

HACKENSACK HOUSING AUTHORITY
65 FIRST STREET
HACKENSACK, NEW JERSEY 07601

(This is a condensed version of minutes of
regularly scheduled meeting of the
Board of Commissioners commencing at 2:00 P.M.)

JANUARY 8, 2026

PRESENT: Chairman Anthony Stassi
Commissioner Blanche Stuart
Commissioner Sarquis Pico
Commissioner Marie Dukes
Commissioner Hani Khoury
Commissioner Rommy Buttafuoco*

ALSO PRESENT: William Snyder, Consultant to the Board
Jamie Sabella, Deputy Director

ABSENT: Executive Director Anthony Feorenzo
Commissioner May D'Arminio

SWEARING IN OF COMMISSIONER ROMMY BUTTAFUOCO

Mr. Snyder conducted the swearing in of Commissioner Rommy Buttafuoco at the beginning of the meeting. Ms. Buttafuoco raised her right hand and repeated after Mr. Snyder the following: I, **ROMMY BUTTAFUOCO**, do solemnly swear that I will support the Constitution of the United States and the Constitution of the State of New Jersey and all the rules and regulations as promulgated by the U.S. Department of Housing and Urban Development and I will bear truth faith and allegiance to the same and to the governments established and the United States and the State of New Jersey, County of Bergen under the authority of the people and I will faithfully, impartially and justly perform all duties of the office of Commissioner of the Housing Authority of the City of Hackensack according to the best of my ability, so help me God.

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 Center and delivery of same to the Bergen Record and Star Ledger on December 7, 2025. Our meetings are scheduled to be held remotely and in person. All meeting access

information and agenda related documents will be posted at least 48 hours prior to the meeting on the Housing Authority's website. 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 and off the Agenda. As in the case for in person, 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, and not limited to shouting, interruption and use of profanity.

FLAG SALUTE

APPROVAL OF DECEMBER 11, 2025 MINUTES

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

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

RESOLUTIONS #2026-1-1 – APPROVAL OF CASH MANAGEMENT PLAN

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

This is requirement by State of New Jersey that Cash Management Plan be approved, which designates that any money HA has be invested in institutions that are GUDPA – Good to be Approved – **Governmental Unit Deposit Protection Act** – additional insurance on HA money. In addition, there is HUD Depository Agreement which guarantees any money HA has is set aside in a separate account. There is also FDIC and FSLIC.

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

RESOLUTION #2026-1-2 – APPROVAL OF INDEMNIFICATION RESOLUTION FOR CIVIL ISSUES

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

This is approved every year that pertains to employees and Commissioners in the event there is a law suit, where you are sued individually. In most cases, you will be covered by our insurance carrier; but if you need legal representation in that case, HHA under terms of that agreement would cover you.

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

RESOLUTION #2026-1-3 – APPROVAL OF INDEMNIFICATION IN CRIMINAL ISSUES

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

This is where there is a criminal situation, maybe an investigation, you may be called in for testimony or interview by FBI, for example, and you may want legal representation. This would provide it in instances where you're entitled to it; clearly not if you committed a crime or a staff member committed a crime, you're on your own. If it turned out that through litigation that whoever was involved was proved to be not guilty, then they would be subject to discussion for reimbursement of their legal expenses.

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

RESOLUTION #2026-1-4 – AUTHORIZATION TO ATTEND CONFERENCES

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

This is resolution covering major trade associations, Public Housing Directors' Association, National Association of Housing Redevelopment Officials, State Chapter of same organization. Some have attended from here, HHA will sponsor you and you're able to go for that. Most if not all are for educational classes and seminars for Commissioners. We encourage everybody to go to those.

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

CORRESPONDENCE – nothing at this time

PAYMENT OF CLAIMS – Month of January 2026

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

One bill was for repair of Chairman Stassi's truck, which was damaged in HHA parking lot. Person causing the damage is unknown, camera footage was checked. HHA paying for damage as Chairman Stassi has a deductible.

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

EXECUTIVE DIRECTOR'S REPORT – Given by Mr. Snyder

Waiting List:	Elderly Disabled	2,774 applicants
		640 for studio apartment
		1,987 for 1-bedroom
		147 for 2-bedroom

Family	307 applicants 82 for 1-bedroom 144 for 2-bedroom 75 for 3-bedroom 6 for 4-bedroom
--------	--

Commissioner Stuart asked about family unit availability. Deputy Director Sabella stated it varies by bedroom size. 1-bedroom, maybe 1 a year or every other year. 4-bedroom is same thing – every other year. 2 & 3-bedroom might 5-10 units would be her guess per year are turned over. Family list is closed. Elderly Disabled is always open for those that qualify. **Mr. Snyder:** People have opened it just for bedroom size, the reluctance for doing that is there have been instances where there is literally people lined up 3 days ahead of time on line, 1,000 people. It happened in Passaic – police had to be there, put up barriers, etc. I suggested they do it by mail, but Fair Housing people said some people can't afford stamps. I said do it online – they said not everyone has a computer. You can talk to ED Feorenzo and see when it can be done, have a process. DD Sabella is asking can we just do it for 4-bedroom or 1-bedroom.

DD Sabella: List was opened in 2022, again back in 2018. In 2022 over 1,600 applications total were received; to put them on the proper bedroom size, to see if they qualified by household members. It is a lot of work to make sure everyone is properly placed on which bedroom list. **Mr. Snyder:** Anybody who submits an application is supposed to get a letter telling them where they are on the list, approximate time it will take to get. If you take 10 1-bedroom people and 1,000 on waiting list, that could be 100 years wait. **DD Sabella:** HHA has an online application. We do accept paper applications and encourage them to do on the computer. Application is recorded immediately; date and time stamped.

HHA is proceeding with a 20-unit development on Kansas Street property. The application is before Planning Board next Wednesday @ 7:00 P.M. It is a cursory review and you will learn more information, if you attend. They are all 1-bedroom, moving along. No HUD approval yet. HUD is waiting for HHA to get approval of site plan and subdivision, at which point they'll give HHA approval to go to next step, which would be acquiring the property, transferring it to non-profit that was established; why not HHA? That is because there are certain things that a non-profit is eligible for that HHA is not and you don't have to follow certain things – N.J. Local Public Contract Law, Open Public Meetings Act – more flexibility. I developed a procurement policy for that; not the same as N.J. Local Public Contract Law, but similar. It allows you to negotiate with contractors, which we don't have the flexibility at HHA.

If you're familiar with Bergen County Housing Authority, they own many buildings throughout the County, and each is owned by a non-profit. It's the Housing Development Corporation of Bergen County Housing Authority. Next month we should have more information about where we are with HUD. ED Feorenzo has a tremendous amount of experience in construction, taking this on, bringing in a construction

manager, but ED Feorenzo will help with bidding, bringing in contractors, subcontractors to get that going. An issue will arise when HUD is involved re: parking as building is being placed over existing parking. He had extended the parking in rear of building, and could extend it more. HUD will probably ask the question what about parking for existing tenants.

One thing happening and we've discussed it with City Attorney Rich Malagier, that certain things we will need from the City. The City previously committed was money from trust fund for affordable housing. If you know how COAH operates, if you're using COAH funds to develop new buildings, you have to follow an Affirmative Marketing Plan. Affirmative Marketing Plan under COAH requirements do not allow for preference for local residents. In the region we are in, it's Bergen, Hudson, Passaic and Sussex Counties. You have to advertise it in every library in every county. We had a lottery at high school and maybe 5% of the people from Hackensack, you want to take care of local residents, but the City previously committed, now having to meet with current Planner, but they agreed to give us rehab money. You can give a local preference. We are not going to rehab buildings in Sparta. They committed up to \$1.5 or \$2 million towards that project. We will come back to you Commissioners, because of the conversion under the RAD Program, has millions of dollars in the bank, so HHA will commit funds also.

MISCELLANEOUS

Commissioner Stuart got a phone call this morning from someone at 230 Central Avenue and people would like to begin bingo games again in the empty room no longer used by the Police Department. Please call or leave a note for ED Feorenzo regarding that.

ADJOURNMENT

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

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

Meeting adjourned at 2:27 P.M.

Respectfully submitted,

Deborah L. Alvarez
Secretary/Transcriber