

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

THURSDAY, JUNE 10, 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: Vice-Chairman Blanche Stuart  
Commissioner May D'Arminio  
Commissioner Marie Dukes  
Commissioner Awad Khoury  
Commissioner Gino Tessaro

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

Absent: Chairman Anthony Stassi  
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.

Please do not speak out of turn or disrupt the meeting. Disruptive conduct includes sustained inappropriate behaviors, such as, but not limited to shouting, interruption and use of profanity"

**FLAG SALUTE – recited by all those on Zoom.**

**APPROVAL OF PREVIOUS MEETING MINUTES – May 8, 2021**

Motion to approve minutes of May 8, 2021 made by Commissioner Dukes; 2<sup>nd</sup> by Commissioner D'Arminio.

VOTE: AYES/All Present Commissioners (5) Absent: Stassi/Sarquis

**RESOLUTIONS #2021-7 THROUGH #2021-12**

1. RESOLUTION #2021-7 – APPROVAL OF LANDSCAPING CONTRACTS

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

VOTE: AYES/All Present Commissioners (5) Absent: Stassi/Sarquis

2. RESOLUTION #2021-8 – APPROVAL OF CCTV MAINTENANCE CONTRACT

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

VOTE: AYES/All Present Commissioners (5) Absent: Stassi/Sarquis

3. RESOLUTION #2021-9 – APPROVAL OF TECHNICAL CONSULTING SERVICES

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

VOTE: AYES/All Present Commissioners (5) Absent: Stassi/Sarquis

4. RESOLUTION #2021-10 – APPROVAL OF ELECTRICIAN SERVICES CONTRACT

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

VOTE: AYES/All Present Commissioners (5) Absent: Stassi/Sarquis

5. RESOLUTION #2021-11 – APPROVAL OF INSPECTION SERVICES CONTRACT

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

VOTE: AYES/All Present Commissioners (5)

Absent: Stassi/Sarquis

6. RESOLUTION #2021-12 – REJECTION OF PLUMBING BID, SPECIFICATION CHANGE AND AUTHORIZATION TO RE-ADVERTISE

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

VOTE: AYES/All Present Commissioners (5)

Absent: Stassi/Sarquis

**CORRESPONDENCE**

There were no questions regarding correspondence ED Feorenzo sent to Commissioners.

**PAYMENT OF CLAIMS**

Motion to approve payment of claims for June 2021 made by Commissioner D'Arminio; 2<sup>nd</sup> by Commissioner Khoury.

VOTE: AYES/All Present Commissioners (5)

Absent: Stassi/Sarquis

**MANAGEMENT REPORT & UNFINISHED BUSINESS**

ED Feorenzo and Mr. Snyder discussed having public meetings at 65 First Street. Many Housing Authorities have not opened up as of this date. It was decided to wait until September to make a decision. Mr. Zisa added Courts are still closed at this time. Vice-Chairman Stuart said there isn't that much room in meeting room to have the 6 foot space. Final thoughts were wait until September.

ED Feorenzo is evaluating roof at 175 W. Railroad; there have been some leaks. He will see if it needs to be replaced and will get an RFP for architectural services; then go out to bid for roof. It would then be in October after all school work is done. He is also waiting for material prices to come down – everything is up 15 to 20% in building industry.

Bus is a problem when it gets too warm, has difficulty starting. ED Feorenzo bringing to mechanic shop Monday after route done so it can be checked out. Carmine had to jump start it yesterday at Shop-Rite. It has been working out fine in regards to distancing.

40 Passaic Street is running smoothly. HHA is no longer responsible for security. HHA meeting once a month with them via Zoom, but all working nicely, and is a blessing to get rid of security.

Numerous tickets issued to people parking in our parking spaces and lots, who do not have stickers; patrolling the area ourselves and just looking around. Parking lots are a lot emptier and being used by tenants and not crowded. Giving tickets to people not tenants really worked out.

ED Feorenzo had meeting today with PHA Web. All our files are being scanned and being put on our backup in the Cloud; so within 6 months to a year HHA will be paperless. If someone needs a copy of their lease, it can be printed out for them. He had a call with PHA Web using tablets for signatures on pages that tenants have to sign. We will be ordering 3 small tables for Occupancy Department so when they go to a building, they'll have their big computer, their laptop, be able to show tenants what they're signing. Once tenant agrees to it, they sign tablet, tablet automatically signs every document that's needed to be signed. If they want copies, we print out copy for them. We will have everything on our hard drive and back up in the Cloud; efficient and easier. A

APARTMENT UPDATE: 2 studios and one 1-bedroom in Elderly & Disabled Buildings. Only 3 apartments empty.

## **OLD BUSINESS**

Vice-Chairman Stuart asked about situation at 230 Central Avenue with apartment and Division of Child Services. ED Feorenzo answered Child Services has not called him or Mr. Zisa. ED Feorenzo has been checking and not seen woman's car back at building in 10 days. Rent has been paid for June. Whereabouts of woman and her children is unknown.

Commissioner Dukes asked if there was a fee regarding damages that may have occurred when people have pets – would that cover damage done by woman's dog. Does fee for pet cover cost of repair/replacement? ED Feorenzo said people also have security deposit when they move in, but 99% of HHA apartments are all vinyl flooring. When a tenant moves out, vinyl flooring is replaced. It cleans up easily via buffing and wax.

Vice-Chairman Stuart asked if there were any vacancies in family units and how long is waiting list. ED Feorenzo said no vacancies in family units and list has not changed. He will give Commissioners update at next meeting on 1, 2, 3 and 4 bedrooms. Also, did HHA receive response from City of Hackensack regarding Affordable Housing units; did they ever respond to ED Feorenzo's letter. Mr. Zisa was called by Mr. (inaudible) and asked him what status was. He told that person HHA Commissioners would be discussing further, that Commissioners had some

issues with it, and believes it will be discussed further. Mr. Zisa feels HHA is part of the City and have to help City of Hackensack. Vice-Chairman Stuart noted Commissioners had some issues and did City ever respond to that, correct? ED Feorenzo said yes, they have never responded. Mr. Zisa answered he has had no response. It was requested Mr. Zisa speak with them tomorrow, as HHA cannot move forward until a response is received.

**OTHER OR NEW BUSINESS – nothing at this time.**

**ADJOURNMENT**

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

VOTE: AYES/All Present Commissioners (5)

Absent: Stassi/Sarquis

Respectfully submitted,

Deborah L. Alvarez  
Secretary/Transcriber