tread got a non-slip paint. They look very nice.

Heat was turned on this week and no issues to report; no leaks. Men did nice job blowing boilers down and preparing for fall.

Meeting held today with County Fire Marshals for 40 Passaic Street, building managed by HHA and Deputy Fire Marshal from City of Hackensack: Brian Annuziatto, Carmine and ED Feorenzo. An issue was: they put cabinets against a window in 3 apartments and had safety bars on those windows. Safety bars could not open, so fire department couldn't get in if there was an emergency using fire escape. It isn't HHA's building but HHA is responsible. They came up with an agreement. County Fire Marshal is going to have county come and remove by the stairwells the window guard so firemen can come in with their backpack on and go through window. They were kitchen cabinets.

Next meeting will be Thursday, December 12<sup>th</sup>; the reorganization meeting at 4:00 P.M.; no meeting in November.

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

### **REMARKS FROM CITIZENS**

RUTH KENNEDY noticed water on the floor this morning in a stairwell near a door. Mr. Feorenzo will check it tomorrow.

Motion to go into closed Executive Session made by Commissioner Pico; 2<sup>nd</sup> by Commissioner D'Arminio.

VOTE: AYES/All Present Commissioners (5)

Absent: Stassi/Allegretta

Motion to open public meeting after closed Executive Session made by Commissioner Dukes; 2<sup>nd</sup> by Commissioner D'Arminio.

## **ADJOURNMENT**

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

VOTE: AYES/All Present Commissioners (5)

Absent: Stassi/Allegretta

Respectfully submitted,

Deborah L. Alvarez  
Secretary/Transcriber