

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

THURSDAY, OCTOBER 13, 2022

(CONDENSED VERSION OF TAPED MINUTES – REGULARLY SCHEDULED MONTHLY MEETING – VIA ZOOM COMMENCING AT 2:00 P.M.)

Executive Director Anthony Feorenzo called meeting to order.

ROLL CALL

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

Absent: Khoury

Also Present:

Anthony Feorenzo, Executive Director
Joseph Zisa, Esq., Counsel to Authority

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 – SEPTEMBER 8, 2022

Motion to approve minutes of September 8th made by Commissioner Dukes; 2nd by Commissioner D'Arminio.

VOTE: AYES/All Present Commissioners (5) Absent: Khoury/Pico*

RESOLUTIONS – none at this time

CORRESPONDENCE – none at this time

(Commissioner Pico joined the meeting at this point.)

PAYMENT OF CLAIMS – OCTOBER 2022

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

VOTE: AYES/All Present Commissioners (6) Absent: Khoury

MANAGEMENT REPORT & UNFINISHED BUSINESS – ED FEORENZO

ED Feorenzo sent flower arrangement to Commissioner Khoury on behalf of Hackensack Housing Authority and Commissioners in condolence and sympathy of Mrs. Khoury's passing.

230 Central Avenue playground field turf is 100% completed; playground is open to young children to use. Very nice results.

Elevator company hired; parts starting to come in; might be at HHA before November; looking to be on track to start elevator work.

November League of Municipalities in Atlantic City is November 14-17. ED Feorenzo is attending along with Commissioners Duke, Stuart and Tessaro. Please notify office if you would also like to attend.

At Newman & Railroad, people were parking illegally. New parking stickers were made up; gave tenants 3 weeks to come to office to get new stickers. After 3 weeks another letter was sent out that as of today you failed to come and get spot – 23 of them. Cops would be ticketing them; after ticketing, you will be towed. After first round of tickets went out, everybody came up for their new stickers. Now there is a better grasp of parking and illegal parking.

Last month I reported that Catalina will be leaving March 1st. He did give Susan a letter and that is the date he's gone.

Mr. Zisa will speak on tenant filing. Some people have contacted our office and Mr. Zisa's office on repayment agreements. HHA's job is to keep people in housing, but you cannot not pay your rent for 2 years and expect to stay here. I'm of the opinion not to throw anybody out, but there comes a point in time when they have to pay. If they miss repayment agreements, then they really have to find someplace else to live; will lose any type of Federal or State funding if they're evicted from public housing.

MR. ZISA: As stated, numerous complaints were filed last month. 15 of them were served 2-3 days ago; serving more now. A local man is the Process Server and was here several days ago. We got numerous calls. I told HHA office people to just refer any callers to me directly, taking as much pressure off the Office here as possible. The tenants speak to me differently than the ladies in Housing. I let them know this is their last chance; we let them stay with Repayment Agreement, then if they violate that, they're evicted. I'm going to try to get Consent Orders signed by Judges, so the tenant understands how serious this is. If they don't honor the agreement HHA makes, then I'm going to try to throw them out. It is difficult to evict people from Housing, but there is enough to do that. If they come to talk to you, tell them I am difficult. It's better for the Housing Authority. I would like feedback from any of you, if tenants speak to you about this.

ED FEORENZO: Any Repayment Agreement that is agreed upon, Joe's office calls me; I approve it. They don't come up with the number; they don't come up with amount of time. They just make agreement and I will approve it if it works for HHA and the tenant. Mr. Zisa concurred. Office help has been very helpful.

Mr. Zisa also went to Civil Court. Civil Court is first and where they are being sued for money; Tenancy is where they're sued for conviction, but if they agree to the money and agree that they'll make a payment with HHA, Mr. Zisa gets a Consent Order on that; Mr. Zisa then dismisses (inaudible). There has been a lot of action; one day Mr. Zisa on telephone 8 hours with different people. ED Feorenzo added most people are respectful and want to stay, make their payments – part because of pandemic when State said nobody has to pay rent. After that lifted everybody figured out we still don't have to pay rent – which is not the case. (Discussion about one particular tenant between Mr. Zisa and Commissioner Dukes.)

OLD BUSINESS – nothing at this time

NEW BUSINESS – nothing at this time

REMARKS FROM CITIZENS – none present

MISCELLANEOUS

Commissioner Dukes asked about a citizen's concern that they had mold again in their building and people were not cleaning as they were supposed to. Tenant was on Kansas Street. Mr. Zisa said only 1 person was nasty, owed money and was from Kansas Street – giving Jamie in the Office, a hard time. Tenant owes \$10,000; not paid rent in 3 years. ED Feorenzo been in apartment 2 times, instructed man what to do. Have ventilation in there and asking Dave to run another vent fan to help – does need continued work a little better than tenant doing.

ADJOURNMENT

Motion to adjourn made by Commissioner Stuart; 2nd by Commissioner D'Arminio.

VOTE: AYES/All Present Commissioners (6)

Absent: Khoury

Respectfully submitted,

Deborah L. Alvarez
Secretary/Transcriber