

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.)

APRIL 9, 2026

PRESENT: Chairman Anthony Stassi
Commissioner Blanche Stuart
Commissioner Rommy Buttafuoco
Commissioner Khoury Hani
Commissioner Sarquis Pico
Commissioner Marie Dukes* (later on zoom) ✓

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

ABSENT: Commissioner Marie Dukes* (Joined later on Zoom)6
Commissioner May D'Arminio

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. 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 at hackensackhousingauthority.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 and off the Agenda. As in 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

APPROVAL OF MARCH 19, 2026 MINUTES

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

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

RESOLUTION #1-4-26 – RENEWAL OF EXECUTIVE DIRECTOR’S CONTRACT

Vice-Chairman Stuart and William Snyder read the Resolution into the record. (See attachment). Renewal of Contract is for Anthony Feorenzo for five years commencing April 1, 2026 through March 31, 2031.

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

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

ROLL CALL VOTE:

Commissioner Buttafuoco	Yes
Chairman Stassi	Yes
Commissioner Khoury	Yes
Commissioner Pico	Yes
Commissioner Stuart	Yes

ED Feorenzo thanked the Chairman and Commissioners.

PAYMENT OF CLAIMS

Motion to approve payment of claims for month of March 2026 made by Commissioner Buttafuoco; 2nd by Commissioner Stuart.

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

ED Feorenzo: PSE&G bill is high. I will give you information about it in my upcoming report, hoping to save 40%.

EXECUTIVE DIRECTOR’S MANAGEMENT REPORT

All Commissioners received a report on the bus: how many take the bus, where we go, and will another route on Thursdays, sitting with people in this building (majority of those that use the bus) and do Shop Rite on Monday & Thursday. It is the biggest day for bus, averaging 16 a day out of 300 seniors – going to Kansas Street. Report shows what building and how many days that they go. Monday, 4/6 – 4 for Aldi’s from 65

First; 2 for Beech; 3 @ Kansas. April 1st – Dollar Store – 2 from First; 0 – Beech; 0 – Kansas. Biggest day is Shop Rite averaging 15-16. 5-4 First; 6-5 at Beech and 8-6 at Kansas. Commissioner Buttafuccho: How do they know where bus is going? ED Feorenzo: Flyers – schedule is Monday to Wednesday for years. If Commissioners are in favor, we will try Thursday and then switch it around a little bit.

Motion to approve switching schedule around made by Commissioner Stuart; 2nd Commissioner Buttafuccho. So approved by all.

Waiting List Report

Families:

1 bedroom/62 applicants – 0 preference
1 preference – 14 applicants
2 preferences – 5 applicants 81 TOTAL

2 bedroom/110 applicants – 0 preference
1 preference – 34 applicants
2 preferences – 2 applicants 145 TOTAL

3 bedroom/56 applicants – 0 preferences
1 preference – 13 applicants
2 preferences – 6 applicants 75 TOTAL

4 bedrooms/6 applicants – 0 preferences

SENIOR BUILDING – Waiting list for seniors is constantly open, purging often

Studio/638 – 583 – 0 preference
1 preference – 54 applicants
2 preferences – 1 applicant

1 bedroom/2021 applicants
0 preference -1,686 applicants
1 preference – 333 applicants

Half of that they don't come up with a preference when we get into their files

2 preferences – 2 applicants 2021 TOTAL

2 bedrooms/120 – 0 preference
1 preference – 28 applicants
2 preferences – 0 applicants 155 TOTAL

Preferences for seniors are Hackensack resident or military

(Commissioner Dukes entered meeting on zoom.)

SOLAR RFP – ED Feorenzo: There was an RFP for solar; going to award it, but not bid out properly for type of project HHA was doing. State has program there are contractors and companies that put solar on warehousing roofs but not this type building. Low-income housing, if they do an RFP, and solar companies select you, you can receive up to 40% of your electric bill back from this company. They get paid from PSE&G. RFP is out again from HHA, all checked by the QPA. Bids will be back May 21st. I am hoping to get 40% back on our electric bill monthly. We would not pay for solar; it's a 3rd party. They get credits from PSE&G for having solar. They use us to get the credit. They pay us, not PSE&G. It could be \$14,000 a month, if it goes through.

Kansas Street – Roof is completed, coping delivered today. Phenomenal job. Now looking at 65 First Street roof. When that is done, all roofs are good for next 20 years. Newman & Railroad was done 8 years ago. This is all critical for infrastructure of HHA.

Last year high-efficiency boilers put in last year. 65 First we have high-efficiency hot water heaters, gas bill has gone down. We're going in right direction saving energy.

HHA has 2 SWEEP accounts: one with Connect 1 Bank and 1 with Spencer Bank, a total of \$900,00 – from 23 to 26, a nice amount on SWEEP accounts.

Mr. Snyder has photos of unit turnovers (shown on large TV screen for Commissioners). Apartment seen is 175/1B. Carmine and I inspected today – before work is done, while work is done and after they're finished. When tenant moves out, we take photos after they're out; take more when work is completed. All kept on "the cloud".

OLD BUSINESS

Commissioner Stuart asked again about rec room. ED Feorenzo had a meeting and said if someone from 230 Central comes to see us, wants to take control for children's after school, he has no problem as long as there is a chaperone. They can open at 3 PM and close at 6 PM or 7 PM. Chaperone must be present because of ages of children. Commissioner knows Mrs. Christmas, who would do it. ED Feorenzo wants her to come to office. Community Room, if there is a chaperone and they take it over, is only for children living in that building, not for outsiders. We had issue with park last year. Children, when in the park, were asked where they were from and we know most of the kids in those buildings. It has calmed down and quieted down.

Commissioner Buttafuccho heard rug was replaced and that she drove by parking lot at 9 PM, it is very lit up here. Social Club sent her pictures and maybe we can put them on web site. She will forward them to ED Feorenzo. She looked at Boys & Girls Club web site and saw construction photos that have been there a long time. Is it possible to post photos of kids working at computers, but hiding their faces. We need to let public know B&G Club does tutoring. ED Feorenzo will have Director of B&G Club of

Hackensack & Lodi get photos and have them uploaded to HHA web site. Our resident children go to B&G Lodi for free.

ED Feorenzo: State of NJ changed its procurement policy on how we do RFPs and bids and how they are advertised. We're redoing web site showing it as a separate line item on top of web site – **RFPs and Advertisements**. If we go on State web site, we send it to them and put on our own web site, and I put it in The Record. ED Feorenzo explained that RFP is **Request for Proposal** and what all is involved. HHA gets sealed bids, bids are qualified and we decide who is best, lowest bid and then they would get contract for landscaping, accounting, plumbing, electrician, etc. for 2 years. Attorney gets an RFQ one time a year and has to have a sealed bid as does auditor and accountant. If we have a project under \$46K, we do not have to have a sealed bid, but State Law is we need 3 quotes. If above \$46K, HHA must get an architect; a construction job – sealed bid required.

NEW BUSINESS – nothing at this time

REMARKS FROM CITIZENS

ISABELLA TILLERY – #8B – Thank you for the rug. People are putting food out at the back door; I'm seeing animals coming up and they will soon come inside here. It's where kitchen is downstairs on ground floor. Woman with gray car constantly putting rice and food there and people throw food out of that kitchen door; possibly raccoons. ED Feorenzo: I will send out a letter about this. Isabella: Sign that says **65 First Street** is missing some letters. Would you please get it fixed.

MARY JONES – #7A – I've been here a long time and outside windows have never been washed and they need to be. We do inside, but since 2001 to now there's never been window washers here to do them. ED Feorenzo: I've been here since 2013 and you are correct. Mary: I think it would look nicer if all the areas where paint is peeling off were painted. ED Feorenzo: We did some painting, but I agree we will get painters again. There is a crack on the front steps where the flower pot is.

CYNTHIA - #10A – My ceiling is falling out and water comes onto my bed. I called the Office, told the woman. Edgar came. ED Feorenzo: We are in the process of putting a new roof on this building and that will stop all leaks. ED Feorenzo: This is first time I'm hearing your apartment has a problem with the roof. I will look into it tomorrow. Cynthia: I told Edgar about it a long time ago. ED Feorenzo: There has to be a Work Order so we know what they are doing and my main Supervisor will tell you that. They are not instructed to do anything unless there is something on a Work Order, as I have to track their time. Call tomorrow, but I'm going to send Carmine up there.

ROBBIE - #3H – When I'm using the air-conditioner, it drips down onto the floor. Someone came up and said I needed a new air-conditioner; that it was shot. I moved in

last year; that was late June or July, but they never came back. Carmine: I will check it tomorrow.

JORDAN PHILLIPS - #7J – Winter has passed, but is there ever any way to remove the snow between the cars so it doesn't turn to ice and people slip? ED Feorenzo: We are supposed to plow the driveway, if tenants move their cars out that day, the next day we could clean in between, but after that, we really do not go back; that's the tenants' responsibility. We had a tough winter and I checked with our insurance company. Technically it isn't our responsibility, but the maintenance men do it 1 or 2 days, but after that, they will not do it. Many tenants don't move their cars. Carmine: I'm the Supervisor here. Only if you move your car and other cars on the side, otherwise our plow will not fit in there. ED Feorenzo: I did send Carmine up there to remove the snow because (inaudible).

MARY - #7A – Mary suggested put signs up for people to remove their cars, so the plows can clear the parking spots. ED Feorenzo: I have 7 sites that need to be plowed, but I also did send Edgar around to tell people to move cars, if they can.

(Discussion among a few and ED Feorenzo about people willing to move or not move their cars.)

PAULA WILLINGHAM - #5 – You did a great job with the snow, thank you. I called maybe 2 months ago about my air-conditioner and again last week. ED Feorenzo: We have 12 new ones and I will have Edgar look into that. I asked tenants to use the Community Room, if they leave at 10 PM, please shut air-conditioners off. ED Feorenzo: I go in there at 6 AM and walk the building, and the units are on. Please help us. They're not meant to run 24/7. Paula: We shut off lights and air-conditioners when we see them on. Could you please steam the rug, it is dirty. And thank you for posting pictures of group events.

ADJOURNMENT:

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

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

Respectfully submitted,

Deborah L. Alvarez
Secretary/Transcriber