

HACKENSACK HOUSING AUTHORITY
65 FIRST STREET
HACKENSACK, NEW JERSEY 07601

THURSDAY, OCTOBER 12, 2023

**(A condensed version of taped minutes of Regularly Scheduled Monthly Meeting
Hackensack Housing Authority commencing at 2:04 P.M.)**

Executive Director Anthony Feorenzo called the meeting to order.

ROLL CALL

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

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

Absent: Commissioner Marie Dukes
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 12/1/2022.

Meetings are scheduled to be held remotely for members of the public. All meetings access, information, agenda and related documents will be posted at least 48 hours prior to the meeting on the Housing Authority website at the Hackensack Housing Authority.org. 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 PEVIOUS MEETING MINUTES – September 14, 2023

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

VOTE: AYES/All Present Commissioners (4) Absent: Dukes/Pico Abstain: Khoury

RESOLUTIONS – none at this time

CORRESPONDENCE – none at this time

PAYMENT OF CLAIMS – October 2023

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

VOTE: AYES/All Present Commissioners (5)

MANAGEMENT REPORT – Executive Director Feorenzo

1. Two tenants were removed at 230 Central Avenue, who attempted stays; kept going to different Courts to try to get evictions turned so they could stay in apartments, which went on for a month. Evictions are now final; no more Appeals; apartments are cleaned; habitable – exterminator there 3 different times; tenants' belongings are downstairs in storage. For one tenant HHA delivered their wheelchair and other belongings to them in Elmwood Park. Since tenants no longer reside at 230 Central, it is quieter, cleaner and everyone very respectful.
2. Meeting today regarding non-profit 30-unit senior building at 30 Kansas Street. Attorney is looking into rules and regulations for public bidding and prevailing wage rates. He will come up with some case law; HHA hoping to not have to publicly bid it or do prevailing wage. If HHA must publicly bid it, it will be cost prohibitive and not sure if we can do the project. Mr. Snyder added we are looking at numbers for prevailing wages/non-prevailing wages – it will take a while if we go ahead to subdivide the property. There is a lot of work that goes into it and is in the planning stages now. Things will happen over next year.
3. The New Jersey NAHRO Convention is November 13-15th. If Commissioners would like to go, please contact HHA office so you can be registered. There are some very good seminars planned this year. One is new: INSPIRE – new inspections that HUD is coming out with/an all-day class. I will attend with Carmine and Dave. (Commissioners Stuart and D'Arminio are interested in attending.)
4. Office staff is busy sending letters to interested future tenants and purging lists at HHA. They are also looking at "over-housed tenants" of which there are 15-18. We are moving them from 2-bedroom unit to 1-bedroom senior unit. Two elderly tenants in 2-bedrooms we are trying to move into 1-bedroom senior, fighting us tooth and nail. Mr. Zisa wrote a letter showing them the lease they signed, telling them that if they were over-housed, HHA has the right to move them to a smaller unit. The Board will be kept informed on how that is going.

Mr. Zisa, Esq. asked Commissioner Khoury, Esq. this: As it is not a tenancy as they are not being evicted, but being moved, is that an Order to Show Cause in Chancery? Commissioner Khoury concurred; you are just seeking to enforce the lease – looking for equitable relief.

5. Housing Police hours have been switched – now working from 4 P.M. to 12 A.M. so ED can see him in the afternoon, if needed; gives Carmine time to see him when Officer comes in at 4 P.M. Also, better for him walking around those hours; nothing going on from 12-2 A.M. here.

6. Waiting List Update from March 9th, 2023

Senior Disabled Units – 896 on studio – 1 with 2 preferences; 93 with 1 preference.
1-bedroom – 1,931 senior disabled – 1 with 2 pref; 323 with 1 pref.
2-bedroom – 148 senior disabled – 0 with 2 pref; 23 with 1 pref.

Family Units – 1-bedroom – 233 – 5 with 2 pref; 71 with 1 pref.
2-bedroom – 402 – 19 with 2 pref; 114 with 1 pref.
3-bedroom – 249 – 6 with 2 pref; 89 with 1 pref.
4-bedroom – 36 – 0 with 2 pref; 0 with 1 pref.

OLD BUSINESS – nothing at this time

NEW BUSINESS – nothing at this time

OTHER BUSINESS

Commissioner Stuart asked if it was possible to build family units. ED Feorenzo said it's not within budget and another piece of property would have to be located; not even sure if possible if public bid and prevailing wage are required. The State wants affordable housing, but rules not bent when it comes to bidding and process. Attorney getting case law on how HHA has to go out and bid the project.

ADJOURNMENT

Motion to adjourn meeting made by Commissioner Stuart; 2nd by Commissioner Khoury.

VOTE: AYES/All Present Commissioners (5)

Absent: Dukes/Pico

Respectfully submitted,

Deborah L. Alvarez
Secretary/Transcriber