

HACKENSACK HOUSING AUTHORITY
65 FIRST STREET
HACKENSACK, NEW JERSEY 07601

THURSDAY, DECEMBER 11, 2025

(This is a condensed version of the Hackensack Housing Authority Board of Directors regularly scheduled meeting commencing at 2:00 P.M.)

ROLL CALL:

Present: Chairman Anthony Stassi
Vice Chairman Blanche Stuart
Commissioner Marie Dukes
Commissioner Gino Tessaro
Commissioner Sarquis Pico
Commissioner Hani Khoury2

Absent: Commissioner May D'Arminio

Also Present: William Snyder and Joseph Zisa, Esq.

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, posting of said notice on the official bulletin board in the Municipal Government Building and delivery of the same to the Bergen Record and Star Ledger on 12/7/2024. Meetings are scheduled to be held remotely and in person. 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 the hackensackhousing.org. The Authority welcomes comments from the public, which will be addressed under Remarks of the Citizens on the Agenda. Members of the public shall be free to speak on any subject on or off the Agenda. As in the case for in person meetings, all speakers will be limited to five minutes. Members of the public shall be muted until public discussion at which time they may be asked 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 or use of profanity.

FLAG SALUTE

ANNUAL REORGANIZATION MEETING

ED Feorenzo asked for a motion for Chairperson. Vice-Chairman Stuart made a motion to nominate Anthony Stassi as Chairman. (There were no further nominations for Chairperson.)

ED Feorenzo asked for vote from Board Members.

VOTE: AYES/All Present Commissioners (6) Absent: D'Arminio

ED Feorenzo asked for a motion for Vice-Chairperson. Chairman Stassi made a motion to nominate Blanche Stuart as Vice-Chairman. (There were no further nominations for Vice-Chairperson.)

VOTE: AYES/All Present Commissioners (6) Absent: D'Arminio

APPROVAL OF PREVIOUS MINUTES – October 9, 2025

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

VOTE: AYES/All Present Commissioners (6) Absent: D'Arminio

RESOLUTIONS #2025-33 AND #2025-34

1. RESOLUTION #2025-33 – Approval of 2026 Annual Meeting Notice

ED Feorenzo explained once approved and no amendments, they will be posted on Municipal Building board, HHA bulletin board and sent to The Record and Star Ledger and HHA website.

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

VOTE: AYES/All Present Commissioners (6) Absent: D'Arminio

2. RESOLUTION #2025-34 – Appointing A JIF Commissioner to Represent Housing Authority with JIF

ED Feorenzo explained HHA is self-insured, in JIF, and is a Commissioner on JIF and also a voting member on JIF; was an alternate and last year was made a full-time voting member for JIF, giving him the power to once again represent HHA and remain a voting member – after this resolution is approved.

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

VOTE: AYES/All Present Commissioners (6) Absent: D'Arminio

PAYMENT OF CLAIMS

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

VOTE: AYES/All Present Commissioners (6)

Absent: D'Arminio

MANAGEMENT REPORT – EXECUTIVE DIRECTOR FEORENZO

HHA received our administration fee from Edgewater Housing Authority. HHA does not have a voucher program, so Edgewater gets 25% of the fee. Check was approximately \$445,000 for the year, bringing our operating account up to about \$4.3 million. I counted up reserves we have with interest totaling about \$12 million. Mr. Snyder added that the financial stewardship of ED Feorenzo has allowed HHA to pay down the mortgage. RAD transaction worked out well for HHA, allowing them to develop the 20 new units. HHA in excellent financial shape.

ED Feorenzo said as of today HHA owes \$196,000; come January he will be paying it down and be mortgage free. He hopes to have Vice-Chairman Stuart come to Mayor & Council meeting so that report can be given to them, showing them, HHA is running properly. HHA might be only one in State of N.J. that are mortgage free. Mr. Snyder thought HHA will be the first one to be mortgage free.

There is a meeting on January 14th at 7 P.M. with Planning Board giving a courtesy review of 20 units. If any Commissioners want to attend that, HHA will probably be first ones up that evening. We will tell them our plan. After that, I'll sit down with City, talk about their money and start moving forward on this project of 20 units for Hackensack residents only.

Hot water heater at 55 W. Railroad – there is one more boiler to do, then Carmine's life becomes easier as so many have been replaced and in good shape for next 10 years unless there's a serious problem.

One roof we will be doing shortly, which is coming out of Reserve & Repair Account, which has about \$599,000 in the account. We go through County Coop, so it's coming in at about \$250K to \$270,000, but we have that money in R&R; that roof will be done and then one more roof. They will all be good then for another 30 years. Money will keep building to maintain this place properly. Thank you, Bill Snyder, for your help.

Here is a little bad news, but I'll work it out. I sent 3 maintenance men to take a course for their black seal, which isn't easy. They all failed by 3-4 points; will retake it in another month, which is part of the course, and goes free with the State. We hope they pass then. If they pass, they will get their \$2,500 stipend. Right now, Carmine has it, Defrim (ph.) and

Vincente have it, which is phenomenal. I also have it and hang my license in the boiler room. I don't take the \$2,500 stipend; I give it to Carmine, Defrim and Vincente. I will not take the stipend, hoping the other 3 get it and we'll have 7 people with black seal licenses, which is low pressure: not high-pressure boilers

Commissioner Stuart asked which 2 roofs will be done first. ED Feorenzo answered 65 First and Kansas Street.

Mr. Zisa told ED Feorenzo he should take the stipend, as ED Feorenzo works very hard. If a resolution is needed, ask the Board to make a resolution and pass it for the stipend. You are entitled to it. ED Feorenzo asked for Mr. Snyder's opinion. He said it was up to the Board, you do have the license, and you are hanging it. You are entitled to it, whether you take it or not is your decision also.

Mr. Zisa: I request we pass a resolution that ED Feorenzo shall receive his stipend of \$2,500 for the black seal license he is entitled to. Motion made by Commissioner Dukes that ED Feorenzo receive the \$2,500 stipend he is entitled to: 2nd by Commissioner Khoury.

VOTE/AYES: All Present Commissioners (6)

Absent: D'Arminio

ED Feorenzo thanked them for their support and will make his decision.

Commissioner Stuart asked when they will be opening the Family Units? ED Feorenzo will give Board a report in January, which is starting to dwindle, but not down enough to open list. Only thing without a lot of applicants is 4-bedrooms; it could be 6 months or a year, but I will get you a firm report in January. Many residents call Commissioner Stuart and she handles them perfectly.

Carmine will be on vacation in January for 2 weeks. If we have snow, I will be here with the men until we are done. Carmine is going to the DR; he puts a lot of time here and I will cover him. He deserves it and does a nice job.

ADJOURNMENT

Motion to adjourn made by Chairman Stassi; 2nd by Commissioner Dukes.

VOTE: AYES/All Present Commissioners (6)

Absent: D'Arminio

MEETING ADJOURNED.

Respectfully submitted,

Deborah L. Alvarez, Secretary/Transcriber