

**HOUSING AUTHORITY OF THE CITY OF PASSAIC  
BOARD OF COMMISSIONERS' MEETING  
May 17, 2017**

PLACE: Community Center  
299 Gregory Avenue  
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  
L. Daniel Rodriguez, Commissioner  
Delmis G. Fernandez, Commissioner

**STAFF MEMBERS PRESENT:**

Victor Cirilo  
Vincent Wynter  
Glenny Candelaria  
Joanna Lara  
Joann Arroyo  
Jeffrey Gorley  
Natasha Pearson  
Yetlanezi Martinez

Meeting opened at 6:02 p.m.

**ROLL CALL:**

On roll call: Commissioner Johnson: Present; Commissioner Juszcyk: Present; Commissioner LaBoy: Present; Commissioner Navarro: Present; Commissioner Rodriguez: Present; Commissioner Fernandez: Arrived at 6:10 p.m.; Chairman Van Rensalier: Present.

## **APPROVAL OF MINUTES**

### **1.) APPROVAL OF MINUTES OF THE APRIL 19, 2017 BOARD OF COMMISSIONERS' MEETING**

A motion was made by Commissioner Rodriguez and seconded by Commissioner Navarro to approve the minutes as presented.

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

**ACTION: MINUTES FOR APRIL 19, 2017 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.

### **Angerleener Austin-222 Sixth Street Apt. 1C**

- Ms. Austin expressed that she was upset that residents who parked on the Sixth Street side parking were ticketed. She explained that at the last meeting they were not referring to the parking on the side street but rather the parking lots.
- Ms. Austin asked that the parking lots remain for the residents with permits and the side street for guests and additional members of the family who have cars.
- Ms. Austin called asked the police department why tickets were given out and they told residents it was because they were told to.

The Chairman asked if there are signs on Sixth Street that say 'no parking'. The Executive Director stated that he met with the Building and Grounds Committee on Monday and it was explained that there are five existing signs on Sixth Street where residents are supposed to park. It was explained to the Committee where the signs are located. The amount of signs was increased on Sixth Street for more visibility. The Executive Director explained that without the Sixth Street parking, Vreeland is down to 48 spots out of the 82. The Executive Director also explained that Sixth Street has always been part of the parking plan even if it was never fully enforced which is why at the last meeting the Board received a lot of pressure to assure that the police department was enforcing regulations and walking the grounds.

The Executive Director explained the importance of having the 34 spaces as part of the resident parking. It was also explained that if residents no longer want Sixth Street to be ticketed, they will have problems with neighboring streets parking at Vreeland. On Monday the Committee met and came up with a plan to increase to parking spots to 104 spaces which include Sixth Street parking.

The Executive Director suggested that the Resident Council meet with residents to come to a conclusion and confirm what they want to do. Once they have confirmed what they want to do they can let administration and the Board know what their direction is.

The Chairman asked that Ms. Austin coordinate a meeting with Mr. Gorley to come up with a solution that works for the residents and for the Board.

*Due to other obligations that some of the Board Members have after the meeting, the Chairman postponed until further in the agenda Remarks by Citizens and moved on to the approval of Resolutions.*

## **RESOLUTIONS**

CHAIRMAN VAN RENSALIER 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 Resolution 2017-30 be considered separately

2017-30        RESOLUTION APPROVING ACCOUNTS PAYABLE FOR THE PERIOD OF  
APRIL 17, 2017 THROUGH MAY 10, 2017

A motion was made by Commissioner Rodriguez and seconded by Commissioner Navarro to approve Resolutions 2017-30

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

## **MOTION: RESOLUTIONS 2017-30 APPROVED**

2017-31        RESOLUTION REQUESTING APPROVAL FOR OFFICIAL TRAVEL TO  
AND FROM TRENTON, NEW JERSEY BY THREE (3) HACP STAFF TO  
ATTEND A MANDATED TAX CREDIT COMPLIANCE AND FAIR  
HOUSING WORKSHOP ON JUNE 1-2, 2017

2017-32 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF PASSAIC EXPRESSING SUPPORT FOR A DEMOLITION AND DISPOSITION APPLICATION TO THE SPECIAL APPLICATIONS CENTER OF THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

2017-33 RESOLUTION DESIGNATING ROBERT SFORZA AS QUALIFIED PURCHASING AGENT AND AMENDING THE PROCUREMENT POLICY OF THE HOUSING AUTHORITY OF THE CITY OF PASSAIC TO REFLECT A CURRENT BID THRESHOLD OF \$40,000.00 AND QUOTATION THRESHOLD OF \$6,000.00

A motion was made by Commissioner Navarro and seconded by Commissioner Rodriguez to approve Resolutions 31-33.

On roll call vote: Commissioner Johnson: Aye for 2017-31 &33 Abstain for 2017-32; Commissioner Juszcyk: Aye; Commissioner LaBoy: Aye; Commissioner Navarro: Aye; Commissioner Rodriguez: Aye; Commissioner Fernandez: Aye; Commissioner Van Rensalier; Aye.

*Mr. Corriston asked that the Board Members to consider voting on a resolution separately to avoid confusion in the future.*

**MOTION: RESOLUTIONS 2017-31-33 APPROVED**

*The Chairman resumed Remarks by Citizens.*

**Germaine Gibson- 231 Sherman Street, Passaic, NJ 07055**

- Ms. Gibson distributed flyers for a tricky tray on June 3, 2017 and asked the Board to attend and or kindly make a donation to add additional prizes for the event.
- The Chairman thanked Ms. Gibson on behalf of the Board Members for her hard work and dedication to the community.

**Ms. Jackson-220 Sixth Street Apt. 2B**

- Ms. Jackson stated that her family was one of the first families to be ticketed on Sixth Street. She explained that she has a big family and there are not enough parking spaces in the parking lot. She stated that her family parks on Sixth Street but have been towed and ticketed. Ms. Jackson expressed that she feels it is unfair to people because they have no place to park and her family was not informed that you could not park on Sixth Street. She also stated that no one notified her family that tickets would be given to those parking on the street.
- Mr. Corriston explained to the resident that he has attended meetings for several years and parking on Sixth Street has always been an issue.

- The Chairman asked that residents get together with their council leaders to come up with a solution that will satisfy everyone. The Chairman also pointed out that parking is a huge problem in the City of Passaic not just Public Housing.
- Commissioner Johnson stated that she is aware of the problem because she sees it every day when she comes home. Commissioner Johnson also pointed out that some households have more than three cars and it is also unfair to the rest of the residents who have only one.
- Commissioner Rodriguez stated that a meeting was put together to discuss what the Board thought was right. Commissioner Rodriguez asked that the Resident Council leader go back to the community and communicate to them what is being discussed at the Board Meetings. He also explained the Building and Grounds Committee has put a plan together and that the Resident Leader should inform the community of these plans. Commissioner Rodriguez stated that unfortunately if the information is not being transmitted back to the community, the Board is not at fault.

#### **Robert Jackson-220 Sixth Street Apt. 2B**

- Mr. Jackson received a ticket and stated that the signs on Sixth Street say “Parking for tenants only” and not “Parking with permit”.
- The Chairman asked he pay for the ticket and go to court and have them make a decision based on information provided by him and the Housing Authority.
- The Executive Director stated that the Housing Authority will provide a letter if the court asks for it but it will be up to the court to decide whether or not they will dismiss the ticket.

#### **Curtis Allen 14-34 East Monroe**

- Mr. Allen stated that since the construction at the Senior Sites began, he has not been able to move around in his apartment. He explained that there is no room in the doorway. Mr. Allen stated that someone broke into his apartment and broke his microwave and kitchen table. Mr. Allen requested a police report and said he called the Executive Director but did not receive a call back.
- The Executive Director stated that he did return Mr. Allen’s call and left 3 voicemails. The Executive Director explained that it is hard to ascertain the validity of his claim. The Executive Director stated that he spoke with the mother and she said the Housing Authority did not have to replace the microwave but she asked that we compensate them for the table. The Executive Director stated that Mr. Allen’s apartment is a Section 504 unit and was retrofitted under RAD. Three staff members were sent to training for addressing reasonable accommodation requests. A letter was sent to let him know what his rights are and we believe the Housing Authority is following procedures and have accommodated the resident as best as possible.

#### **Reynaldo Perez- 222 Sixth Street Apt. 2B**

*Mr. Cirilo translated from Spanish to English.*

- Mr. Perez stated that he paid his tickets but wants to know if there is any resolution to the parking issue. Mr. Perez expressed that he lives in fear of waking up with more tickets from parking on Sixth Street.
- The Executive Director explained that there will be a meeting on Sixth Street with all the residents for the purpose of discussing all parking issues. The Executive Director explained that if you have a parking decal you should not have a problem parking but if you do not have a decal and you park on Sixth Street, you will receive a ticket.

**Susan John-202 Sixth Street**

- Ms. John made a complaint about her car being broke into on Sixth Street.

A motion was made to close Remarks by Citizens by Chairman Van Rensalier and seconded by Commissioner Navarro.

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

**ACTION: APPROVED**

**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**

None.

**NEW BUSINESS**

Commissioner Juszcyk referenced the Irvington Housing Authority audit report and expressed that he feels that out of state travel is not necessary for Commissioners and asked the Board to take in to consideration the money being spent.

Commissioner Juszcyk asked why Commissioner LaBoy attended the conference to Washington if he was not originally on the Resolution.

The Executive Director explained that the Chairman had an emergency and could not attend. Commissioner LaBoy was asked to attend in his place as the Treasurer in order for the Housing Authority to face the least penalties for last minute cancelation.

**AJOURNMENT**

7:05 p.m.

Respectfully submitted,

Victor Cirilo  
Executive Director/Secretary