

HACKENSACK HOUSING AUTHORITY
65 FIRST STREET
HACKENSACK, NEW JERSEY 07601

THURSDAY, MAY 9, 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 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. 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 – April 11, 2024

Motion to approve minutes made by Commissioner Stuart; 2nd by Commissioner D'Arminio.

VOTE: AYES/All Present Commissioners (5)

Absent: Tessaro*/Dukes

RESOLUTIONS – nothing at this time

CORRESPONDENCE

Boys & Girls Club sent notices out to buildings @ Newman & Railroad and 230 Central Avenue for after school activities and for Summer Program. They have had no responses. ED Feorenzo will post it again next week. Carmine will post notice in lobby also.

PAYMENT OF CLAIMS – MAY 2024

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

VOTE: AYES/All Present Commissioners (5)

Absent: Tessaro*/Dukes

MANAGEMENT REPORT & UNFINISHED BUSINESS

Elevator #1 at Kansas Street scheduled for inspection in 2 weeks, which is 2 weeks ahead of schedule. There was demolition problem from when 1st elevator was put in and redone about 20 years ago; lot of electrical wiring wasn't done correctly. Additional time was needed to take out extra electrical wiring. Report to follow next meeting.

Chairman Stassi went down with Bus Driver Anthony to Arcola in Carlstadt. Arcola looked at bus in regards to putting in handrail in stair area with pole going up into ceiling. Materials are ordered, it will be installed as soon as materials are here.

(At this point in the meeting, Commissioner Tessaro joined the zoom meeting.)

Two maintenance workers were interviewed along with Dave Van Tine, having advertised for 10 days; only got 4 resumes. Two were just cleaners; 1 minimum experience with electrical and plumbing, other almost a licensed electrician having experience with plumbing. We hired Lenin Lalez (ph.) as maintenance worker. Dave is training him and on probation for 3 months. He's been outstanding so far; proactive with Dave finding leaks, fixing small electrical issues as he came from electrical background; getting his electrical license in the future and very happy to have this job.

Today there are 4 ladies in our office that went to Cliffside Park HA to have a 2 hour seminar on sexual harassment. Joe Capano @ Cliffside Park arranged it with an attorney. Four ladies could make it; 4 went from 2-4 P.M. They'll do another class for rest of our ladies when time permits.

#86-B2 – we haven't had any issues since I had Mr. Zisa on the phone. Son has not been around the building, no car around and hasn't seen the mom. Her letter states from the attorney that she needs to be out by May 31st. MR. ZISA: I will file a complaint on June 1st no matter what, because even if she's out, I want a Court Order, so HHA has no problem in case she or son threaten to come back. I want her evicted to protect HHA. They were such a problem. We never had SWAT involved in all the years I've been here, now it was 4 times. Court Order will protect HHA.

We had incident at 65 First Street last Thursday. Police came. Tenant in 3C, studio apartment, in hospital with respiratory problems and doing much better. Turns out her daughter was staying in apartment with her 2-3 children and her boyfriend. Couple had a dispute, police came to 3C, told gentleman he's no longer welcome on the property. They did not press charges but stated you cannot be here. Police said if we see him around to call HPD. Tuesday, I got a report there was noise in 3C. I went to check with Dave, heard water running, nobody would answer the door. I kept knocking on the door, now I think there's water running and no one's in there. I cracked the door using key with Dave; voice says, "I'll be right with you." Five minutes later door opens, it was the boyfriend. I told him you're not supposed to be in this apartment, I was instructed to call the police if you are here. Why are you here? He says girlfriend let me in. I help take care of my "mother-in-law". I said: First of all, you're not married; she's not your mother-in-law. After talking to him very calmly, Office called police; police came, we stepped aside. They were talking to him, telling him he's not welcomed here. Got his full name and called Police Department – there was a warrant out for his arrest. I don't know what it was for, but they took him away. He won't be coming back. I got in touch with daughter. She apologized profusely for staying here as she had nowhere to stay. Now she has a place. We removed her items from apartment. You cannot be here with your children, it's a studio apartment. An hour later, Mother called me from hospital as she was being released the same day. Tenant informed me and promised me nobody would be living in that apartment. Your daughter can stay overnight and visit you, I told her, but can't have her clothes and live there with her children. It can't be every night and they can't move in. Tenant was nice, sincere and it worked out well.

230 Central – That gentleman was back one more time – 7C – we took care of that; he hasn't been back.

New Jersey NAHRO had a very successful conference. Commissioners Dukes and Stuart were there. I took 2 informative courses. Carmine and Dave took 2 inspection courses. Between \$40-\$45,000 was raised for scholarships. I received the paperwork renewal for Natasha; her mom gave me it and should be receiving her \$2,000 check again. I will work diligently to see if there any other kids in Housing that need scholarships, but there aren't too many around. The money raised strictly goes to scholarships. I'm very happy to be part of that organization. Hopefully, in November we can get other Commissioners to attend. It's at the Tropicana – perhaps stay 1 or 2 nights, if not 3. Classes are informative.

Mr. Snyder added there were over 450 attendees; Deputy Assistant Secretary for Public Housing came to the breakfast. People were from Chicago and Washington; D.C. do sections there. It was most successful Regional Conference to date. It all worked out well.

Commissioner Stuart asked about \$2,000 check to Natasha. Mr. Snyder: It is once a year to use for whatever she wants. It doesn't go to the school.

We advertised 3 different times to sell the old bus: 1 was for \$17,000; 1 was \$14,000 and 1 was \$4,500. Not one bid was received. State Law requires that after advertising 3 times, you can donate it. Boys & Girls Club must use school buses for children – seat belts. Chairman Stassi will check with Hackensack VFW to see if they need it. Whoever takes it, I would like to have a Resolution to protect HHA that we bid it out 3 times; show the bids; ads and then do a Resolution.

Commissioner Stuart: DEI Course (**Diversity, Equity & Inclusion**) re: Tenancy. It was difficult to hear because it was more than the amount of people they expected at the Conference for that course. There was a lot of information, but I suggest that course be broken down into smaller classes. Room was overflowing; they had to break it down into 4 sections. Each group was discussing things; you could hear the other ones; it was a tad confusing. A lot was learned though.

ADJOURNMENT

Motion to adjourn made by Commissioner D'Arminio; 2nd by Commissioner Stuart.

VOTE: AYES/All Present Commissioners (6)

Absent: Dukes

Respectfully submitted,

Deborah L. Alvarez
Secretary/Transcriber