

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

THURSDAY, FEBRUARY 10, 2022

**(This is a condensed version of taped minutes via Zoom of Regularly Scheduled Monthly Meeting of Hackensack Housing Authority commencing at 2:10 P.M.)**

Executive Director Anthony Feorenzo called the meeting to order.

**ROLL CALL**

Present: Vice-Chairman Blanche Stuart  
Commissioner Sarquis Pico  
Commissioner May D'Arminio  
Commissioner Gino Tessaro  
Commissioner Hani Khoury

Also Present:

Anthony Feorenzo, Executive Director  
William F. Snyder, Consultant to the Board  
Joseph Zisa, Esq., Counsel to the Authority

Absent: Chairman Anthony Stassi  
Commissioner Marie Dukes

**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 12/9/21.

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 led by Mr. Zisa, Esq.**

**APPROVAL OF PREVIOUS MEETING MINUTES – January 5, 2022**

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

VOTE: AYES/All Present Commissioners (5)

Absent: Stassi/Dukes

**RESOLUTION #2022-7 – APPROVAL OF CONTRACT FOR A/E DESIGN FOR ELEVATOR MODERNIZATION**

This was legally and properly advertised to design 2 elevator modernizations at 65 First Street. Information in Commissioners' packet. An elevator is down at 65 First Street now, needing \$35,000 to get up and running, taking 6 weeks for repairs. Parts from one now disabled will be used to keep working elevator going.

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

VOTE: AYES/All Present Commissioners (5)

Absent: Stassi/Dukes

ED Feorenzo explained there will be no cost for elevator. In 2011 HUD took substantial amount of money from HHA. HHA joined a Class Action law suit with many authorities throughout USA. Suit was settled; ED Feorenzo got a phone call 2 weeks ago from attorney that HHA will be receiving approximately \$560,000 that HUD took from HHA back in 2011.

**CORRESPONDENCE**

An RFP for 2-year contract for chute cleaning semi-annually, due on February 24<sup>th</sup>. Chute cleaning is compactors in hi-rise building, cleaned every 6 months for odors and grease, trying to keep rodents/insects out, which every 6 months does the trick.

**PAYMENT OF CLAIMS**

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

VOTE: AYES/All Present Commissioners (5)

Absent: Stassi/Dukes

## **MANAGEMENT REPORT & UNFINISHED BUSINESS**

ED Feorenzo met with Hackensack's new City Manager Vincent Caruso, discussing Shared Service Agreement he was working on with prior Administration/City Manager. Today ED Feorenzo had discussion with new Deputy City Manager Jacqueline, who is working on a Resolution for Shared Service Agreement, which will allow ED Feorenzo to call Shade Tree Department instead of bidding out and getting prices for tree removal or pruning any trees on HHA property; asking also about what type of shared services is HHA going to do with the City. In reality, HHA did a Shared Service Agreement when HHA gave them 49 units for their affordable housing needs. She agreed, and they are working on the resolution and should save HHA \$10-\$20,000/year, which is number one.

#2 – HHA had no police incidents. Only thing ED Feorenzo is dealing with is noise complaints. Every time he gets a tenant calling him about noise at night, I tell them to call Police Department. We do not police buildings for noise and have a police officer on duty from 6 PM to 2 AM. Police have been dealing with that.

Julissa gave notice 2 weeks ago, no longer with us. ED Feorenzo received 6-7 applications; moving Vanessa Gomez, who was up in the front, moved Vanessa over by Julissa. Julissa trained Vanessa in the 2 weeks; Vanessa has extensive experience on work that Julissa had been doing – transition went relatively easy. I also interviewed 6 people for cashier up front; narrowed it down to 2 people; hired a young woman – Ivy Hernandez – happy to say she's a Hackensack resident. Aleah is with Occupancy Department and doing a great job. There was someone qualified from Paterson, but ED Feorenzo wanted Hackensack resident.

### WAITING LIST

Studio Apartments – 927 – 0 with 2 preference/92 with 1 preference

1-bedroom – 1,000 – 3 with 2 preferences/316 with 1 preference

2-bedroom – 109 – 1 with 2 preferences/(inaudible) with 1 preference

Family – 13 one bedroom – 2 with 0 preferences/7 with 1 preference

2-bedroom – 20 – 2 with 2 preferences/1 with 1 preference

3-bedroom – 38 – 4 with 2 preferences/13 with 1 preference

4-bedroom – 15 – 2 with 2 preferences/13 with 1 preference

**OLD/NEW/OTHER BUSINESS – nothing at this time**

### **INFORMATIONAL**

Mr. Snyder put an article about Hackensack Housing Authority in the NAHRU for May and will distribute to all our Commissioners when it's published in March.

**REMARKS FROM CITIZENS – nothing at this time**  
**ADJOURNMENT**

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

VOTE: AYES/All Present Commissioners (5)

Absent: Stassi/Dukes

Respectfully submitted,

Deborah L. Alvarez  
Secretary/Transcriber