

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.)

MAY 14, 2026

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

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

ABSENT: Commissioner Blanche Stuart
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 Building 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 or off the Agenda. As is the case for in person meetings, those 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 APRIL 2026 MINUTES

Motion to approve meeting minutes made by Commissioner Hani; 2nd by Commissioner Dukes.

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

PAYMENT OF CLAIMS FOR MAY 2026

Motion to approve payment of claims for month of April 2026 made by Chairman Stassi; 2nd by Commissioner Buttafuoco.

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

EXECUTIVE DIRECTOR'S MANAGEMENT REPORT

HHA had conference call with City COAA attorney regarding 20 units of non-profit building. We were informed by attorney that City needs approval from Fair Share Housing, going back to Court in July to get the 100 units approved, as they do not have that approval yet. We don't know what funding we'll get from them; waiting for July, but proceeding. Drawings will be completed in 2 weeks; proceeding with permits and wait to see what they will be giving us.

65 First Street: it was mentioned last month about first 2 letters were gone – letters now up, sign is fixed, looks nice. Outside of building was painted as it was peeling. Painting company came, scraped it, took care of that.

65 First Street: Complaint about roof leaking. We were in process of redoing roof. It is now completed. Just waiting for coping on roof, which is coming tomorrow. It is just decorative material on top where roof overlaps. Roof now leak free, and has 20 year warranty.

I am getting some quotes for parking lot at 65 First Street where employees and visitors park down below, then I'll get quotes for up top. Next year it will be 175 West Railroad. If they come under bid threshold of \$46,000, we just have to get quotes. If higher, we will break into 2 parts and publicly bid it; whatever is best for HHA.

We had an eviction here. Tenant here for about 18 months, never paid his rent. We tried speaking with him, talked to people on his call list, they tried to help him. From what we were being told by person helping him, others taking advantage of him, woman washed her hands of it, can't help him any longer. Carmine and I went Tuesday to his work to ask him about his personal belongings. I don't think he understands, been out for weeks already. When I get back in there, I'll update you. I

will not destroy his belongings. By law we have to hold 30 days, but he hasn't paid since he moved in.

Since COVID we've been tracking our late rent reports. After COVID we had \$115,000-\$120,000 in receivables. It's been going down. This month we only have 2 people who did not pay that are 2 months behind. Everybody else is just late for the month. People are responsive; paying and no one being filed on.

I had complaints about 175 W. Railroad and 164 W. Railroad. Someone broke into rent box. I don't think they did. I move 2 big rent boxes to community room by large machine. If anyone breaks into this, camera is there and almost impossible to break into it with 24-hour surveillance by rent box.

Mr. Zisa and I looked at ACH payments. There is a lot of fraud going on with people copying checks. I see it on JIF; talked to authorities to go to ACH as it's controlled better with banks, hard to defraud bank with wire transfer. People can get a check, make copies of it. Even though we have Positive Pay sometimes it falls through the crack. I'm looking into doing major payments: PSE&G, water company, vendors – looking into ACH. We'd do a resolution on it, then next step is sign up with a bank. I will bring that information to next meeting. I think it's the way to go; speak to accountant also.

Being on JIF, when members pay their 2 payments for year of insurance. Some people are \$300K, like us. They mail payment to a lock box, where at JIF we're pushing all authorities to do ACH instead of lock box.

OLD BUSINESS

Commissioner Buttafuoco asked about person feeding animals. ED Feorenzo: They were bringing bread out to feed the birds. I haven't seen again. Commissioner Buttafuoco: The air-conditioners that came? ED Feorenzo: We got them. We haven't replaced any yet, but when we get down to 6, we order more for restocking. The pot holes are part of the paving.

NEW BUSINESS

Commissioner Buttafuoco: I'd like to get a date that Carmine could chauffeur me around. ED Feorenzo: I'll be with him also. We'll talk soon, look at our schedules and do it when you're out of work.

REMARKS FROM CITIZENS

MARY - #7A – Thanks to ED Feorenzo for items they spoke of previously: address up on building, new rug in front of building. One question: when having a fire drill in this

building, why is there no notice. Some tenants get upset as a notice was given before. One was about 2 weeks ago at 8:00 AM, it scared some people. They opened their doors, but if there is a fire, you need to keep your doors closed, etc. Carmine: It was the contractors doing the lawn. ED Feorenzo: We do an annual testing of fire alarm and sprinklers. I'm writing that down.

ISABELLE - #8B – People are still putting food outside. I took a photo of it this morning. There are a lot of animals that come around. She's worried about an animal coming inside if the door is open. ED Feorenzo: I will speak to them again and have them put a stop to it. If it continues, I will call the police.

I like the sign you put up. There is a light out there that needs to be cleaned; lots of bugs inside globe.

What about the portajohn that's outside? When will it be removed? ED Feorenzo: It will be removed once the roof is done, the coping. We don't let them use bathrooms inside, dirtying our bathrooms. People got letters they can't park in upper lot tomorrow. Coping will be done tomorrow.

Isabelle: Steps are supposed to be cleaned when they do the floor too. Right? One side is clean; other half is dirty. If you go on left side, they're completely dirty. I use both sides. ED Feorenzo: Carmine will check into that. Isabelle: Commissioner Buttafuoco came to our party with her husband. Commissioner Buttafuoco: The food was good, and will come back again. ED Feorenzo: As we are on JIF, no liquor is allowed when someone uses the Community Room. HHA is not insured if someone has liquor in there.

PAULA - #5E – They still need another air-conditioner in the Community Room; it's hot in there. Carmine: There is one near the door, electrician needs to change the plug on it. ED Feorenzo: The newer air-conditioners coming have a higher efficiency and will help with electric. Carmine will get on that.

ISABELLE: Is it possible to put a timer on air-conditioner down there as sometimes it gets really too cold and nobody is in the room. It's a waste of money; run it maybe 2 hours. ED Feorenzo: I can't put a timer on it. If people are going to leave them on, we'll take the units out. Commissioner Buttafuoco: Put notes to shut off A/C and lights. People using it, must be responsible to shut off A/C and lights. ED Feorenzo: If you don't, we'll lock the doors at 8:00 P.M. I want to work with the tenants, they've been very good with the room.

MARY: What we do in the building is for everybody, but I have been here 25 years and in March/April someone went down (inaudible) and threw Chronical into the trash, just these last 2 months. I think it is wrong. Chronical comes on Friday. I go down to the mailbox and bring them (inaudible); but if I go down early Saturday morning, they're all

in the garbage. I don't know who is doing it, but they need to stop. Many here don't get newspapers anymore and they want to know what's going on in Hackensack. I don't go downstairs late at night to try to find out. Could you find out who is doing that? Carmine: Where are they put? Mary: Right across from the mailbox in the little black stand.

Commissioner Rommy: Going back to party I was invited to, it was wonderful. They have me on tape dancing.

ADJOURNMENT

Motion to adjourn made by Commissioner Buttafuoco; 2nd by Commissioner Dukes.

VOTE: AYES/All Present Commissioners (5)

Absent: D'Arminio/Stuart

Respectfully submitted,

Deborah L. Alvarez
Secretary/Transcriber