

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

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 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  
Angel LaBoy, 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 6:05 p.m.

**ROLL CALL:**

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

**APPROVAL OF MINUTES**

- 1.) APPROVAL OF MINUTES OF THE MARCH 22, 2017 BOARD OF COMMISSIONERS' MEETING**

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

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

**ACTION: MINUTES FOR MARCH 22, 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.

All Resolutions were considered as consent agenda.

- 2017-24        RESOLUTION APPROVING ACCOUNTS PAYABLE FOR THE PERIOD OF MARCH 20, 2017 THROUGH APRIL 13, 2017
  
- 2017-25        RESOLUTION RESCINDING RESOLUTION 2017-17 AUTHORIZING THE HIRE OF A RECEPTIONIST BILINGUAL (ENGLISH- SPANISH)
  
- 2017-26        RESOLUTION AUTHORIZING TRAVEL TO AND FROM COLLEGE POINT, NY BY PROPERTY MANAGER JOANN ARROYO AND THREE (3) MAINTENANCE STAFF TO ATTEND A FREE COMMERCIAL TILE SEMINAR
  
- 2017-27        RESOLUTION REQUESTING APPROVAL FOR OFFICIAL TRAVEL TO AND FROM CHICAGO, ILLINOIS BY TWO (2) COMMISSIONERS TO ATTEND THE “2017 ANNUAL PHADA CONVENTION & EXHIBITION ON APRIL 30-MAY 3, 2017
  
- 2017-28        RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF PASSAIC AUTHORIZING AND RATIFYING THE EXECUTION OF DOCUMENTS RELATING TO THE FINANCE, REHABILITATION AND MANAGEMENT OF THE CONVERSION OF VREELAND VILLAGE AND CHESTNUT GARDENS UNDER THE RENTAL ASSISTANCE DEMONSTRATION (RAD) PROGRAM OF THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
  
- 2017-29        RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF PASSAIC AUTHORIZING THE ISSUANCE OF NOT TO EXCEED \$2,175,000 RENTAL ASSISTANCE DEMONSTRATION BONDS AND RELATED INSTRUMENTS AND DETERMINING OTHER MATTERS IN CONNECTION THEREWITH

A motion was made by Commissioner Rodriguez and seconded by Commissioner Fernandez to approve resolutions as a consent agenda.

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

## **MOTION: RESOLUTIONS APPROVED**

### **RESIDENT COUNCIL REPORTS**

#### **Ruby Straight- 14-34 East Monroe Apt. 6B**

Ms. Straight reported that shades have not yet been installed in the apartments. She expressed that there are not enough African-American residents in the building. Ms. Straight asked why some residents are getting new floors and others are not. Ms. Straight stated that when she calls the work order line, she always leaves a message because there is no one is ever there to answer the phone. Ms. Straight asked why non-residents are not allowed to wash in the laundry room if they are visiting a family member.

Commissioner Rodriguez asked that the Executive Director address Ms. Straight's concerns in writing. The Executive Director agreed to send Ms. Straight a written response.

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

Ms. Austin reported that she is happy the basement is being revamped. Ms. Austin stated that she was not notified when they were going to paint and that there was an issue because the basement was being rented for an event. Ms. Austin stated she is happy that Housing is working on the basement but the parking issues still needs to be worked on.

The Chairman reported that he has met with the Executive Director to discuss the new plans for parking on Sixth Street and he thinks the residents will be very pleased with the outcome.

### **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 approached the Board of Commissioners and made a complaint about her niece's neighbor who was transferred for medical reasons. The Executive Director asked Ms. Austin to refrain from speaking about a resident with a disability and pointed out that due to the American Disabilities Act, the Housing Authority has to be careful on what is discussed at a public meeting regarding a resident's personal information.
- Ms. Austin expressed that her niece has complained to the Board many times in the past about being harassed by her neighbor. Ms. Austin stated that she was not happy that the Executive Director approached her niece to speak on the matter prior to the meeting.
- Ms. Austin explained that by moving the neighbor the problem remained unsolved. Ms. Austin asked if the Housing Authority received a paper trail from the other resident because her niece had also submitted police reports.
- The Chairman asked the Executive Director if there was ever a resolution to the problem with the two residents at Chestnut Gardens. The Executive Director responded and stated that there was a dispute between two tenants who live next to each other. A camera was installed in front of the unit to ascertain the agitator. He stated that it is the Housing Authority's responsibility to maintain the safety and security of its residents but with the absence of solid facts and witnesses it was difficult to transfer tenants as a result of a dispute. The Executive Director also stated that last year a unit did open up but Ms. Austin's niece was not yet eligible due to her family composition. Since the last meeting, the Executive Director stated that he has not received any other complaints from either party.
- Commissioner Johnson stated that it was brought to her attention by someone on Sixth Street that a resident was being transferred from one building to another building due to a medical reason but she does not understand the rationale for the transfer because it was from a first floor unit to another first floor unit. Commissioner Johnson added that many residents on Sixth Street believe the transfer was done because the resident was having trouble with the neighbor living on the second floor.
- Mr. Corrison asked that the Executive Director to respond to the Board in writing to clarify everything that is going on regarding the transfers on Sixth Street. Mr. Corrison confirmed that any information that will be shared with the Board would not be able to be shared with any other residents if it has to do with a disability or medical reason.

### **Michelle Smallwood- 200 Sixth Street Apt. 3D**

- Ms. Smallwood informed the Board of her medical condition and stated that she needs a first floor unit. Ms. Smallwood commented on the neighbor that was transferred to another first floor and asked the Board for an explanation. for her not being moved into the first floor unit.

- Mr. Corriston stated that her case will be looked into but could not confirm that any information would be shared with Ms. Smallwoods if it involves someone else's personal information.
- The Chairman added and explained that the Board cannot publicly speak on another resident's personal information or disability.
- Ms. Smallwoods made a complaint about vehicles that don't belong on Sixth Street and take up parking spaces.
- Commissioner Johnson agreed and stated that there are many issues with parking on Sixth Street but explained to the Ms. Smallwood that the Housing Authority is going over plans for parking on Sixth Street that will help with the problem.
- The Executive Director has spoken with Mr. Gorley and the police department. He explained that the Housing Authority has requested that the police department be more proactive and consistent with tickets given to anyone parking on Sixth Street without a sticker. The Executive Director also stated that the residents are the ones requesting that the police enforce the fines in order to help with the parking issue.

#### **Maribel Morales – 222 Sixth Street 1A**

- Ms. Morales stated that she has been on the waiting list since her grandson was born; her grandson is now six years old. Ms. Morales explained that before the previous manager left, she received a letter stating that she was being transferred and then received a second letter saying that she was no longer being transferred. Ms. Morales stated that before leaving, Doug told her she was next on the transfer list.
- Ms. Morales stated that she suffers from depression and other physiological issues and is currently sharing a bedroom with her two grandsons. She stated that she has been in contact with the current property manager, Joann Arroyo, and was told that she does not need a four bedroom unit but instead a three unit bedroom. Ms. Arroyo also explained that she is not first on the transfer list but number five.
- The Executive Director asked that Ms. Morales provide a contact number so that he may call her to respond to her questions. The Executive Director asked Ms. Morales to speak with the property manager after the meeting. Ms. Morales allowed the property manager to discuss her case publicly in order to receive a response to her question.
- The property manager explained that according to the ACOP, Ms. Morales would be placed in one bedroom, her daughter and granddaughter would be placed in a second bedroom, and the two grandsons would be placed in the third bedroom. Commissioner Johnson stated that Ms. Morales should have been transferred if her grandson is six years old to a bigger unit.
- The Chairman asked that the resident speak with the property manager after the meeting to further discuss her case.
- Commissioner LaBoy stated that it is very difficult to understand what is said when there is more than one person speaking at a time. He asked that everyone follow a process and allow the person who has the floor to speak for five minutes. He further explained that once the five minutes are up the Board has the floor and cannot be interrupted.

### **Brianna Combs-203 Apt 2D**

- Ms. Combs made a comment in regards to the transfer on Sixth Street. Ms. Combs stated that her grandfather received a call from the Executive Director before the meeting. The Executive Director asked her grandfather to not speak about the transfer with anyone else because it was due to a medical reason. Ms. Combs expressed that if the transfer was so private due to the medical reason, the Executive Director should not have spoken with her grandfather on the matter.
- The Executive Director stressed what Mr. Corrison stated earlier about the HIPAA laws that need to be followed and explained that Mr. Johnson is an employee of the Housing Authority. Mr. Cirilo stated that he spoke to Mr. Johnson on an employee basis and asked him not to discuss with anyone regarding the transfer due to the HIPAA laws that protect cases with disabilities.
- Commissioner Johnson stated that the news about the transfer made on Sixth Street was brought to the attention of her and her father. Commissioner Johnson admitted to speaking with Ms. Austin prior to the meeting because she was under the impression that the resident on Sixth Street was moved due to a problem with the upstairs neighbor and not a medical reason. Commissioner explained that the matter will be further investigated to clarify.

### **Daniella Moran- 14-34 East Monroe Apt. 3H**

*Commissioner LaBoy translated from Spanish to English the following:*

- Ms. Moran stated that she has an issue with her bathroom. The paint in the bathroom is all scratched.
- The Board asked Ms. Moran if she is aware of the work order line. She answered no. The Board ask the Property Manager to explain to the resident how the work order line works.

### **Ms. Eula Washington-226 Sixth Street Apt. 1B**

- Ms. Eula thanked the Housing Authority for her new oven.

### **Kurt Robinson-45 Aspen Place Apt. 1D**

- Mr. Robinson stated he is happy but misses the senior sites and hopes to come back one day.

### **Paulette Gathers- 222 Sixth Street Apt. 3C**

- Ms. Gathers made a complaint about parking on Sixth Street and stated that there are people who are parking there without stickers. Ms. Gathers also thanked the Executive Director for installing the new lights that makes it easier for residents to see at night.
- The Chairman asked Ms. Gorley to report next month in writing on the parking situation on Sixth Street.
- Commissioner LaBoy asked if there is a log for all the vehicles with stickers.
- The Executive Director reported that he will meet with the Mayor to let them know the urgency of ticketing vehicles.

### **Ruby Straight- 14-34 East Monroe Apt. 6B**

- Ms. Straight asked why there is no ramp in the back in the back.
- The Executive Director explained that all the buildings were designed with a handicap ramp. The Housing Authority is compliant by already providing this ramp.

A motion was made by Commissioner LaBoy to close Remarks by Citizens and seconded by Commissioner Fernandez.

On roll call vote: Commissioner Johnson: Aye; Commissioner Juszcyk: Absent; Commissioner LaBoy: Aye; Commissioner Navarro: Absent; Commissioner Rodriguez: Left at 6:22 p.m.; 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**

None.

**AJOURNMENT**

6:58 p.m.

Respectfully submitted,

Victor Cirilo  
Executive Director/Secretary