

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

THURSDAY, MAY 13, 2021

**(This is a condensed version of the ZOOM virtual and taped minutes of the Regularly Scheduled Monthly Meeting of the Hackensack Housing Authority commencing at 2:00 P.M.)**

Executive Director Anthony Feorenzo called the meeting to order.

**ROLL CALL**

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

Also Present:  
Anthony Feorenzo, Executive Director  
William F. Snyder, Consultant to the Board

Absent: Commissioner Awad Khoury  
Commissioner Pico Sarquis

**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 12/10/2020.

The Authority welcomes comments from the public, which will be addressed under "Remarks of Citizens" on the Agenda. Members of the public shall be free to speak on any subject on or off the Agenda. As is the case for in-person meetings, all speakers will be limited to five (5) minutes. Members of the public shall be muted until public discussion, at which time they may ask to be recognized.



Board of Health, Fire Department and Building Department, Messrs. Snyder and Zisa plus myself all there. Apartment was clean, clothes in bags, no dog poop on floor – woman not there. ED Feorenzo going by every day. Child Services called Mr. Zisa 2 days ago wanting to know if she's back, they want to try to take children as kids have not been enrolled in school this entire year. They are 8 and 11. Whereabouts unknown. ED Feorenzo came by at 6:30 A.M. this morning and her car was in parking lot. Now paid up on her rent. Now out of HHA hands regarding children. Child Services looking into it and handling it themselves. ED Feorenzo will monitor apartment so it stays sanitary and not become a problem for HHA or other tenants. ED Feorenzo will have Mr. Zisa send another letter regarding another visit next week with visit to apartment for inspection. Commissioner D'Arminio thought ED Feorenzo handled it nicely.

Many cars park in that parking lot and do not belong – no parking stickers; some not registered. ED Feorenzo has called Police Department every week, police ticketing cars. Residents and guests coming out to avoid tickets; how registering cars. Lot has had less cars; only for tenant use only.

APARTMENT UPDATE: No family units available. In senior buildings – 2 studios and 2 1-bedrooms that will be leased up.

Julissa sent Police Report to all Commissioners for April – no arrests, 9 medical calls; 3 harassment complaints about noise; 94 targeted patrols and 1 theft – someone took package in front of one of the doors – either Amazon or another and not notifying tenants, don't call or email. Just drop it off and leave. Trying to help tenants, but HHA cannot be policing packages that are left outside.

## AFFORDABLE HOUSING

ED Feorenzo informed Commissioners that City extended it to September. HHA has our documents in with them, but no word from Affordable Housing Attorney. When Mr. Zisa gets back, there will be more information at next meeting. City not in a rush with this right now. Mr. Snyder added 2 meetings ago our Board request that contract be changed, putting in language and sent to Mr. Zisa, who has been working with City Attorney. Ball now in their court as no word from them; we will wait to hear from them. ED Feorenzo thinks HHA will hear from them within a week or so.

## **PAYMENT OF CLAIMS**

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

VOTE: AYES/All Present Commissioners (5)

Absent: Khoury/Sarquis

ED Feorenzo told Commissioners that in dealing with elevator company, he told them if they perform, and materials are on-site, HHA is very pro-active when paying subcontractors. They didn't understand. He said get your materials here, when HHA sees progress, you will receive a progress payment within a week. They thought it was 30 days. He said no, if you do what you're told; what we're asking you to do, we will pay you quickly. Every other week when they put a requisition in, ED Feorenzo had it processed through Julissa, it was signed by him and Chairman Stassi. If you treat a contractor that's doing the proper job and following drawings, get them their money quickly, they get things done. In his personal opinion, this is why elevator was finished in 4 weeks. Sign-off from State; architect signed off; elevator engineer signed off and his comment was there was 1 item that they fixed; punch list done. Never saw an elevator this nice and get done this quickly.

ED Feorenzo thanked the Commissioners for allowing him to do that; things done quickly; pay subcontractors quickly, as it shows HHA is a good authority, have the money and when people perform, HHA is not afraid to pay them. Mr. Snyder said it's the quickest he ever saw an elevator go in; much has to do with ED Feorenzo's stewardship and construction knowledge, his ability to work with contractor. Mr. Snyder never saw an elevator go in without complaints from residents; only 1 elevator and Mr. Feorenzo worked with tenants ahead of time to make sure that everyone was taken care of – an elderly building.

Commissioner Stuart said a tenant contacted her who requested a handicap parking permit from 164 Beech Street; she hasn't heard anything. ED Feorenzo said she cannot take a handicap parking space without a sticker; and they are first come/first serve as there are other handicap tenants in that building. Have her call Mr. Feorenzo.

## **ADJOURNMENT**

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

VOTE: AYES/All Present Commissioners (5)

Absent: Khoury/Sarquis

Respectfully submitted,

Deborah L. Alvarez  
Secretary/Transcriber