

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

THURSDAY, MARCH 9, 2023

(A condensed version of taped minutes of Regularly Scheduled Monthly Meeting of Hackensack Housing Authority commencing at 2:00 P.M.)

Executive Director Anthony Feorenzo called meeting to order.

ROLL CALL

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

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

Absent: 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 in 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 MINUTES – FEBRUARY 9, 2023

Motion to approve minutes of February 2023 made by Commissioner D’Arminio; 2nd by Commissioner Stuart.

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

RESOLUTIONS – nothing at this time

PAYMENT OF CLAIMS – March 2023

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

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

MANAGEMENT REPORT

WAITING LIST

Senior/Elderly/Disabled	936 applicants/studio 96 – 1 preference 840 – 0 preference
1-Bedroom	1000 applications 316 – 1 preference 684 – 0 preference
2-Bedroom/Senior/Disabled	149 applicants 1 – 2 preferences 22 – 1 preference 126 – 0 preference

Commissioner Stuart asked 1 preference is Hackensack – ED: Could be working preference or Hackensack. 2 is work and lives in Hackensack. Waiting list is always open for seniors/disabled.

Family	1 bedroom	400 applicants 3 – 2 preferences 124 – 1 preference 264 – 0 preference
	2 bedroom	686 applicants 25 – 2 preferences 213 – 1 preference 448 – 0 preference

3 bedroom	421 applicants	4 bedroom	81 applicants
	16 – 2 preferences		2 – 1 preference
	136 – 1 preference		79 – 0 preference
	369 – 0 preference		

UPDATES FROM ED FEORENZO

HPD Sgt. Called Carmine and ED in car with him doing an inspection; we went to Newman & Railroad – 2nd time HPD have been there. A tenant at Railroad Avenue is not sending her children to school – problem not known. We stayed for an hour, while HPD spoke with her, did what they had to do to get her to comply with school regulations. She also had a chain lock on door, which HHA does not allow as it had no key on it. We took that off as well.

Elevator – It is now complete, just being tested. 9 A.M. Monday morning we have an inspection with the State. When State passes us, we will put that elevator into operation and start dismantling of Elevator #1. We are not using Penthouse right now is contractor still needs Penthouse to store his equipment to make it easier for crew doing the work. As soon as they're done, we'll start using that for meetings if any Commissioners want to be here in person.

Bid packages will be ready next week for 65 First Street for floors and wall coverings to be removed; we'll put down nice vinyl tile and painting the walls. Those bids should go out next week.

Boiler bids at 175 W. Railroad will be going out in 2 weeks. JIF and State Rep came this week for our annual boiler inspection at every building. ED received his Certificate in the mail – now in compliance for all boilers and in working order, which is great. A thank you to Dave and Carmine and staff – do a very good job.

Kansas Street hot water heater was a problem as the gas valve blew yesterday; out overnight. One gas valve located in Long Island and FedEx delivered this A.M. and now working on it.

Mr. Snyder and ED calling HUD every week as they still have not signed off on RAD Close Out Package since March 2022. We have quite a bit of money and there are other projects we can do once that's closed out or drawn down. HHA instructed to **not draw down** until HUD signs off on the final documents. Hoping to have next week.

ED went to a course, got certified two weeks for Concealed Fire Arm, as gun is carried in certain places; extensive Police Training Course taken in order to qualify; pass an extensive background check. HHA has quite a bit of money at beginning of each month. Are Commissioners comfortable with me keeping in my pocket here in the Office. If not, I won't bring to work. Asking everyone's opinion and bring out in the open. Commissioner Stuart asked why ED thought he needed it; for our housing units. ED: In general, plus if going to tenant's apartment, like yesterday for an inspection, it is locked in car; not brought into housing apartment – only for Office. At times there is \$50-\$60,000 in cash here. Commissioner D'Arminio – yes, at this day and age. It is your

right to carry. Commissioner Tessaro – yes. Commissioner Khoury – yes, in Office is fine, but not to any units. Commissioner Pico – reserved his opinion. Chairman Stassi – yes. Commissioner Stuart – yes, as ED explained he went to apartment yesterday with HPD and remained outside while Police Officer went inside. ED thanked Commissioners for their honesty and opinions. Should anyone wish to change their mind, please call ED.

New Jersey NAHRO having Spring Convention at Hard Rock Hotel/Casino April 22-April 26; Sunday evening to Wednesday morning. ED hoping several Commissioners would like to attend. Commissioner Stuart said she would like to attend and probably Commissioner Dukes. ED will email information to them. ED, Carmine and Dave will also be in attendance and taking a few classes.

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 D'Arminio; 2nd by Commissioner Khoury.

VOTE: AYES/All Present Commissioners (6)

Absent: Dukes

Meeting adjourned at 2:20 P.M.

Respectfully submitted,

Deborah L. Alvarez
Secretary/Transcriber