

HACKENSACK HOUSING AUTHORITY  
65 FIRST STREET  
HACKENSACK, NEW JERSEY 07601

THURSDAY, JUNE 13, 2024

**(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: Vice-Chairman Blanche Stuart  
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: Chairman Anthony Stassi  
Commissioner May D'Arminio  
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](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 – May 9, 2024**

Motion to approve minutes made by Commissioner Khoury; 2<sup>nd</sup> by Commissioner Dukes.

Vice-Chairman Stuart noted that Commissioner Marie Dukes attended the conference with her, not Commissioner May D'Arminio. **So noted.**

VOTE: AYES/All Present Commissioners (4)                      Absent: Stassi/D'Arminio/Tessaro

**RESOLUTIONS – #6-1-2024 – APPROVAL OF FUND TRANSFER TO HAHURC**

This money is being transferred into the non-profit. Subdivision process is starting. ED Feorenzo met with surveyor at the site. Surveyor will start the plot plans so HHA can get application to Hackensack Planning Board for approval. As discussed earlier, HHA is putting into this fund, as part of that money will be used to get the (inaudible) going to get our (inaudible) for the architect, engineer and proceed with the approval for subdivision. Mr. Snyder has application almost completed, but need subdivision approval.

Motion to approve Resolution #6-1-2024 made by Vice-Chairman Stuart; 2<sup>nd</sup> by Commissioner Dukes.

ROLL CALL:	Vice-Chairman Stuart	Yes
	Commissioner Pico	Yes
	Commissioner Khoury	Yes
	Commissioner Dukes	Yes
	Chairman Stassi	Absent
	Commissioner D'Arminio	Absent
	Commissioner Tessaro	Absent

VOTE: AYES/All Present Commissioners (4)                      Absent: Stassi/D'Arminio/Tessaro

**CORRESPONDENCE**

Old bus has been advertised for sale 3 different times; no one has placed a bid on it. We did final advertisement for \$1.00 (One Dollar), which is due next Thursday. VFW is going to bid on it for \$1.00. Everyone will be informed on the outcome after sealed bids are opened.

**PAYMENT OF CLAIMS – June 2024**

Motion to approve payment of claims made by Commissioner Khoury; 2<sup>nd</sup> by Vice-Chairman Stuart. There were no comments or questions.

VOTE: AYES/All Present Commissioners (4)                      Absent: Stassi/D'Arminio/Tessaro

**MANAGEMENT REPORT & UNFINISHED BUSINESS**

Hot water heater, which is under warranty, at 65 First Street went "bad". We had it designed previously to have 2 hot water heaters. One alone is capable of holding up the building for seniors – other one was a back-up. Mr. Snyder and myself recommended it be done this way, architect concurred. New hot water heater is being replaced on Monday, but we've had no down time for hot water for seniors here at 65 First Street.

Before we did this, we had to have a tractor-trailer in parking lot for 5 weeks to give us temporary hot water while we got 2 new units delivered, which was an emergency.

Policari did our State Audit and have report in a week or two. Mr. Katchen, HHA Accountant, will review audit report at July meeting. No issues have been noted in the report. We are now working on 2024-2025 budget, which will be presented at July meeting and adopted at September meeting, if no issues or concerns.

60 Kansas Street elevator work is completed; just waiting for State Inspector to sign-off on it. When that happens, we will dismantle 2<sup>nd</sup> elevator. It is running, just waiting for inspection.

New bus now has new railings installed. Bus was dropped off there and it is much easier for seniors to walk up/down steps with no worries about someone falling.

Please make every effort to attend the July meeting as we are discussing budget and audit.

### **ADJOURNMENT**

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

VOTE: AYES/All Present Commissioners (4)

Absent: Stassi/D'Arminio/Tessaro

Respectfully submitted,

Deborah L. Alvarez  
Secretary/Transcriber