

HACKENSACK HOUSING AUTHORITY  
65 FIRST STREET  
HACKENSACK, NEW JERSEY 07601

THURSDAY, MARCH 14, 2024

**(Condensed version of taped minutes of Regularly Scheduled  
Monthly Meeting commencing at 2:00 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 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 12/7/2023.

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 [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 (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 – February 8, 2024**



bring children over to Boys & Girls Club until 5:00 P.M. HHA has new van, residents happy with it, no CDL license required for driver; one of HHA goals.

86-B2 – two more incidents: last Thursday HHA officer sent over there. Young man and girlfriend in apartment with his mother; she wouldn't let anybody in. We had it on camera and residents said he was in apartment. Mother received another letter from us; Mr. Zisa working on going to Court with this. Tuesday about 5:45 P.M. call received from Mr. Lupino (ph.) and Police Department that call received to do welfare check there; they were worried about girlfriend. Police tried to call her number and boyfriend's number – no answer. Police knocked on door, knew they were inside, nobody would answer. HPD protocol is block the street, call in SWAT. I was there at 6:15 P.M. with Carmine, waiting. SWAT came, 3-1/2 hour wait. Door not broken, son opened door, handcuffed him, brought him to Bergen Regional for psychiatric evaluation. I had Mr. Zisa on phone off/on during most of the episode. Mr. Zisa will start proceedings and asked Commissioner Khoury, Esq. his thoughts: As Mother is not being evicted, we gave notice he's not allowed to be there, is Order to Show Cause next step in Law Division or Chancery. If in Chancery Court, it would be against him, not his mother. ED Feorenzo would like Mother removed, which is not wrong, but she's allowing him in at any time, endangering other tenants, and she is endangering other tenants now. So, Order to Show Cause for irreparable harm – if Judge doesn't let us prevail with Order to Show Cause, it may send a message we are serious about this. Police would not help us. Mr. Snyder suggested No Trespass List; if he's arrested for that, goes before Judge, penalties for trespassing are up to 6 months, but might not get 6 months on first offense, but if repeat offender going before same Judge, it could go up to 18 months. Mr. Zisa: I was on phone with ED Feorenzo during this, spoke with 2 different Police Lieutenants – one receptive, other not receptive and not nice to ED Feorenzo. I have looked at every Statute I can think of charge with no trespassing. Police have 30 days to charge. I've sent to letters for HHA to (inaudible) there, so he can see the issues. I'd rather go to Court for Order to Show Cause. (Decision was to talk about it tomorrow and call HPD to issue trespassing ticket, start with that.)

Kansas Street elevators – all equipment mobilized, 2 storage containers are there and next week 1 elevator will be shut down to start work.

230 Central Avenue – phone call received from Carmine @ 3:30 P.M. as tenant called him – a woman was not around and subletting her apartment to 2 men. HHA had confirmation this is true; went over there with Carmine, went into apartment saying there was a water leak downstairs, thought her faucet was dripping. No water leak though. In one bedroom was a big blow-up mattress filled with men's clothing in closet; other bedroom men's clothes in a box. Before Mr. Zisa was called, Carmine called woman's daughter immediately; explained what was going on, what could happen. Daughter apologized; said she'd take care of it. Others said there was a van in lot coming in at 10:00 P.M., left at 5:00 A.M. I didn't see the van. Carmine called me, said people taking clothes out of the apartment. I went in this morning with Carmine, everything emptied out by 2 gentlemen living there. All worked out well. When Mother gets back, we'll have a meeting. Woman went to D.R. for a few weeks. It seems to happen all the time; we can't stop it. Woman did come back to sign her lease.

Laundry equipment is great and doubling HHA money with everyone using them; kept at \$1.50 – reasonable.

ED Feorenzo: A female tenant living here, but now in rehab, cannot walk, has bedsores. Monday, I received a call they were bringing her back, putting her in bed with perhaps 2 hours of care a day, leaving her in bed with nobody to help. I immediately called nursing

home/rehab facility she's in. Daughter and grandson came here, I spoke to them, got case worker on phone at nursing home and person who runs the floor. We understand this is not independent living, and what we are doing. I told them they would be liable and had Mr. Zisa on the phone. They determined after we spoke to them, that they would keep this woman in rehab facility, now trying to get Medicaid to make other arrangements. Mr. Zisa concurred with me it would have been a disgrace; woman left alone in bed from 2:00 PM in afternoon to 8:00 A.M. I just wanted to let Commissioners we took care of that as well.

**OLD, NEW BUSINESS, REMARKS OF CITIZENS – nothing at this time**

**ADJOURNMENT**

Motion to adjourn made by Vice-Chairman Stuart; 2<sup>nd</sup> by Chairman Stassi.

VOTE: AYES/All Present Commissioners (6)

Absent: Dukes

Respectfully submitted,

Deborah L. Alvarez  
Secretary/Transcriber