

REGULAR MEETING  
HOUSING AUTHORITY OF THE  
BOROUGH OF CLIFFSIDE PARK

October 1, 2019

Meeting called to order at 4:00 P.M. by Executive Director. The meeting was opened by the Executive Director reading the Open Public Meeting Act Statement.

PRESENT:

Peter Colao, Chairman  
Sam Carafa, Vice Chairman  
Harry Guttilla, Commissioner  
Janet Merrill, Commissioner  
Vito Candela, Commissioner

ABSENT

Sal Spoto, Commissioner  
Ralph Calabrese, Commissioner

ALSO PRESENT

Joseph Capano, Executive Director  
James Santasiero, Assistant Executive Director  
Paul Marino, CPHA Attorney  
Linda Phillips Perez, Senior Coordinator  
Michael Turek, Maintenance Coordinator

Joseph Capano, Executive Director, asked if there were any corrections, additions or deletions to the minutes of the September 3, 2019 regular meeting. Motion to approve the minutes of the September 3, 2019 regular meeting made by Commissioner Merrill, seconded by Commissioner Carafa. Vote of the board was ayes, four – nays, none, abstain-one.

- November Meeting – Date change.
- Commissioner Spoto – Resignation.
- Vacant Apartments – See attachment A
- Section Eight – See attachment B
- Investments – See attachment C

Chairman's Report- Chairman Colao had no formal report.

Finance Committee – Auditors were here and have completed audit. No findings and staff were commended by auditors for a job well done. We will certify audit at November Commissioners meeting.

Buildings and Grounds Committee –Joseph Capano, Executive Director, gave an update on the ongoing maintenance related projects. A few apartments are being turned over for November occupancy.

Personnel Committee – Joseph Capano, Executive Director, indicated to Board that Albino Fatovic, Maintenance Employee, has retired after 18 years of service. Hunter Biedenkapp, part time maintenance employee, will be hired full time. Motion to Hire Hunter Biedenkapp full time maintenance employee effective October 1, 2019 by Commissioner Colao, seconded by Commissioner Guttilla. Vote of the board was ayes, five – nays, none.

Activity Center Report – Linda Phillips Perez, Senior Coordinator, gave the Board an update on Senior Activity Center events and programs.

Old Business – None.

New Business – None.

**Resolution No.43- 2019:** (Approval for Travel to NJNAHRO Conference) Motion made by Commissioner Guttilla seconded by Commissioner Candela. Vote of the board was ayes, five nays, none.

**Resolution No.44- 2019:** (CDBG 2019-2020 Grant Award Contract (Senior Activity Center)) Motion made by Commissioner Carafa seconded by Commissioner Guttilla. Vote of the board was ayes, five nays, none.

**Resolution No.45- 2019:** (Retirement Pay for Albino Fatovic) Motion made by Commissioner Merrill seconded by Commissioner Carafa. Vote of the board was ayes, five nays, none.

**Resolution No.46- 2019:** (October Bills 2019) Motion made by Commissioner Carafa seconded by Commissioner Candela. Vote of the board was five – nays, none.


**Commissioners' Comments** – None.

The Executive Director opened the meeting to the public. No one from public was present. Public portion was closed.

Motion made to adjourn by Commissioner Carafa seconded by Commissioner Guttilla. Vote of the board was ayes, five - nays, none.

**CERTIFICATION**

I, the undersigned Executive Director and Secretary of the Cliffside Park Housing Authority of the Borough of Cliffside Park, New Jersey, do hereby certify that meeting minutes of the Authority duly called and held on Tuesday, October 1, 2019 at which meeting a quorum was present and acting throughout, by a majority of the full membership of the Board of Commissioners. Such minutes have not been amended, modified, or repealed, and are in full force and effect as of the date hereof and is a true copy of meeting minutes.

  
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Joseph Capano, PHM  
Executive Director/Secretary

RECORD OF BOARD OF COMMISSIONERS VOTE ON ADOPTION				
BOARD MEMBER	AYE	NAY	ABSTAIN	ABSENT
PETER COLAO	✓			
<del>SHYONE CARAFA</del>				
JANET MERRILL	✓			
RALPH CALABRESE			✓	
HARRY GUTTILLA	✓			
VITO CANDELA				✓
<i>Vito Fatovic</i>			✓	