

**HOUSING AUTHORITY OF THE CITY OF PASSAIC  
BOARD OF COMMISSIONERS' MEETING  
July 19, 2017**

PLACE: Community Center  
220-222 Sixth Street  
Passaic, New Jersey 07055

**READING OF THE OPEN PUBLIC MEETINGS ACT:**

As required by NJSA 10:4-6 et seq. known as the Open Public Meetings Act, notice of this meeting was provided in the following manner: On December 28, 2016 notice of this meeting specifying the date, time and location was transmitted to the Herald News and The Record and to the Clerk of the City of Passaic. Notice was also posted at all HACP sites.

**PRESENT:**

Ron Van Rensalier, Chairman  
Beatrice Johnson, Commissioner  
Alan Juszcyk, Commissioner  
Angel LaBoy, Commissioner  
Henry Navarro, Commissioner  
Delmis G. Fernandez, Commissioner  
L. Daniel Rodriguez, Commissioner

**STAFF MEMBERS PRESENT:**

Victor Cirilo  
Vincent Wynter  
Glenny Candelaria  
Leidy Brito-Diroche  
Joanna Lara  
Joann Arroyo  
Robert Sforza  
Yetlanezi Martinez

Meeting opened at 6:00 p.m.

**ROLL CALL:**

On roll call: Commissioner Johnson: Present; Commissioner Juszcyk: Present; Commissioner LaBoy: Present; Commissioner Navarro: Absent; Commissioner Rodriguez: Absent; Commissioner Fernandez: Present; Chairman Van Rensalier: Present.

## **APPROVAL OF MINUTES**

### **1.) APPROVAL OF MINUTES OF THE JUNE 21, 2017 BOARD OF COMMISSIONERS' MEETING**

A motion was made by Commissioner LaBoy and seconded by Commissioner Fernandez to approve the minutes as presented.

On roll call vote: Commissioner Johnson: Aye; Commissioner Juszcyk: Aye; Commissioner LaBoy: Aye; Commissioner Navarro: Absent; Commissioner Rodriguez: Absent; Commissioner Fernandez: Aye; Commissioner Van Rensalier; Aye.

### **ACTION: MINUTES FOR JUNE 21, 2017 APPROVED**

*A change was made to the Agenda by the Chairman in order to accommodate some of the Commissioners who have obligations to meet following the Board Meeting.*

## **RESOLUTIONS**

CHAIRMAN VAN RENSA LIER STATED THAT ANY MEMBER OF THE BOARD MAY REQUEST THAT ANY ITEM BE REMOVED FROM THE CONSENT AGENDA AND BE CONSIDERED SEPERATELY. ALL REMAINING ITEMS WILL BE CONSIDERED TOGETHER.

Commissioner Juszcyk asked that Resolutions 2017-41 be considered separate. Counsel advised that Resolution 2017-42 be considered separately.

### **2017-41 RESOLUTION APPROVING ACCOUNTS PAYABLE FOR THE PERIOD OF JUNE 21, 2017 THROUGH JULY 14, 2017**

A motion was made by Commissioner Johnson and seconded by Commissioner Fernandez to approve Resolutions 2017-41.

On roll call vote: Commissioner Johnson: Aye; Commissioner Juszcyk: Abstain; Commissioner LaBoy: Aye; Commissioner Navarro: Absent; Commissioner Rodriguez: Absent; Commissioner Fernandez: Aye; Commissioner Van Rensalier; Aye.

### **MOTION: RESOLUTION 2017-41 APPROVED**

### **2017-42 RESOLUTION AUTHORIZING AN AWARD OF A CONTRACT TO MAGIC TOUCH CONSTRUCTION, INC. FOR BOILER SERVICE, MAINTENANCE AND REPAIR AT SPEER VILLAGE, VREELAND VILLAGE, MURPHY AND HECHT FOR A PERIOD OF TWO (2) YEARS IN AN AMOUNT NOT TO EXCEED \$79,000.00 FOR BOTH YEARS.**

A motion was made by Commissioner Fernandez and seconded by Commissioner Johnson to approve Resolutions 2017-42.

Commissioner Juszcyk clarified the reason for the Resolution being considered separately. The resolution needs to be amended to reflect the correct name of the contractor.

On roll call vote: Commissioner Johnson: Aye; Commissioner Juszcyk: Aye; Commissioner LaBoy: Aye; Commissioner Navarro: Absent; Commissioner Rodriguez: Absent; Commissioner Fernandez: Aye; Commissioner Van Rensalier; Aye.

**MOTION: RESOLUTION 2017-42 APPROVED**

2017-43            RESOLUTION APPROVING OFFICIAL TRAVEL TO AND FROM  
PARSIPPANY, NEW JERSEY BY RECEPTIONIST NATALY HERNANDEZ  
AND EXECUTIVE ASSISTANT YETLA MARTINEZ FOR THE PURPOSE  
OF ATTENDING AN ADMINISTRATIVE ASSISTANTS CONFERENCE ON  
AUGUST 15, 2017

A motion was made by Commissioner Juszcyk and seconded by Commissioner Johnson to approve Resolutions 2017-43.

On roll call vote: Commissioner Johnson: Aye; Commissioner Juszcyk: Aye; Commissioner LaBoy: Aye; Commissioner Navarro: Absent; Commissioner Rodriguez: Absent; Commissioner Fernandez: Aye; Commissioner Van Rensalier; Aye.

**MOTION: RESOLUTION 2017-43 APPROVED**

**REMARKS BY CITIZENS**

The following was read: In accordance with the Open Public Meetings Act (N.J.S.A. 10:4-1 et seq.) The Housing Authority of the City of Passaic opens every public meeting for comments of the public. Each person choosing to speak at the meetings will be limited to five minutes, to speak on any subject, on or off the agenda. All speakers must state their name and address for the record.

However, in accordance with N.J.S.A. 10:4-12 “nothing in this Act shall be construed to limit the discretion of a public body to permit, prohibit or regulate the active participation at any meeting ....”

Therefore, please be advised that the Housing Authority of the City of Passaic will not entertain any comments from persons who communicate obscene material, make statements which are considered bias intimidation in which a person intends to intimidate any individual or group because of race, color, religion, gender, handicap, sexual orientation or ethnicity or makes comments intending to harass or speak in any offensive language. The person who makes these statements will relinquish their allotted five minutes for public discussion. Any person who persists in speaking out of turn, or interrupts the peace and order of the meeting will be escorted off the premises.

**Angerlener Austin- 222 Sixth Street 1C**

Ms. Austin stated that last meeting she was not able to attend but she did submit a report to the Board of Commissioners. Ms. Austin reported that there is a big tree on Sixth Street and residents are concerned that it they are in danger of it falling.

Ms. Austin reported that she is happy that the community room is now nice and they would like to start hosting bingo night and other activities with the residents.

Ms. Austin reported that residents are requesting more machines and asked that the Board consider revamping the laundry room.

**Paulette Gathers-202 Sixth Street 3C**

Ms. Gathers reported that there are street lights that are out on Sixth Street. Ms. Gathers expressed her concern for the children and residents who are out doors at night and can't see the skunks or possums that are on the property.

Ms. Arroyo explained that there is a work order is in the system and there is two more pending. Five doors have been addressed since February so far.

The Chairman asked that all doors with problems be addressed and that the manager report at the next meeting.

**Jaroslaw Jackiw- 266 Lafayette Ave, Passaic, NJ 07055**

Mr. Jackiw asked that the Executive Director report on the progress of the construction at the Senior Sites.

Mr. Jackiw stated that the Board and City council both approved a resolution last month that would allow the City and Housing Authority to close it down. If this does happen what is the action plan in place if the residents are forced out of their apartments in the future if it happens.

The Executive Director reported that the construction has been certified as complete. We are currently working on punch list items before final payments can be released. The architect and the Housing Authority need to confirm that the items are addressed.

The Executive Director explained to the Chairman and Board that he cannot speak in regards to the hypothetical question. The Executive Director stated he would speak with Mr. Jackiw after the meeting.

**Charlene Jackson-220 Sixth Street 2B**

Resident expressed concern for door locks being disabled.

Ms. Arroyo explained that the alarm is disabled but the buzzer is still active.

**CORRESPONDENCE**

**EXECUTIVE DIRECTOR'S REPORT**

Submitted.

**COMMITTEE REPORT**

None.

**TREASURER'S REPORT/ DIRECTOR OF FINANCE REPORT**

Submitted.

**DIRECTOR OF HOUSING CHOICE VOUCHER PROGRAM'S REPOT**

Submitted.

**DIRECTOR OF RESIDENT SERVICE'S REPORT**

Submitted.

**SECURITY DIRECTOR'S REPORT**

Submitted.

**OLD BUSINESS**

**NEW BUSINESS**

Commissioner Juszcyk reported that he spoke with the Passaic Police who informed him that Officer Patel was being promoted to Captain. Captain Patel once worked for the Housing Authority; Commissioner Juszcyk congratulated Captain Patel for his accomplishment. Commissioner Juszcyk made a motion to draft a resolution congratulating him on behalf of the Board of Commissioners. The Executive Director explained that many officers have worked for the Housing Authority in the past and that it would be unfair but recommended drafting a letter that would be sent on behalf of the Board.

Commissioner LaBoy invited the public and Board Members to Hoboken for the purpose of attending the St. Ann Festival where his band will be performing.

**AJOURNMENT**

6:20 p.m.

Respectfully submitted,

Victor Cirilo  
Executive Director/Secretary