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 4:00 P.M.)

SEPTEMBER 10, 2026

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

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

ABSENT: Commissioner May D'Arminio
Commissioner Candace Stuart

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 a Revised 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 6/11/2026. 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 JULY 9, 2026, MINUTES

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

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

RESOLUTIONS #2026-9-10-1 THROUGH #2026-10-5

1. #2026-9-10-1 – BUDGET ADOPTION FYE 9/30/27

Budget presentation done in July 9th meeting. This Resolution adopts budget for fiscal year 9/30/2027.

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

There were no questions or comments regarding budget for 2027.

ROLL CALL:	Chairman Stassi	Yes
	Commissioner Pico	Yes
	Commissioner Dukes	Yes
	Commissioner Khoury	Yes
	Commissioner Buttafuoco	Yes
Absent:	Commissioners Stuart/D'Arminio	

VOTE/AYES: ALL PRESENT COMMISSIONERS (5) Absent: Stuart/D'Arminio

2. #2026-10-2 – REJECTION/APPROVAL OF CONTRACTS

Every year bids go out to bid for Auditor, fire sprinkler (2-year contract), compact cleaning, Social Services (Boys & Girls Club/2 year contract) and Accounting. HHA over budget on chute cleaning and sprinkler (annual certification). HHA will rebid those; due on September 21, 2026. Contracts will be extended for one month – October and can then approve chute cleaning and sprinkler.

Social Services – contract has stayed the same for past 2 years – 2026/2027 2027/2028. They have been asked to come to October or December meeting to give a presentation to the Commissioners telling what they do, how they help children in Hackensack and how many children involved, what their services are.

Auditing – one bid came in: Polcari has been doing auditing for many years. Price went up $500. William Ketchen only bid for accounting at $52,200.

ROLL CALL:	Chairman Stassi	Yes
	Commissioner Pico	Yes
	Commissioner Dukes	Yes
	Commissioner Khoury	Yes
	Commissioner Buttafuoco	Yes

Absent: Commissioners Stuart/D'Arminio

VOTE/AYES: ALL PRESENT COMMISSIONERS (5) Absent: Stuart/D'Arminio

3. #2026-9-10-3 – APPROVAL OF GRANT AGREEMENT WITH HAHURC (Non-profit for 60 Kansas Street)

HHA giving them funds, tells in agreement what they have to use it for. It is for 20-unit/non-profit.

ROLL CALL:	Chairman Stassi	Yes
	Commissioner Pico	Yes
	Commissioner Dukes	Yes
	Commissioner Khoury	Yes
	Commissioner Buttafuoco	Yes

Absent: Commissioners Stuart/D'Arminio

VOTE/AYES: ALL PRESENT COMMISSIONERS (5) Absent: Stuart/D'Arminio

4. #2026-9-10-4 – APPROVAL OF LAND LEASE FOR 60 KANSAS STREET

Approval of land lease for Kansas Street. We are not donating the property; leasing it for 99 years to the non-profit. HHA will still own the property; just basic land lease that attorneys drew up.

ROLL CALL:	Chairman Stassi	Yes
	Commissioner Pico	Yes
	Commissioner Dukes	Yes
	Commissioner Khoury	Yes
	Commissioner Buttafuoco	Yes

Absent: Commissioners Stuart/D'Arminio

VOTE/AYES: ALL PRESENT COMMISSIONERS (5) Absent: Stuart/D'Arminio

5. #2026-9-10-5 – DISPOSITION OF THE FORD F450 PICK-UP TRUCK

Bids went out once; no quotes received. Bids went out again – Two quotes came in low bidder was $9,000. Truck was used for plowing for all properties; 10-11 years old. We will be awarding it to BCG – a granite marble company. They will come in next week with certified check or cash; we'll give them title and keys at that time.

VOTE/AYES: ALL PRESENT COMMISSIONERS (5) Absent: Stuart/D'Arminio

MANAGEMENT REPORT – EXECUTIVE DIRECOR FEORENZO

Kansas Street – parking lot will be starting Monday or Tuesday; take approximately 3 weeks to complete. When completed, all tenants will be moved onto new parking area and start on new facility. We are gaining an additional 10 parking spaces. There will be some overflow and visitor parking.

Carmine and I met with City; done some shared services with them in the past when it was difficult. Now they have new management team, much easier task to get involved with them. They cut 6 trees down in back for parking lot, cleared, ground stumps for us to save some money. A good gesture on their part.

65 First Street – had some quotes for paving on lot out front, waiting until end of September; will be done on a Friday afternoon and a Saturday. City already approved it; their engineer approved it. When we have better weather, it will be taken care of.

Edgewater Housing did some inspections; they manage our program for RAD. They administer the vouchers. Every year then inspect 10% of our apartments. One apartment – they came back and we were with them. It was a really bad situation at Newman & Railroad, had problems with this tenant about 6 years ago. You could not walk into the apartment. It's a life safety issue not only for her, but for other tenants. She made some aisleways today. Carmine and I went in today; it's not acceptable. They're coming back to inspect Monday. Last time this occurred, Fire Department RED Tagged it. She had to move out until it was cleaned. She happens to be a senior in a 2-bedroom apartment there by herself. She's been on the transfer list; fought us once and I instructed her today that once we get this resolved with inspections, she will be next one to transfer into 1-bedroom. She said no, nobody is moving me. I said okay; let's take 1st step and get it clean and then we will talk; but she will be getting transferred.

Carmine: If there's a fire or she gets hurt, the EMTs cannot go in there with a stretcher to get her in the back room, Fire Department cannot get in through window with their equipment on. Walkway to the window, but not enough, I barely fit in there. ED Feorenzo: You cannot get into one of the bedrooms. Electrical cords all over the place. It's my responsibility to keep everybody safe.

ED Feorenzo: We bought 3 brand new 65" televisions for 65 First Street, 175 Beech and Kansas Street. Tenants happy.

On the 16th we have proposals to do line stripping down at Newman & Railroad – lines and parking lot numbers just to make it visible for everybody. Rain date on 9/18.

Having issues at 175-164 Beech Street with parking. I go every morning early. Carmine in at 7 A.M.; kids from high school parking. Two tenants that their cars do not move. They use them as storage; knocked on their doors; sent letters. Cars have to be moved next week. Stickers no longer good. If not moved, they'll be towed. It is only building we have problems with. All others are following our procedures and falling in line.

Waiting list given to each Commissioner, in your packet.

FAMILY UNITS	50 for 1-bedroom/0 preferences	
	9 with 1 preference	
	6 with 2 preferences	Total of 65 for 1 bedroom family
2 bedrooms	81 with 0 preference	
	31 with 1 preference	
	1 with 2 preferences	Total of 113
3 bedrooms	52 with 0 preference	
	11 with 1 preference	
	3 with 2 preferences	Total of 66
4 bedrooms	1 with 1 preference	
	4 with 0 preference	Total of 4

When we get down to 2 for 4 bedrooms, I will have to open up 4-bedroom waiting list. Other ones moving very slowly, even though we purge these lists.

SENIOR DISABLED	Studio – 568 on list with 0 preference	
	44 with 1 preference	
	0 with 2 preference	
		Total of 612
1 bedroom	1,663 with 0 preference	
	305 with 1 preference	
	0 with 2 preferences	Total 1,968
2 bedrooms	117 with 0 preference	
	30 with 1 preference	
	0 with 2 preferences	Total 147

No questions on waiting list.

Mr. Snyder and I had talk with COAH Planner Mike Mistretta regarding the waiting list. A woman came in asking how waiting list for Kansas Street is going to be handled. City hasn't decided yet as they have to deal with Fair Share Housing Cover Attorney and City Planner. Once they let us know if it's going to be a lottery, how they will start and do waiting list, I will notify the woman. She was satisfied with that. We are only managing the building. When waiting list is done, we'll be taking care of it that way; they will do the lottery; it's for Hackensack residents only. City is giving us money from their Rehab Fund. Since it comes from Rehab Fund, it can be determined for only Hackensack residents, and they'll get credit for COAH for the rehab.

PAYMENT OF CLAIMS FOR JULY 2026

Motion to approve payment of claims for July 2026 made by Commissioner Khoury; 2nd by Chairman Stassi.

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

REMARKS OF CITIZENS

ISABELLA – 65 First Street/#8B – What is exterminator doing? Water bugs in hallway coming in the back and on steps. We have 2 new cars that park in the front.

Carmine: They are not roaches; call the Office and tell them. Water bugs come from dampness; they get in the building, but call Office and report it so we can call exterminator and take care of. ED Feorenzo: Difficult to exterminate water bugs, but we exterminate for roaches.

There are 2 cars parked in the lot here; a Jeep, a black car and a white car every day. White car comes early in morning; comes back in evening, maybe work at Hackensack Hospital. Couple that park their black Jeep. They are here early every day. ED Feorenzo: One is our secretary. Black car is Linda, who handles maintenance calls.

What about our blue doors? They look a mess. ED Feorenzo: We painted those doors when we did the hallways. ISABELLE: Our main doors need to be painted. ED Feorenzo: We will definitely look at that, but they were painted 4 or 5 years. (Discussion about when they were painted followed.) Floors look good.

Lady is still throwing bread out there at the back door. ED Feorenzo: Carmine and I went out there. ISABELLE: I go out at night; I'm scared of them; I come in at 9:30. I don't want to get rabies from one of those raccoons.

In TV room it's very dark at night. There's no light, what happened to the lights that were there? ED Feorenzo: Are we speaking about inside? Maybe the night light is blown out. ISABELLE: I told the Office about it. ED Feorenzo: We will check it.

ROBBIE SHIRLEY - #3H – I was here before complaining about my air-conditioning. I have 3 pails underneath to catch the water. I have a studio. ED Feorenzo: You have 1 air-conditioner. When did you come to the last meeting? I'll check my notes. The man was told to go look at it. ROBBIE: Man said I need a new air-conditioner. Carmine: Did he check it? ROBBIE: I wasn't there when he came. He said I needed a new a/c the first time he came. He came a 2nd time and it was still dripping. Carmine: I will check that myself. ED Feorenzo: Check to see if it needs to be replaced or it's not pitched properly. We had him clean the filters. Carmine: It depends on the temperature setting; it sweats too. 72-73 is good setting. I will look at it tomorrow.

JANICE - #4K – I don't think exterminator uses enough spray; he just sprays area around counter. I saw 3 roaches in the hallway at night when I was putting out garbage. I didn't smell spray. ED Feorenzo: The contract we have is he puts gel on cabinets and sprays at the base.

ED Feorenzo: We do compactor room every other week. If roaches continue and it gets bad, we might have to get garbage containers outside and eliminate compactor room; tenants will have to walk their garbage down to garbage container every day. This is a convenience for tenants. We're trying to control roaches best we can, but when you have a garbage unit, it's very difficult to control roaches. I can send letters out, but if it continues, it's not fair to rest of tenants.

ISABELLE: You gave us a certain date for the inspection, but nobody showed up. What happened to that? Carmine: We send out letters to everybody; when he gets here, he does a percentage of the building. So, he picks from his computer. ED Feorenzo: He spot picks so we can't give notice to tenants to clean their apartment. We have Edgewater Housing that administers our vouchers. It's their responsibility to inspect apartments yearly. They inspect 20% of buildings that day; pick that apartment that day.

Compactor room, the floor is sticky. I clean it up. If the man that does the floors, I think he should go in there too. Those steps need to be cleaned. He does one side; he doesn't do the other side. Carmine: I know he does the floor. He does go in the compactor room as I checked it myself. ED Feorenzo: If this continues and it's not his fault because he cleans, if tenants cannot make sure their garbage is bagged, not leaking, we might have no choice but to shut compactor room and go to garbage cans.

ISABELLE: Somebody rang the fire alarm at 2:00 A.M.? Fire trucks did come here. Could you fix the bushes outside and trim the roses? Carmine: We trimmed bushes last week.

JANICE: Someone is smoking inside the building. ED Feorenzo: It is a smoke free building and if they smoke, they have to be 50 feet away from the door.

MARILYN ROOKS - #C6 – 55 Railroad – There is problem with intercom. Carmine: We are working on it; getting new things. No combinations anymore and it will be through your cell phone. ED Feorenzo: It should be completed in another month. MARILYN: There is a pothole in the street. Carmine: Call City of Hackensack/DPW to fix the pothole.

COMMISSIONER BUTTAFUOCO: This is under New Business. I took a tour of different buildings. ED Feorenzo and Carmine took me around. It was very nice, very clean and I was very impressed.

ED Feorenzo: If you have an issue or problem, don't wait until a meeting. Please call the Office right away to let us know there is a problem.

COMMISSIONER DUKES: Could you send out a letter to tenants regarding use of trash bags? ED Feorenzo: We did, but sometimes things fall out, they don't pick them up. I would hate to have to shut the chute, but if I keep getting complaints. Carmine: Bags drip from the bottom.

COMMISSIONER BUTTAFUOCO: The bus to Shop Rite, has that number increased or not? ED Feorenzo: I'll give a report next month. It's the same or less. In regard to gas, we go through the County and don't pay taxes on the gas.

ADJOURNMENT

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

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

Respectfully submitted,

Deborah L. Alvarez
Secretary/Transcriber