

**HOUSING AUTHORITY OF THE CITY OF PASSAIC  
BOARD OF COMMISSIONERS' MEETING  
April 15, 2015**

PLACE: Community Center  
14-34 East Monroe  
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 April 15, 2015 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: Beatrice Johnson, Commissioner  
Alan Juszcyk, Commissioner  
Angel LaBoy, Commissioner  
Henry Navarro, Commissioner  
L. Daniel Rodriguez, Commissioner  
Germaine Williams, Commissioner  
Ronald Van Rensalier, Commissioner  
Terrence J. Corrison, Esq.

STAFF MEMBERS PRESENT: Linda Colon  
Andrew Barcia  
Amalio Barreto  
Glenny Candelaria  
Victor Cirilo  
Jeffrey Gorley  
Joanna Lara  
Natasha Pearson  
Vincent Wynter  
Yetlanezi Martinez  
Frances Lazo

Meeting opened at 6:00 p.m.

**ROLL CALL:**

On roll call: Commissioner Johnson: Present; Commissioner Juszcyk: Present; Commissioner LaBoy: Present; Commissioner Navarro: Present; Commissioner Rodriguez: Present; Commissioner Williams: Present; Commissioner Ronald Van Rensalier: Present.

**APPROVAL OF MINUTES**

**(1) APPROVAL OF MINUTES OF THE MARCH 25, 2015 BOARD OF COMMISSIONERS' MEETING.**

Motion was made by Commissioner LaBoy, seconded by Commissioner Johnson to approve the minutes.

## Minutes of the April 15, 2015 Board of Commissioners' Meeting

On roll call vote: Commissioner Juszcyk yes; Commissioner LaBoy: Yes; Commissioner Rodrigues: Yes; Commissioner Van Rensalier: Yes.

ACTION: APPROVED AS AMENDED.

### CHANGE IN THE AGENDA WAS MADE

Commissioner Williams was to present two certificates of acknowledgement, instead the RAD consultant, William F. Snyder, made a special presentation of the status of the RAD program to Board of Commissioners and attendees. A question and answer period followed.

Q: Will we be following the HUD guidelines under section 3 requirements?

A: Yes

Q: Under Choice Mobility of the RAD program, if after one year the resident decides to move out does it come from the housing authority's existing housing voucher program?

A: Yes, it's a HUD requirement

Q: Once they convert will the Housing Authority continue to receive Operating funds?

A: No, we will be receiving Administrative Fee instead.

Commissioner La Boy asked if the PowerPoint presentation could be placed on the Housing Authority website. William F. Snyder said yes and stated he would give Victor Cirilo a copy so that residents and commissioners may have access to it.

Commissioner Williams presented a Certificate of Recognition to Ms. Nancy Nieves who runs a youth bible study at the Alfred Speer Village Complex.

Commissioner Williams presented a second Certificate of Recognition to the Octagon Club of the City of Passaic.

### RESIDENT COUNCIL REPORTS:

#### **Katie Johnson, President, Vreeland Village Resident Council:**

- Ms. Johnson stressed her concern regarding Resolution 2015-29 Opening of the 4 bedroom Waiting List. She stated that the Housing Authority should look at previous applicants on the waiting list and not overlook them by taking in new applications.

Victor Cirilo responded: It is part of Federal Regulations that an application be looked at according to the time and date it was received by the Housing Authority. If there is any specific case where an applicant feels their application was overlooked, a full investigation will be conducted.

- Ms. Johnson reported poor work conducted by the garbage company. Month to month contracts- she feels that the Housing Authority needs to go out and bid for a new garbage company.

#### **Rene Griggs, President, Alfred Speer Village Resident Council**

- Ms. Griggs thanked Commissioner Juszcyk for being caring and nurturing as far as communicating and helping residents and herself.
- Ms. Griggs thanked Ms. Glenny Candelaria for her dedication and work for residents.

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- Ms. Griggs gave thanks to Commissioner Ron Van Rensalier on behalf of Speer Village for his help.
- Ms. Griggs stated her concern for the 4 bedroom apartment's applications. Where would they be made available? Where is The Housing Authority receiving the applications?

Amalio Barreto responded: Applications will be given at the Central Office. Chestnut Gardens will also allow 5 applicants at a time to enter the office.

Commissioner Williams stressed her concern for the safety of applicants. She stated that the Housing Authority should consider Speer Village as the designated location to drop off applications instead of Chestnut.

Commissioner Ron Van Rensalier suggested that the executive director and managers conduct a meeting to figure out a strategy for the application process.

- Ms. Griggs felt that not enough effort was given in order to have graduating seniors apply for the NJNARHO scholarship.

### **REMARKS BY CITIZENS:**

#### **Jennifer Falkenstern, 101 Highland Ave. Bergenfield, NJ**

- Ms. Falkenstern stressed her unhappiness with what she described as erroneous and inappropriate treatment. Ms. Falkenstern also stressed that Mr. Kolbe deserves better treatment.
- Ms. Falkenstern explained that Mr. Kolbe's intent was not for political or personal benefit when a misappropriation occurred.
- Ms. Falkenstern also spoke about non-profit organizations and their operations not being transparent.

#### **Ms. Johnson, Passaic, NJ 07055**

- Ms. Johnson stated that she is a low income resident and that resident's need a decent place to live.

#### **Ms. Elsa Ybarra 14-34 East Monroe St. Passaic, NJ**

- For the last meeting Ms. Ybarra expressed her concerns for the safety of the residents in her building.
- Ms. ybarra requested that cameras be installed in all hallways at the senior sites.

Victor Cirilo responded to Ms. Ybarra. There are police officers that work 19hrs between the Hecht and Murphy buildings that provide security for residents. Mr. Cirilo also mentioned that there are cameras installed throughout the site and are being watched by out director of security at the 6<sup>th</sup> St. office. Mr. Cirilo stated that cameras are a costly proposition, but will be looked into. He also explained that the Housing Authority is required to install an emergency call system at each senior site through the RAD program.

#### **Ms. Ruby 14-34 East Monroe St. Passaic, NJ**

- Ms. Ruby pointed out issues in her apartment that included leaks in the bathroom and cracks in the walls of her living room.

Victor Cirilo took note of the issues and would schedule to meet with Ms. Ruby to address the issues.

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**Jaroslaw "JJ" Jackiw, 266 Lafayette Ave, NJ**

- Q: Can the HACP Board of Commissioners bring forth a motion recommending and authorizing a kids program within the HACP facilities and properties.

Victor Cirilo thanked JJ for bringing up an article Mr. Cirilo regarding evacuation plans. He stated that the PHA will look into it.

- Q: Can the HACP Board of Commissioners bring forth a motion authorizing body cameras for all HACP security personnel.

The Board would have to discuss if the body cameras are a necessity and would look into The Housing Authority Policy.

- Q: Has the HACP or Executive Director and staff completed and presented a summer program 2015?

Resident Services committee will have a meeting April 27 and will review the Summer Program.

- Q: What summer program can be offered by the city of Passaic and HACP in 2015?

Resident Services runs a program for both HACP residents and residents of the city.

- Q: As Executive Director what summer activities for seniors will be offered in 2015?

Currently there are no summer activities for seniors being offered. The HACP does offer BINGO night Thursdays and Fridays. The Executive Director will look into what activities our residents would be most interested in.

Motion was made by Commissioner LaBoy to close remarks by citizens, seconded by Commissioner Rodriguez.

On roll call vote: Commissioner Johnson: Yes; Commissioner Juszcyk: Yes; Commissioner LaBoy: Yes; Commissioner Navarro: Yes; Commissioner Rodriguez: Yes; Commissioner Williams: Yes; Commissioner Ron Van Rensalier: Yes.

**EXECUTIVE SESSION**

No executive session was needed.

THE RESOLUTIONS WERE CONSIDERED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF PASSAIC AS CONSENT AGENDA ITEMS. CHAIRMAN VAN RENSALIER STATED THAT ANY MEMBER OF THE BOARD MAY REQUEST THAT ANY ITEM BE REMOVED FROM THE CONSENT AGENDA AND BE CONSIDERED SEPARATELY. ALL REMAINING ITEMS WILL BE CONSIDERED TOGETHER.

Commissioner Juszcyk requested that Resolution 2015-26 be pulled.

Commissioner Johnson requested that Resolution 2015-29, 2015-30 be discussed separately.

2015-25      RESOLUTION APPROVING ACCOUNTS PAYABLE FOR THE PERIOD

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MARCH 24, 2015 THROUGH APRIL 10, 2015.

- 2015-27 RESOLUTION EXTENDING THE COMMENCEMENT DATE AND REPAYMENT PERIOD OF A MARKET RATE LOAN.
- 2015-28 RESOLUTION BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF PASSAIC APPROVING THE OPENING OF THE AMP II PUBLIC HOUSING FOUR (4) BEDROOM WAITING LIST.
- 2015-31 RESOLUTION REQUESTING APPROVAL FOR OFFICIAL TRAVEL TO AND FROM SECAUCUS, NEW JERSEY BY THE BOARD OF COMMISSIONERS TO ATTEND ITS BIENNIAL STRATEGIC PLANNING SESSION ON MAY 2, 2015.

A motion was made by Commissioner Navarro, seconded by Commissioner LaBoy to approve the consent agenda resolutions.

On roll call vote: Commissioner Johnson: Yes; Commissioner Juszcyk: Yes; Commissioner LaBoy: Yes; Commissioner Navarro: Yes; Commissioner Rodrigues: Yes; Commissioner Williams: Yes; Commissioner Van Rensalier: Yes.

ACTION: APPROVED.

- 2015-29 RESOLUTION FOR THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF PASSAIC AUTHORIZING AN EXTENSION OF THE CONTRACT TO INTERSTATE WASTE SERVICES FOR SCAVENGER SERVICES AT NJ13-2 VREELAND VILLAGE, NJ13-10 CHESTNUT GARDENS, AND NJ13-8 MILLER APARTMENTS THROUGH MAY 31, 2015 IN AN AMOUNT NOT TO EXCEED THE ORIGINAL TERMS OF THE AGREEMENT.

The Board requested that The Housing Authority document all complaints made in reference to the current scavenger company.

Amalio Barreto stated that bids have gone out and that this resolution is considered an extension of contract.

A motion was made by Commissioner Johnson, Seconded by Commissioner Williams to approve the aforementioned resolution.

On roll call vote: Commissioner Johnson: Yes; Commissioner Juszcyk: Yes; Commissioner LaBoy: Yes; Commissioner Navarro: Yes; Commissioner Rodrigues: Yes; Commissioner Williams: Yes; Commissioner Van Rensalier: Yes.

ACTION: APPROVED.

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2015-30      A RESOLUTION APPROVING CERTAIN PERSONNEL ACTIONS.

A motion was made by Commissioner Johnson, Seconded by Commissioner Williams to approve the aforementioned resolution.

Commissioner Juszcyk stated that the board was presented with a substitute resolution. He requested that the Board vote on the original resolution authorizing the hiring of a Building Maintenance Worker (BMW).

Victor Cirilo stated that the Housing Authority is in the process of hiring a second BMW and that it will be presented to the Commissioners at the next scheduled Board meeting. As a result, he would like for both BMWs to be hired at the same time and therefore pulled the aforementioned initial hiring.

Roll call vote: Commissioner Johnson: Yes; Commissioner Juszcyk: No; Commissioner Laboy: Yes; Commissioner Navarro: Yes; Commissioner Rodriguez: Yes; Commissioner Van Rensalier: Yes.

ACTION: APPROVED.

**CORRESPONDENCE**

None.

**COMMITTEE REPORTS**

None.

**EXECUTIVE DIRECTOR'S REPORT**

Written report submitted.

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

Written report submitted.

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

Written report submitted.

**DIRECTOR OF RESIDENT SERVICES' REPORT**

Written report submitted.

**SECURITY DIRECTOR'S REPORT**

Written report submitted.

**OLD BUSINESS**

None.

**NEW BUSINESS**

None.

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**ADJOURNMENT**

The Meeting ended at 8:15 P.M.

Respectfully yours,

Victor Cirilo  
Executive Director/Secretary