

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.)

FEBRUARY 12, 2026

PRESENT: Chairman Anthony Stassi ✓  
Commissioner Blanche Stuart ✓  
Commissioner Sarquis Pico -  
Commissioner Hani Khoury -  
Commissioner Rommy Buttafuoco ✓

ALSO PRESENT: Executive Director Anthony Feorenzo  
William Snyder, Consultant to the Board  
Joseph Zisa, Esq.

ABSENT: Commissioner Marie Dukes  
Commissioner May D'Arminio -

FLAG SALUTE

ROLL CALL

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.

## APPROVAL OF JANUARY 2026 MINUTES

Motion to approve meeting minutes made by Commissioner Stuart; 2<sup>nd</sup> by Commissioner Buttafuoco.

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

RESOLUTIONS – nothing at this time

CORRESPONDENCE – nothing at this time

PAYMENT OF CLAIMS – Month of February 2026

Motion to approve payment of bills made by Commissioner Khoury; 2<sup>nd</sup> by Commissioner Stuart.

ED Feorenzo explained payment is large this month as HHA pays insurance bill in full to JIF, which is HHA's liability and workmen's compensation for the year for all buildings - \$321,037. It is under New Jersey Public Housing Authority JIF.

Commissioner Buttafuoco asked about Medicare reimbursement. ED Feorenzo: That Medicare is when people retire, up until this year, HHA paid for their supplemental medical after retirement for Medicare. People who are already HHA employees will be covered, but not new hires going forward.

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

There are about 89 Housing Authorities and they are self-insured, giving better insurance for liability and workmen's comp and less money being spent. Any claim over \$100,000 JIF goes to an excess carrier. City of Hackensack is also involved in Municipal JIF.

## EXECUTIVE DIRECTOR'S REPORT

I was out with our men during the snowfall; they did a phenomenal job. 2<sup>nd</sup> and 3<sup>rd</sup> days we went out to clean parking spaces; relocated snow with our machines. Two City DPW managers came by and wanted to see HHA equipment. They went to the city and purchased 3 pieces of equipment that HHA has because our sidewalks were spotless, parking lots spotless. Our men got it done quicker, saved us in overtime and everyone impressed how snow was handled. Letters were sent to tenants asking that day after storm, they moved their cars. Some wanted snow removed from between cars 4 days later. I said no. At Newman & Railroad, all spots are cleared. Everyone moved their cars. Thank you to Carmine and the men; they did a great job.

I've received complaints about people living in apartments that are not on the lease; have checked 4 units this week. Two were true, gave them notices, gave them letters that person has to be out; cannot be added to the lease. Tenants knew it and snuck them in anyway. If it continues with those two, I will give file to Mr. Zisa, but I'm hoping to get it rectified prior to doing that. One is family unit; one is senior building.

Commissioners received updated waiting list; it is the most current we have. Reason Senior goes up and fluctuates is that list never closes; ladies are constantly purging the list. When "families" do open, I might just do Hackensack residents. I have to call HUD to see if I can do that. I don't foresee any openings for another year. Four bedrooms don't really move – they've gone from 8 to 6 for over 2 years. Staff purges continually. People are given 30-day notice; another 15-day notice and then get deleted from list. Some say they never received our documents, and we do have copies of the letters. It's just them not responding on their own.

OLD BUSINESS – nothing at this time

(Dominic Recine was on zoom at this time. He is Eastern Atlantic States (inaudible) for Carpenters, new to area of Hackensack. Dominic was asking about 60 Kansas Street project/affordable housing. ED Feorenzo: It would be possibly 20 units with a non-profit running the 20 units. Dominic would like to meet with someone regarding what the carpenters have to offer. ED Feorenzo: We can meet, but this is strictly affordable housing where the rents are below market value. This is not rentals you see going up all over Hackensack. If it happens, no brick, electric heat, VCTV floors, no laundry rooms. Look up Hackensack Housing, you will see my email address. Dominic: If you know anyone that wants a career in the carpenters' union, feel free to let me know. ED Feorenzo: I can always put flyers out in the buildings for younger teens. Commissioner Buttafuoco: I'm interested. I have some seniors, how about interns? Do you do internships? Dominic: We have apprentices, they come into the Local. It's a 4-year program, coming to Edison to our Training Center, come for free to learn the craft. After 4 years, they become journeymen/women and come once every 2 months while working in the field. We cover heavy highway construction, framing, sheetrock, etc. My number is 201 306 8065. First year they come every 2 months here for a full week, so they have 5 weeks here at the school, 200 hours, then 1,800 work hours here. EARN WHILE YOU LEARN. Commissioner Buttafuoco: We have Job Coach at Hackensack High School, and an adult school on River Street. Dominic: We give tours here in Edison all the time to students, etc.)

NEW BUSINESS – nothing at this time

ADJOURNMENT - Motion to adjourn made by Commissioner Stuart; 2<sup>nd</sup> by Commissioner Buttafuoco. All Commissioners present concurred.

Respectfully submitted, Deborah L. Alvarez – Secretary/Transcriber