

MINUTES OF THE HOUSING AUTHORITY – BOROUGH OF KEANSBURG

The regular meeting of the Housing Authority was held on March 16, 2016 at Granville Towers, 1 Church Street, Keansburg, New Jersey at 7:00 p.m.

Chairperson Judy Ferraro read the Open Public Meetings Act Notice:

Salute to the Flag:

Present at roll call vote: Carol DeBlasio, Mary Foley, Diane Nelson, Ann Commarato, Mattie Anderson, Tom Foley and Judy Ferraro.

Upon a motion made by Mary Foley, seconded by Diane Nelson to approve our regular and executive meeting minutes of February 17, 2016

Roll Call Vote:

Mattie Anderson – Aye

Carol DeBlasio - Aye

Diane Nelson – Aye

Ann Commarato – Aye

Tom Foley – Aye

Judy Ferraro – Aye

Mary Foley – Aye

REPORT OF THE CHAIRPERSON : None

REPORT OF THE EXECUTIVE DIRECTOR:

Douglas G. Dzema reported the following:

- 1) Capital fund – 401 mitigation – installed generator, electrical in progress, start up will be the week of April 1, 2016
- 2) Special resolution 3-16-16-03, regarding the hiring of a developer, will be discussed in executive Session. If any action will be taken we will come back into our regular session of our meeting.
- 3) I have received a letter from Joe Garofano that will be discussed in executive session

REPORT OF THE ASSISTANT EXECUTIVE DIRECTOR:

Summary of Cash:

Checking account - \$63,696.58

CORRESPONDENCE: None

RESOLUTIONS:

Upon a motion made by Ann Commarato, seconded by Mattie Anderson to approve resolution 03-16-16-01, payment of bills for March

Roll Call Vote:

Diane Nelson – Aye

Ann Commarato – Aye

Mattie Anderson – Aye

Carol DeBlasio – Aye

Thomas Foley – Aye

Judy Ferraro – Aye

Mary Foley – Aye

Upon a motion made by Carol DeBlasio, seconded by Mattie Anderson to approve resolution 03-16-16-02, renewing the fire pump contract for another 2 years

Roll Call Vote:

Mattie Anderson – Aye

Ann Commarato – Aye

Diane Nelson – Aye

Carol DeBlasio – Aye

Thomas Foley – Aye

Judy Ferraro – Aye

Mary Foley – Aye

REPORT OF THE ATTORNEY:

Richard Sciria reported the following:

- 1) I spoke to Elizabeth Oaka from NTN regarding the tenant panels, Ms. Oaka will come and speak with our sub-committee and discuss what is permissible for screening. We will schedule a meeting before our next public meeting. Someone from management should be there.

REPORT OF THE ACCOUNTANT: None

COMMITTEE REPORTS:

Personnel – none

Buildings & Grounds – None

Resident Grievance – None

Applicant Screening – None

Finance – None

PUBLIC COMMENT:

Tracy Williams, apt. 310, asked if a notice can be sent to all residents regarding residents that question families about the loss of a family member.

Jeff Petchter, Apt. 506, asked about the gentleman that came in about 1 ½ yrs ago to discuss the RAD program with the residents He stating that he never told them that we would have a different company managing the building. Also, stated that everyone's rent will remain the same but didn't speak about the residents that are paying the flat rents now, that their rent will be higher.

Nancy Hosey, apt. 308, asked if we are still entitled to medical allowance.

Jeff Petchter, apt. 506, asked if there will be another resident meeting before the management company is hired and will the residents be allowed to meet the management company. Are they allowed to rent the apartments to whoever they want. Mr. Dzema stated that they would have to go by the waiting list and every tenant must be in compliance with income and other erquirements, otherwise, the developer will lose the tax credits. The designated housing plan will remain in effect with the same percentage of senior citizens and disabled

Upon a motion made by Mattie Anderson, seconded by Carol DeBlasio to enter into executive session to discuss personnel matter and possible litigation. All in favor

UNFINISHED BUSINESS: None

NEW BUSINESS: Non

MEETING HELD – March 16, 2016

ATTEST :

DOUGLAS G. DZEMA

SECRETARY/EXECUTIVE DIRECTOR