

**HACKENSACK HOUSING AUTHORITY
65 FIRST STREET
HACKENSACK, NEW JERSEY 07601**

THURSDAY, SEPTEMBER 11, 2025

(Condensed Transcription of Regular Meeting of
Hackensack Housing Authority Commissioners' Meeting)

ROLL CALL

PRESENT:

Chairman Anthony Stassi
Vice-Chairman Blanche Stuart
Commissioner Marie Dukes
Commissioner Hani Khoury
Commissioner Gino Tessaro

ABSENT: Commissioner May D'Arminio
Commissioner Sarquis Pico

ALSO PRESENT:

Executive Director Anthony Feorenzo
William Snyder, Consultant to the Board
Joseph Zisa, Esq., Counsel to the Board

OPENING STATEMENT

"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 December 7, 2024.

Meetings are scheduled to be held remotely for members of the public. All meeting access information, agenda and related documents will be posted, at least 48 hours prior to the meeting, on the Housing Authority's 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 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 behavior such as, but not limited to shouting, interruption and use of 'profanity.'

FLAG SALUTE

ED Feorenzo congratulated Commissioner Hani Khoury on his reappointment to the Board of Commissioners on the approval of Governor Murphy for another five years. Mr. Zisa swore Commissioner Khoury in at this point in the meeting.

COMMISSIONER KHOURY: I, Hani Khoury, do solemnly swear or affirm that I will support the Constitution of the United States and the Constitution of the State of New Jersey and that I will bear true faith and allegiance to the same and to the governments established in the United States and in this State under the authority of the people and that I will faithfully and impartially and justly perform all of the duties of the Office of Commissioner of the Hackensack Housing Authority according to the best of my ability, so help me God.

APPROVAL OF PREVIOUS MEETING MINUTES – JULY 10, 2025

Motion to approve Board minutes of July 10, 2025 made by Commissioner Khoury; 2nd by Chairman Stassi.

VOTE: AYES/All Present Commissioners (4) Absent: D’Arminio/Pico
Abstain: Stuart

RESOLUTIONS #2025-15 THROUGH #2025-32

1. RESOLUTION #2025-15 – ADOPTION OF FYE 9/30/26 BUDGET

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

ROLL CALL:

Commissioner Pico	Absent
Chairman Stassi	Yes
Commissioner Stuart	Yes
Commissioner D’Arminio	Absent
Commissioner Dukes	Yes
Commissioner Khoury	Yes
Commissioner Tessaro	Yes

VOTE/AYES – All Present Commissioners (5) Absent: D’Arminio/Pico

Commissioner Khoury requested to be recused from Resolution #2025-19 as he has dealt with Wickersheim on a professional basis.

2. RESOLUTION #2025-16 – CONTRACT AWARD – TRASH REMOVAL

Two-year contract for 30-yard dumpster in the garage when tenants move out.
\$575/month.

3. RESOLUTION #2025-17 – CONTRACT AWARD – FLOORING REPLACEMENT FOR VCT

Set contract for square foot VCT – 2 year contract – Brothers Flooring

4. RESOLUTION #2025-18 – CONTRACT AWARD – ELECTRICAL SERVICES

Bosshard Electric and had contract past 2 years; won award again for next 2 years. Price stayed the same.

5. RESOLUTION #2025-19 – CONTRACT AWARD FOR PLUMBING/HVAC
Awarded to Wickersheim Plumbing – no bids against him; won again for next 2 years.
6. RESOLUTION #2025-20 – CONTRACT AWARD – PAINTING
Unicorn Building Services, his prices went up slightly from past 2 years. It is a 2 year contract for hourly rates – unit rates from studio to 4 bedroom; set price to paint the units excluding any touch up in walls and spackling.
7. RESOLUTION #2025-21 – CONTRACT AWARD – LANDSCAPING
Unicorn Services – they have bid now and won award again as he was low bidder. 2 year contract.
8. RESOLUTION #2025-22 – CONTRACT AWARD – ELEVATOR MAINTENANCE
Current Elevator awarded 2 year contract @ \$1,400/month.
9. RESOLUTION #2025-23 – CONTRACT AWARD – EXTERMINATING
Castle Termite & Pest Control won it; per unit monthly price - \$1.96
10. RESOLUTION #2025-24 – CONTRACT AWARD – CCTV MAINTENANCE
Technotime awarded contract – same as last year – and will get contract for 2 years.
11. RESOLUTION #2025-25 – CONTRACT AWARD – COMPUTER SERVICES
Maztech awarded contract for 2 years; flat fee is \$2,426 monthly.
12. RESOLUTION #2025-26 – CONTRACT AWARD – CONSULTING SERVICES
Execu-Tech Inc. awarded contract - \$50,000 annually – only 1 bid submitted
13. RESOLUTION #2025-27 – CONTRACT AWARD – INSPECTION SERVICES
EFI RENTAL RESOURCES – 2 year contract – inspections being done in October
14. RESOLUTION #2025-28 – CONTRACT AWARD – AUDITING SERVICES
Policari & Company in amount of \$10,075 – only bid received -1 year contract
15. RESOLUTION #2025-29 – CONTRACT AWARD – LEGAL SERVICES
Joseph Zisa, Esq. - \$33,000/annually - \$180 hourly
16. RESOLUTION #2025-30 – CONTRACT AWARD – RISK MANAGER
Acrisur NJ Partners Insurance – 2 year contract with 1 year renewal after that
17. RESOLUTION #2025-31 – CONTRACT AWARD – ACCOUNTING
As noted in last year's contract, HHA can extend it one more year, and we are extending Accountant's contract for 1 more year – William Katchen, CPA
18. RESOLUTION #2025-32 – CONTRACT AWARD – SOLAR CONSULTING

We went out again for resolution for consulting services for solar, as it didn't meet State criteria per Mr. Katchen as he is QPA. 1 proposal received and awarded to Pure Source Consulting. No cost to us, all paid by people that won award. Only difference is RFPs will be coming back to myself and Mr. Snyder to review and QPA; then we will send them to him to review. Last time all bids went to him, we didn't properly do an RFP for him; some language missing. Mr. Snyder, QPA, Mr. Zisa got together, straightened it out. Once it is awarded to Chad/Pure Source Consulting, then he is working on RFP, Mr. Katchen will review to make sure it follows State guidelines for electric savings, then we will send it out. Good news is not every building last time qualified, but this time after talking to State with their guidelines, all buildings will qualify. When we do get our discount, we will get more money than we anticipated. We should save around \$100,000/yearly.

ED Feorenzo requested permission to pass Resolutions #2025-16 through #2025-32.

Motion to approve all resolutions made by Commissioner Stuart; 2nd by Commissioner Dukes. One exception is that Commissioner Khoury is recused from voting on Resolution #2025-19.

VOTE: AYES/All Present Commissioners (5)
Recused on #2025-19 – Khoury

Absent: D'Arminio/Pico

PAYMENT OF CLAIMS

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

VOTE: AYES/All Present Commissioners (5)

Absent: D'Arminio/Pico

MANAGEMENT REPORT & UNFINISHE BUSINESS

Waiting List – Ladies finished purging waiting list.

FAMILY UNITS:	1 bedroom – 100	82 – 0 preferences
	12 – 1 preference	6 – 2 preferences
	2 bedrooms – 121	0 – preferences
	38 – 1 preference	2 – 2 preferences
	3 bedrooms –	72 – 0 preferences
	14 – 1 preference	8 – 2 preferences
	4 bedrooms	7 – 0 preference

Compared to a few months ago, numbers are down.

SENIOR BUILDING: Waiting list always open

STUDIOS:	572 – 0 preference	63 – 1 preference
	1 bedrooms – 1,615	0 preferences

323 – 1 preference

2 bedrooms – 122 – 0 preference

28 – 1 preference

Thank you to the staff for getting the purging done.

A new hot water boiler and hot water holding was installed @ 46 Newman Street; getting prices for 55 Railroad to do the same thing. There will be another one to do after those 2. We should be set for another 10 years after these.

Roof at 175 is being redone; permit just issued and delivering materials next Tuesday. We did that off the coop of Bergen County. Once that's done, I want prices on this roof. Last roof after that to do would be 60 Kansas; then all roofs done for another 25 years.

There was a lockout on Friday – young lady with 2 children; tried to get in touch with her to see if they needed anything for the 2 kids; never called us or did anything. She emailed us Friday afternoon and said she would be in Monday to pay her rent, which is allowed. She came in Monday morning; had her daughter (15) translated for her. Next time you're in a problem like this, call the office as you didn't respond to anything. We had no choice. She is back in the apartment.

New Jersey NARO Conference is November 17-20th. We will get hotel rooms next week; Commissioner Stuart, I know you are going and I am going. Commissioner Duked said yes, she is also going. Other staff people are also attending. Please contact Desiree Monday, she'll send you information.

Meeting with Hackensack Police Department. They have a new system involving cameras, showing me their room where there are about 20 TVs, having cameras at many locations. I've met with person who did their cameras, get pricing to put camera at Newman & Railroad on each corner of the building; 4 cameras giving us 360 angle all over and 2 at 230 Central. If it works out with the budget and we can get this done, it will give HPD access 24/7 to our cameras on the corners of every building; also shows if there's movement or anything going on. It automatically pops up on the screen. For security, it will be a good idea for us. Right now, when there's an issue, they have to call us, they come here and review our cameras. Moving forward, if there's an issue at any of the buildings, whether it's on our property or even in the street they can review that camera and zoom in on license plates and see what's going on.

OLD BUSINESS – nothing at this time

NEW BUSINESS

Commissioner Stuart: Two tenants at 230 Central spoke to her about 2 rooms there and using them for recreation. There has to be somebody there to "chair". ED Feorenzo: In this building, I gave tenants storage for when they have their bingo nights. If 230 Central wants

to come and see me, and they can work this out and not going to be a free-for-all and people running around, we can work out with them. Just contact me.

OTHER 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/Pico

Respectfully submitted,

Deborah L. Alvarez
Secretary/Transcriber