

HACKENSACK HOUSING AUTHORITY
65 FIRST STREET
HACKENSACK, NEW JERSEY 07601

THURSDAY, APRIL 11, 2024

**(A condensed version of taped minutes of Regularly Scheduled Monthly Meeting
Hackensack Housing Authority 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 Marie Dukes
Commissioner Hani Khoury
Commissioner Sarquis Pico

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

Absent: Commissioner Gino Tessaro

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. 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 – March 14, 2024

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

VOTE: AYES/All Present Commissioners (6)

Absent: Tessaro

RESOLUTION #2024-6 – RENEWAL OF EXECUTIVE DIRECTOR CONTRACT TERM BY 1 YEAR

Motion to approve Resolution #2024-6 made by Chairman Stassi; 2nd by Vice-Chairman Stuart.

Mr. Snyder: State of New Jersey requires Housing Authority do an evaluation of an Executive Director on an annual basis in order that he's entitled to have an employment contract to ensure that contract is valid. I use a standard format that I use in other places. Attached is the evaluation for Board's review. Personnel Committee: Chairman Stassi, V/C Stuart and Commissioner D'Arminio, who was not available – met today with me. HHA has a positive rating and ED Feorenzo has a five-year employment contract, which automatically renews it, as explained to Personnel Committee and why it is done on an annual basis.

There were no questions or comments from the Commissioners.

ROLL CALL VOTE:

Chairman Stassi	Yes
V/C Stuart	Yes
Commissioner D'Arminio*	N/A
Commissioner Khoury	Yes
Commissioner Pico	Yes
Commissioner Tessaro	Absent
Commissioner Dukes	Yes

VOTE: AYES/All Present Commissioners (5)

Absent: D'Arminio*/Tessaro

ED Feorenzo thanked everyone for their confidence in him, and appreciates it very much.

PAYMENT OF CLAIMS – APRIL 2024

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

There is a big payment for elevator maintenance and new bus will be paid for very soon to All American Ford.

VOTE: AYES/All Present Commissioners (5)

Absent: D'Arminio*/Tessaro

MANAGEMENT REPORT & UNFINISHED BUSINESS

Thank you for allowing purchase of bus; seniors are very pleased with new bus. Chairman Stassi and bus driver will be going to Arcola Bus to have another handrail installed for ease of tenants getting onto bus. Numerous phone calls from residents in various buildings about how appreciative they are to the Commissioners for new bus.

60 Kansas Street – 2 weeks into elevators. HHA trying to make building better. Last week while Mr. Snyder was in office, we had a phone call from Fair Share Housing in Hackensack. Tenants complaining there was only 1 elevator working. Signs were posted all over the building that

HHA doing modernization to elevators one at a time. When completed they'll have 2 brand new elevators. Obviously, they didn't read posted message and filed a complaint verbally with Fair Share Housing. I called them, explained it, they were appreciative I got right back to them and happy about new elevators.

We have Special Counsel that we hired for the situation at 86 B-2. Litigation is going to be ongoing; Notice to Cease letter being sent to tenant registered, regular mail and they asked me to hand deliver with Carmine. We hand delivered it yesterday and gave to tenant. She understood what she was getting – done in Spanish and English. Carmine and I signed affidavits today that they were hand delivered by us. Her son was in parking lot today fixing a car on HHA property, starting at maintenance men, giving them the finger. We took photos. I contacted Mr. Zisa, he said do nothing; we did nothing. I would like Mr. Zisa to explain what next steps are.

Mr. Zisa: There are 2 different ways I sought in going after the tenant – use a tenancy law, which is the appropriate way or possibly a Chancery Division action. I can (inaudible) handle this, called a Summary Proceeding, which is a shortcut through this, but I don't trust this because I think that she'll end up going to Legal Aid or somebody like that and they'll bring it in, where they'd move to (inaudible) to Chancery. I've instructed Special Counsel (inaudible) tenancy, but also handle it as though it's a Chancery action. They'll do briefs, affidavits, a detailed complaint just in case one of the Judges that's going to hear this are not used to tenancy, scared of it and he decides to kick the ball and go to Chancery. So I'm trying to cover all bases. It's worth the other expense to do this because we have to get her out, especially what happened today. SWAT has been there 3 times now. We have a situation, if we don't do everything we possibly can and even go overboard; the Housing Authority could have liability here by not acting. That's why I'm doing what I'm doing. God forbid, this kid who is whacky, hurts somebody, we'll get sued, if we didn't do anything to get kid removed.

ED Feorenzo thanked Mr. Khoury for being on the calls when HHA needs him. Thank you for your advice and opinions. I did call Board regarding hourly rate of Special Counsel and asked Mr. Khoury. He answered it was an acceptable hourly rate. Thank you, everybody, for your support, but we need to get this taken care of. Mr. Zisa added he speaks to Special Counsel regularly.

(At this point in the meeting, Commissioner D'Arminio joined the zoom meeting @ 2:13 P.M.)

Non-Profit was approved by State of N.J. We will get it (inaudible) back by Friday. We set up a Board. No one on HHA Board is allowed to be on this non-profit Board. I would like V/C Stuart to be our liaison to HHA and the non-profit; to be at the meetings, if you'd do that for us. Thank you.

I'll keep Board updated when we get money from City of Hackensack and how the application is going and when we start the subdivision. Happy that is moving forward and we'll keep our Board updated on that.

Washers & dryers from old washing machine company were finally picked up after 3-4 months, came and got them. All done with them.

Good news/bad news: Dave Vantine is retiring; an employee here 30 years. I tried to talk him out of it, Bill was here also, Dave said he's getting burnt out he's been here so long. I put an ad in newspaper and on our web site; start interviewing people this week and next week. Dave will

stay per Personnel Policy, using his time per Personnel Policy. His last day will be July; our Personnel Policy allows you to use sick time accumulated and get paid on the payroll until you exhaust it before you retire. It is something I'll look at and talk to Board about. He has 150 sick days, never really called in except for 2 years ago when his wife was ill; he'll use those days and entitled to them as per our Personnel Policy in existence since 2010 or 2005.

OLD BUSINESS – nothing at this time

NEW BUSINESS – nothing at this time

OTHER BUSINESS

This week and last week we've had 2 tenants pass away and another in nursing home, not coming back. People on their contact Emergency are handling their affairs; I showed this to Mr. Zisa today. Two other people came in saying that they have Power of Attorney and Executor of the Will; some is notarized, some is not. I instructed our Staff to change locks on the apartments, nobody gets in there until I get it straightened out. Mr. Zisa: Until Will is probated and Letter of Testamentary is issued, they have no power; it's just a piece of paper. No validity whatsoever.

We changed the locks. One apartment, basically, cleaned out, but I won't let anybody in until it gets resolved and I see the proper paperwork and Joe approves it. Families are fighting amongst themselves and putting HHA in the middle.

Commissioner Stuart asked about getting children to 230 Central for recreation. ED Feorenzo said he will meet with Commissioner Stuart next week and has already spoken with Boys & Girls Club. Carmine is here to 5 P.M., pick kids up at 3 P.M. and bring them back at 5 P.M. There are tutors there for homework as well. No one "over there" wants to get involved, that's the issue.

ADJOURNMENT

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

VOTE: AYES/All Present Commissioners (6)

Absent: Tessaro

Respectfully submitted,

Deborah L. Alvarez
Secretary/Transcriber