

HACKENSACK HOUSING AUTHORITY
65 FIRST STREET
HACKENSACK, NEW JERSEY 07601

THURSDAY, MAY 8, 2025

**(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 Sarquis Pico
Commissioner Marie Dukes
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 Hani Khoury

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 – April 10, 2025

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

VOTE: AYES/All Present Commissioners (5) Absent: D'Arminio/Khoury

RESOLUTIONS #2025-6 THROUGH #2025-9

1. RESOLUTION #2025-6 – PERSONNEL POLICY REVISION – BENEFITS

This is policy revision discussed last month concerning benefits. Should a husband or wife employed at HHA pass, benefits will continue for survivor.

Motion to approve Resolution #2025-6 made by Chairman Stassi; 2nd by Commissioner Stuart.

ROLL CALL VOTE:

| | | |
|------------------------|-----|--------|
| Commissioner Pico | Yes | |
| Commissioner Dukes | Yes | |
| Commissioner D'Arminio | | Absent |
| Commissioner Stuart | Yes | |
| Chairman Stassi | Yes | |
| Commissioner Tessaro | Yes | |
| Commissioner Khoury | | Absent |

VOTE: All Present Commissioners (5) Absent: D'Arminio/Khoury

2. RESOLUTION #2025-7 – ELIMINATION OF MEDICAL BENEFIT CONTRIBUTIONS

This was discussed at April meeting concerning Chapter 78 in 2011 where all employees contributed a percentage to their benefits. HHA has continued to do well, plenty of money put into upkeep of buildings. It would be appropriate for HHA to pay 100% of medical allotted.

Motion to approve Resolution #2025-7 made by Chairman Stassi; 2nd by Commissioner Stuart.

ROLL CALL VOTE:

| | | |
|------------------------|-----|--------|
| Commissioner Pico | Yes | |
| Commissioner Dukes | Yes | |
| Commissioner D'Arminio | | Absent |
| Commissioner Stuart | Yes | |
| Chairman Stassi | Yes | |
| Commissioner Tessaro | Yes | |
| Commissioner Khoury | | Absent |

VOTE: All Present Commissioners (5) Absent: D'Arminio/Khoury

3. RESOLUTION #2025-8 – APPROVAL OF THE 60 KANSAS STREET SUBDIVISION FOR SENIOR HOUSING

HHA will build up to 30 units strictly for Hackensack senior citizens only; City of Hackensack contributing money from Affordable Housing. HUD needs one final stamp to approve this, is they would like a Resolution from this Board, even though we've already approved it.

Motion to approve Resolution #2025-8 made by Commissioner Dukes; 2nd by Commissioner Stuart.

ROLL CALL VOTE:

| | | |
|------------------------|-----|--------|
| Commissioner Pico | Yes | |
| Commissioner Dukes | Yes | |
| Commissioner D'Arminio | | Absent |
| Commissioner Stuart | Yes | |
| Chairman Stassi | Yes | |
| Commissioner Tessaro | Yes | |
| Commissioner Khoury | | Absent |

VOTE: All Present Commissioners (5)

Absent: D'Arminio/Khoury

4. RESOLUTION #2025-9 – DONATE THE LINE STRIPER TO THE CITY OF HACKENSACK

Line striper was advertised on 2 different occasions; no bids received. Following State regulations and Policy, Mr. Snyder advertised it twice – no bids received again. HHA will donate line striper to City of Hackensack.

Motion to approve donation of line striper to City of Hackensack made by Commissioner Stuart; 2nd by Chairman Stassi.

ROLL CALL VOTE:

| | | |
|------------------------|-----|--------|
| Commissioner Pico | Yes | |
| Commissioner Dukes | Yes | |
| Commissioner D'Arminio | | Absent |
| Commissioner Stuart | Yes | |
| Chairman Stassi | Yes | |
| Commissioner Tessaro | Yes | |
| Commissioner Khoury | | Absent |

VOTE: All Present Commissioners (5)

Absent: D'Arminio/Khoury

PAYMENT OF CLAIMS

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

VOTE: AYES/All Present Commissioners (5)

Absent: D'Arminio/Khoury

MANAGEMENT REPORT – ED FEORENZO

Updates: HHA going with solar companies that will get credits for using Housing Authority, where we don't actually put solar panels on our roofs. They have them in other areas. If we sign up with them, they get credits, and we can get 20% of that. Bids will be due next week. If all goes well, we will get those 20% savings on our electricity bills.

Last Monday I received a phone call from Carmine; I went to 164 Beech. Bus, we have is a courtesy bus and the tenant always wants to bring carts with big wheels onto the bus. She contacted Jamie not me, asking to put the cart on the bus. Jamie said we can tie it up, if there is enough room. I went there; the cart is big. The bus driver tried to accommodate her using the front seat. I said no, we have insurance regulations; they cannot be on the bus even if we used bungee cords to put it somewhere. There is not enough room. Bus driver has containers on the bus for people to put grocery bags in them – safety factor for all.

I told the driver tenant cannot come on bus with that. Woman was screaming/yelling at me. Man on bus screaming at Carmine. I was respectful and told her it's a courtesy bus; sorry, I cannot allow you to put that on here. She continued to carry on. I then canceled the bus for the day. I then pointed at man on the bus, I'm calling about you and complaining about you being disruptive; we're going to have an accident. I told them the bus driver was sick. If she does it again, I will send a letter denying her access to the bus.

We're going out to bid for the roof at 175 W. Railroad. We belong to Bergen County Co-op. I'll put out a bid package for them; they'll compete against each other and give the lowest bid and can also negotiate it. This will be in the fall.

Shade Tree people will be back at Newman & Railroad to finish trees next week or the week after that, which is great for us.

The conference was a success. There were 350 in attendance and 40 vendors. Commissioner Stuart thought the conference was great. Mr. Snyder added the sessions were good; rent calculation session had a lot of staff attending. There was a lot of positive feedback from everyone that was there; very educational. There was a maintenance session also.

HUD might be closing regional offices.

HHA in good financial shape. Office ladies are on top of late rates and decreasing numbers. We are lenient – if no payment by 5th; they call and say 6th or 7th or wait until 15th. Our job is to keep them in housing.

Commissioner Stuart asked about family housing numbers. Is there any anticipation of when the family units would be available? ED Feorenzo said one to 1-1/2 years. Four bedrooms occasionally; 1 bedroom not for a long, long time. We always look to transfer. I'll give an update at our next meeting.

NEW, OLD OR OTHR BUSINESS – nothing at this time

ADJOURNMENT

Motion to adjourn made by Commissioner Stuart; 2nd by Commissioner Tessaro.

VOTE: AYES/All Present Commissioners (5)

Absent: D'Arminio/Khoury

Respectfully submitted,

Deborah L. Alvarez
Secretary/Transcriber