

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

THURSDAY, APRIL 14, 2022

(A condensed version of taped minutes of Regularly Scheduled Monthly Meeting of Hackensack Housing Authority commencing at 2:20 P.M.)

Executive Director Anthony Feorenzo called the meeting to order.

ROLL CALL

Present: Chairman Anthony Stassi
Commissioner Marie Dukes
Commissioner Hani Khoury*
Commissioner Blanche Stuart
Commissioner Gino Tessaro

Also Present:
Anthony Feorenzo, Executive Director
William Snyder, Consultant to Authority
Joseph Zisa, Esq., Counsel to Authority

Absent: Commissioner May D'Arminio
Commissioner Sarquis Pico

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

APPROVAL OF PREVIOUS MEETING MINUTES

Motion to approve minutes of March 3, 2022 made by Commissioner Stuart; 2nd by Chairman Stassi.

VOTE: AYES/All Present Commissioners (5) Absent: D'Arminio/Pico

RESOLUTIONS #2022-13 THROUGH #2022-15

1. RESOLUTION #2022-13 – RENEWAL OF EXECUTIVE DIRECTOR CONTRACTS

Motion to approve #2022-13 made by Commissioner Stuart; 2nd by Commissioner Dukes.

Mr. Snyder: Executive Director's renewal comes up every year, which is a 5-year contract. State of N.J. requires if you have an employment contract, that it be reviewed on an annual basis. Review prepared by Mr. Snyder and included in Commissioners' agenda packets. ED Feorenzo does an outstanding job. Review goes in his file and HHA complying with State requirements.

ROLL CALL:	Chairman Stassi	Yes
	Commissioner Dukes	Yes
	Commissioner Tessaro	Yes
	Commissioner Stuart	Yes
	Commissioner Khoury	Yes
	Absent: D'Arminio/Pico	

2. RESOLUTION #2022-14 – AWARD OF ELEVATOR REPAIR CONTRACT

This is award of elevator repair at 65 First Street; bid is for \$610,637; letter from architect. Low bidder did a great job previously in other buildings; done in 4-1/2 weeks. (Inaudible) HHA has money for this via law suit HHA won. HHA will receive \$550,000 back. There is only one elevator working at this time. ED Feorenzo will call contractor immediately at conclusion of this meeting; put in his order for parts.

Motion to approve made by Commissioner Dukes; 2nd by Commissioner Stuart.

VOTE: AYES/All Present Commissioners (5) Absent: D'Arminio/Pico

3. RESOLUTION #2022-15 – SHARED SERVICES WITH CITY OF HACKENSACK

ED Feorenzo working with City of Hackensack on shared services in regards to trimming trees on HHA property at no cost to HHA. Mr. Zisa commended ED Feorenzo on his negotiations with the City in this regard. ED Feorenzo noted HHA worked with City on Affordable Housing, they want to have good relationship. Trimming will be done in May and October. There were no questions or comments.

Motion to approve made by Chairman Stassi; 2nd by Commissioner Stuart.

VOTE: AYES/All Present Commissioners (5) Absent: D'Arminio/Pico

PAYMENT OF CLAIMS

Motion to approve payment of claims made by Commissioner Dukes; 2nd by Chairman Stassi.

VOTE: AYES/All Present Commissioners (5) Absent: D'Arminio/Pico

MANAGEMENT REPORT & UNFINISHED BUSINESS

ED Feorenzo thanked Commissioners for getting Resolutions approved. As reported at March meeting, hot water heater @ 65 First died. Two boilers came in and in process of installing them, hopefully, by Wednesday-Thursday of next week – and temporary boilers in parking lot removed. Architect looking at replacement of roof at 175 W. Railroad Avenue; it will be last roof to be done.

There are only two vacancies – 2 studios @ Kansas Street – all other apartments filled up.

POLICE REPORT: 14 medical calls – only things this past month

230 Central Avenue Playground – HHA installing a fence and gate around playground, which will close at dusk. Sign to be placed there indicating PLAYGROUND CLOSES AT DUSK. There have been children playing there

at 1-2 A.M. Fence will be installed; someone will open gate in morning; tenants will close gate at night. We want a safe environment.

Commissioner Stuart noted adults do visit around the grass area. ED Feorenzo agreed, but when it becomes dark, everything closes – gate locked. ED Feorenzo said not just people from HHA are there, vandalizing and hanging out in dark areas. Children should not be out there after 9 P.M. We want to keep our property neat. Commissioner Dukes asked about security cameras and install more lights. Put up NO LOITERING SIGNS – ask City for those; have police give out summons. ED Feorenzo stated someone in the building would have to call Police Department. There is a fence there now; just gate to be installed.

Mr. Zisa interjected that if children not from HHA go in there at night and someone were to get hurt, HHA would be liable for that. Commissioner Dukes didn't realize fence was already there; has no problem with adding gate.

(At this point in the meeting, Commissioner Khoury left Zoom meeting.)

Commissioner Stuart would like people to be able to sit outside, but don't destroy property; police should be called, if necessary. ED Feorenzo will speak with JIF regarding liability if someone should get hurt, and Commissioner Stuart okay with people sitting out there 10:30 PM on grass areas without destroying property. ED Feorenzo will send a "universal" letter regarding vandalizing. He will closely monitor it and hope for the best. Commissioner Dukes: Send universal letter – we will continue to allow residents and friends access to playground; the Board requested this letter to be sent out, it will be monitored.

UPDATE: Mr. Zisa: many people decided not to pay their rents during COVID, as they perceived it wasn't necessary; plus Courts were closed so nothing could be done. HHA going to file suits against those owing large amounts will be sued. There are about 25-30; many received \$600/week plus unemployment. Rents are owed to Federal Government and HHA has an obligation to collect those rents. They must pay. There are two law suits involved and it has worked out in the past to the benefit of HHA.

UPDATE: Family at 230 Central Avenue – Commissioner Stuart asked what is happening; has it gotten better? ED Feorenzo: It hasn't gotten better, Child Services involved; been there 2-3 times – apartment not clean. ED Feorenzo and Mr. Zisa will meet next week. He will keep Board members updated.

Commissioner Dukes: Re: parking at Newman & Railroad – tenant emailed Ms. Dukes that she was in an apartment that had a parking space attached; now space no longer attached; tenant is looking to be put on a permanent space. Is there a waiting list for parking spaces? ED Feorenzo: Problem is being handled. 144 units/126 parking spots. A few years ago, not everyone had cars, spots were labeled. Girls in office have been updated re: parking. If someone moves out, that parking spot stays with apartment. It did get messed up, but as of right now, parking is not that great. Tenant must show NJ license & registration, insurance - they get a number. There is no waiting list – spot stays with unit! Woman called Commissioner Dukes and did speak with ED Feorenzo; also called her attorney. Her attorney called ED Feorenzo. The parking spot cannot be taken away from another tenant. If someone doesn't belong in the lot, they will bet a ticket. Woman asked to be accommodated; ED Feorenzo told attorney that wasn't possible. If somehow a spot opens up, she will get it. There is some blacktop down there, perhaps 15 spots could be added – we are looking into it. We hope to work it out for this woman.

OLD BUSINESS – nothing at this time

NEW BUSINESS – nothing at this time

OTHER BUSINESS – nothing at this time

ADJOURNMENT

Motion to adjourn made by Commissioner Stuart; 2nd by Commissioner Dukes.

VOTE: AYES/All Present Commissioners (4)
Absent: D'Arminio/Pico/Khoury

Respectfully submitted,

Deborah L. Alvarez
Secretary/Transcriber