

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

THURSDAY, FEBRUARY 8, 2024

**(Condensed version of taped minutes of Regularly Scheduled Monthly Meeting of Hackensack Housing Authority commencing at 2:05 P.M.)**

Executive Director Anthony Feorenzo called the meeting to order.

**ROLL CALL**

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

**OPEN PUBLIC MEETINGS STATEMENT**

"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 12/7/2023. Meetings are scheduled to be held remotely and in person for members of the public.

All meeting access information, agenda and related documents will be posted at least 48 hours prior to the meeting on the Housing Authority web site at the [hackensackhousing.org](http://hackensackhousing.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 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 – JANUARY 18, 2024**

Motion to approve minutes of January 18, 2024 made by Commissioner Stuart; 2<sup>nd</sup> by Commissioner Dukes.

VOTE: AYES/All Present Commissioners (6)

Absent: Pico

**RESOLUTIONS – nothing at this time**

**CORRESPONDENCE**

Notice in Commissioners' packets of 2024 NJNAHRO Spring Conference. Please call office to have hotel arrangements made. It will be a big turnout: New York, New Jersey, Delaware, Maryland, Pennsylvania and Washington, D.C. people will be in attendance. At the last conference over \$36,000 was raised and much of it goes to scholarships for children in public housing.

MR. SNYDER: It is anticipated 400-500 people; many sessions for Commissioners including a Commissioners' breakfast one day – information about solar, extra sessions not usually held at a normal Annual Conference. HUD officials will be in attendance also, hopefully well attended and at the Hard Rock Hotel in Atlantic City, N.J. Monday is Registration; Tuesday is Commissioners' breakfast at 7:30 A.M.; next breakfast on Wednesday will be Women in Leadership.

**PAYMENT OF CLAIMS FOR FEBRUARY 2024**

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

VOTE: AYES/All Present Commissioners (6)

Absent: Pico

**MANAGEMENT REPORT – ED FEORENZO**

Waiting list is continuing to be purged.

October 12, 2023 – Elderly Units – had 896 on waiting list; with purging now: 781.

October 12, 2023 - 1 Bedroom - 1,931; today - 1,831

2 Bedroom – 148; today – 160 – list went up.

October 12, 2023 - Family Units – 1 bedroom – 233; today – 194

2 Bedroom – 402; today – 323

3 Bedroom – 249; today 206

4 Bedroom – 36; today 24

Girls doing good job of purging the list and sending out **Interested Form**.

Elderly/Disabled list is always open and constantly getting new applicants. Family list starting to move and eventually, we will have to open it again.

COMMISSIONER STUART: Senior/Disabled list – SHA is thinking of putting another development behind 60 Kansas.

ED FEORENZO: Good news with that is since SHA is using City's Affordable Housing Funds, they're giving us money; we're not using Federal funds. We are allowed to do a preference and have Hackensack residents only. These 30 units will be Hackensack residents only. We are submitting paperwork to the State from the Attorney this week for non-profit status. After non-profit is approved, we will do a Resolution here for us to go through subdivision; after that Mr. Snyder will get information and go to State of N.J., with loan we are going with them. We are putting in 1 million and Hackensack putting in a million in – going for 3 to 3.5 with the City on special fund that City has. We are hoping to break ground in June/July.

I went to Ford dealer; he had no brochure, but I'll have pictures next week. They have vans with center aisle; looked at one today for \$70K; it will be cheaper on State contract. More information will be available at next week or before that. If so, I'll get it to everyone to review.

We had an incident at 86 Newman Street, Apartment B2. I called several Commissioners on a Saturday. A young man not on the lease barricaded himself in his mother's apartment; apparently not on certain medications, wouldn't let anyone in, threatened to harm himself. I was in touch with Police Commissioner, Carmine was there. I was upstate and on my way home, but they said it wasn't necessary. About 3:30 I received call from Police Commissioner, everything is fine; tear gassed him; brought him to hospital for evaluation. He is released. I instructed Carmine to bring 2 men in on overtime to help get apartment in order for the mother, get some items out of the hallway, repair the door so she could stay in there that evening. Mr. Zisa sent a letter to the mother, who is on the lease, that the son is not allowed on the premises. A disruptive young man when on medication and afraid he might hurt another tenant. Mom received letter, thanked Mr. Zisa and called me. I had a meeting with her, Jamie and Roseanna, as she speaks Spanish. She said it wasn't her son's fault and would like her son to come back to visit whenever he wants. I told her it is not acceptable at this point to come back to the apartment. This was a 45-minute conversation. She called today and is thinking of moving out. She wants son's lawyer to contact Mr. Zisa. I gave her his information.

According to Occupancy Policy, HHA can hire a Deputy Director, having to advertise and follow procedures. When I was hired, there was a Deputy Director. When I became Executive Director, I never hired a Deputy Director. It is time for me to advertise, fill Deputy Director's position so when I am out at convention or am checking buildings, there is someone in the Office that people can speak with, keep the Office running smooth, which it is. I'm hoping to do it internally, we get the qualified person, putting an ad in newspaper tomorrow, getting resumes and Mr. Snyder and I will conduct interviews once resumes come in.

COMMISSIONER DUKES: What would work assignment difference be between Deputy and Executive Director be when you are present? What is salary range you're looking at? ED FEORENZO: They would be working in Occupancy Department, help me out

the way they help me now and learn all parts of the operation. \$98,000.

COMMISSIONER KHOURY: Is that already in the budget? ED FEORENZO: Yes.

MR. SNYDER: I did a cursory review of what's going on locally in the industry. When I was in Secaucus and also here, I had a Deputy Director in Secaucus and John Bellocchio here. Lou Riccio of Madison, he's always had a Deputy Director. In West New York has always had a Deputy Director – Director retired from there and current D.D. is serving as Interim ED. Lodi has a Director and a D.D. The Director who's been there 50 years also is retiring; D.D. will be filling in. Cliffside Park, who we have an arrangement with through Edgewater, they have a D.D. He has separate duties, handling a lot of occupancies, some maintenance, review and supervision of men. When ED is out of office, D.D. is in charge. Actually, those from a transition standpoint or succession, its good for a housing authority to have some succession plan, so if something happens to ED, HHA has somebody to stand in on an interim basis. As I said in those other cases, to take over, that person would be trained, whoever you hire – I suggested going through a recruitment process, which is advertise, but it will be open and posted to existing employees; hopefully, someone from there will be applying in which case, you're not talking about a full salary, but increase to existing salary. That person would be trained and take Executive Director courses and work with ED.

In light of what happened with this anonymous complaint coming in, I think by having another set of eyes and ears that's in the office to deal with staff, I think would be helpful also, because he does spend a lot of time being hands on Director, even when it comes to maintenance in buildings. He also has JIF and Trade Association meetings or conference that D.D. would be filling in.

COMMISSIONER DUKES: Sometimes in the past where people get promoted to a title, they forget they were promoted, but their original responsibilities must be taken care of not just passed down. That was my concern, what is D.D. duties going to be? I want the position to be clear, that person will continue their other work while shadowing and learning ED's work. ED FEORENZO: If it's internal, that person's job, they will continue to do their job. I'm very happy the way our Office is working. Nothing will change.

COMMISSIONER STUART: Please make sure the description is clear. Hiring and firing would still remain with recommendation of ED Feorenzo? ED FEORENZO: That would not be part of their responsibility. COMMISSIONER STUART: Just want to make sure that if person is in-house, they continue with their work. ED FEORENZO: They will be able to handle what they are doing. MR. SNYDER: In interview process, that will be made clear. By next meeting, I will have full job description so that Commissioners know difference between D.D. and ED and what expectations are of whoever is put in that position. ED FEORENZO: I want to bring it to the Board and have a Resolution so it's on the record with job description. MR. ZISA: Absolutely, Commissioners should vote on it.

COMMISSIONER KHOURY: Read in January minutes discussion about old bus and new van and something about keeping old bus, is anything new about that? ED FEORENZO: Ford in Hackensack is on State contract. If we can get a 12-passenger van and it works for us for seniors, #1 no CDL license and makes easier getting a driver. I will advertise to

sell old bus, body itself is cracking, time to do something. We won't keep old bus as a spare.

**NEW BUSINESS**

COMMISSIONER STUART: As a former resident of Housing as a child, we had daily recreation at 230 Central Avenue that parents manned; kids were able to participate in doing homework, pinball machines, different activities. Recreation room isn't being used any more to the capacity that it should be. ED FEORENZO: Room was used by Police Department, their satellite station. They had cameras and videos set up in there. They allowed the kids to come in and use it when they were in there. They come in once in a while and use cameras. We've been using it for storage, but we could look to do something with it, but I have to see about handling the video cameras and video set-up. COMMISSIONER STUART: It's just a suggestion because kids would have somewhere to go, not throwing things out the window or damaging the building, parents would know where their kids are. ED FEORENZO: Will look into it and report at next meeting, absolutely.

**OLD BUSINESS and/or OTHER BUSINESS – nothing at this time**

**ADJOURNMENT**

Motion to adjourn made by Commissioner Stuart; 2<sup>nd</sup> by Commissioner Dukes.

VOTE: AYES/All Present Commissioners (6)

Absent: Pico

Respectfully submitted,

Deborah L. Alvarez  
Secretary/Transcriber

Meeting adjourned at 2:28 P.M.