

HACKENSACK HOUSING AUTHORITY
65 FIRST STREET
HACKENSACK, NEW JERSEY 07601

THURSDAY, MARCH 20, 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 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 May D'Arminio
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 12/7/2024

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 – FEBRUARY 13, 2025

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

VOTE: AYES/All Present Commissioners (5)

Absent: D'Arminio/Dukes

RESOLUTIONS – nothing at this time

CORRESPONDENCE

MR. SNYDER: As you know, Executive Director has to be reviewed on an annual basis, generally going to Personnel Committee. I was given that job by him. After completing the review, I'll send it to Personnel Committee, hoping to meet before next meeting, and we do ED Feorenzo's contract at that meeting.

PAYMENT OF CLAIMS

Motion to approve payment of claims made by Commissioner Stuart; 2nd by Commissioner Khoury.

VOTE: AYES/All Present Commissioners (5)

Absent: D'Arminio/Dukes

MANAGEMENT REPORT & UNFINISHED BUSINESS – ED Feorenzo

Meeting was held with PSE&G about 2 months ago, speaking to them about our meters at 81 Newman Street and Railroad Avenue, as both meters are in one building. I felt our gas bill was high. Carmine met with a supervisor from PSE&G. This man just does troubleshooting and to make sure meters are being read properly. Making a long story short, we received in the mail last week approximately **\$69,000 credit** from PSE&G for being overcharged on meter reading in those buildings. They were just estimating them, not reading them. I spoke with same man today, said if I felt they weren't being read to call him, he will speak with Meter Department and make sure they are being read. As they are a regulated public utility, they cannot keep the money if we overpaid them. They are crediting us every month for the bill.

WAITING LIST UPDATE – placed in Commissioners' packets

Family Units	1 bedroom – 111 – 0 preference
	19 – 1 preference
	2 – 4 preferences
	2 bedroom – 155 – 0 preference
	46 – 1 preference
	2 – 2 preferences
	3 bedroom – 86 – 0 preference
	23 – 1 preference
	12 – 2 preferences
	4 bedrooms – 13 tenants – 0 preference

Carmine and another went down to Trenton to do an inspection of that apartment. Young lady lives with her children and mother. House in very good shape; had 2 pit bulls locked up. Carmine told her they're not allowed in our buildings. Sister said they are her brother's, not coming and we said they're not allowed here. She will be leasing a 4-bedroom unit with her 3 children.

Senior Building Studios – 568
 62 – 1 preference

 1 bedroom – 1,562
 313 – 1 preference
 1 - 2 preference – Hackensack resident/military

 2 bedroom – 131
 2 - 2 preferences

List for senior building gets purged continually. There will be a point in time, maybe 2 years, where we will do family units, but are continually purged.

COMMISSIONER STUART: Bergen County residents go where? ED FEORENZO: 175 Railroad has 46 dedicated, which is 3 different counties as they got credit for Affordable Housing: Passaic, Bergen, Sussex and Hudson. No one moves out of that building. I will report on waiting list every few months.

Hot water heater issue at 175 Railroad. Wickersham is our in-house plumber at a set hourly rate, 10% mark-up on any material he purchases. Old one taken out and installed 2 brand new high-efficiency hot water heaters; replaced outdated one that was there. Next month I'll report to you and should see dramatic drop in gas bill over there. Other hot water heater ran constantly. These Bradford-Whites are high-efficiency and same ones installed at 65 First, amazing money saved and how efficient they are. Total price came to \$69,000. Emergency repair here came to about \$120K or \$125K as we had to rent big hot water heater, tractor-trailer in our parking lot, do piping for it, hire outside company as it was an emergency repair. This is almost half the price as it was caught in time. Kudos to maintenance staff for alerting me.

Non-profit at Kansas Street. We are waiting for one more document from HUD to sign-off on, then get approval for non-profit. Mr. Snyder and I spoke to attorney, consulting with him. We did a Resolution already that we can put \$100K into the account. We will go for approvals while waiting for HUD for last signature. Attorney said we will get it, it's just a matter of time. We'll get architect in, just do his contract for the approvals for the sub-division and approvals to do the building, not the full architectural drawings. We'll start that next week. This is **only for Hackensack residents**. It will be a lottery, **Hackensack seniors only**. Selection is done on the internet – computer used – no one able to jump the list.

Court for evictions. We went to Court; 2 people no longer with us. One person contacted an agency in Jersey City. Agency sent HHA a letter saying they would pay person's \$9,000 back rent. To this day we are still waiting over 2 months although agency says check is coming. I told our attorney **refile**. We'll lock the person out if we get the check, but (inaudible) and it's a legitimate company. We're going to Court next week on 3 other tenants.

Conference. Commissioner Stuart is attending; Carmine is attending for one night; Commissioner Dukes is attending. They are the only ones that signed up for it.

OLD BUSINESS – nothing at this time

NEW BUSINESS – nothing at this time

Commissioner Stuart said a tenant at 164 Kansas has a leak in her ceiling from the apartment above. Woman said she has called maintenance, but no one has checked on the leak. ED FEORENZO: I'll look for a Work Order. If someone didn't check it within 2 days, she should have called right away.

ADJOURNMENT

Motion to adjourn the meeting made by Commissioner Khoury; 2nd by Commissioner Stuart.

VOTE: AYES/All Present Commissioners (5)

Absent: D'Arminio/Dukes

Respectfully submitted,

Deborah L. Alvarez
Secretary/Transcriber