

REGULAR MEETING
HOUSING AUTHORITY OF THE
BOROUGH OF CLIFFSIDE PARK

January 6, 2020

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
Harry Guttilla, Commissioner
Vito Candela, Commissioner
Vincent Conforti, Commissioner

ABSENT

Janet Merrill, Commissioner
Ralph Calabrese, Vice Chairman

ALSO PRESENT

Joseph Capano, Executive Director
James Santasiero, Assistant Executive Director
Linda Phillips Perez, Senior Coordinator
Michael Turek, Maintenance Coordinator
William Katchen, CPA
Paul Marino Esq, Attorney

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

- **Budget Introduction** - FY April 1, 2020 – March 31, 2021.
- **Year in Review** – 2019.
- **Vacant Apartments** – See attachment A
- **Section Eight** – See attachment B
- **Investments** – See attachment C

Chairman's Report- Chairman Colao spoke about introduced budget and surplus. He also informed Board about possibility of looking for multifamily housing to create more affordable housing. He welcomed new Commissioner Paul Kelaher. Thanked Commissioner Vincent Conforti for completing all

his required courses as a Commissioner. Acknowledged the entire staff on a great 2019 in reference to the 2019 in review handout at today's meeting.

Finance Committee – William Katchen, CPA spoke about 4/1/2020 budget.

Buildings and Grounds Committee – Joseph Capano, Executive Director and Michael Turek, Maintenance Coordinator gave an update on the ongoing maintenance related projects.

Personnel Committee – No Report.

Activity Center Report – Linda Phillips Perez, Senior Coordinator, gave the Board an update on Senior Activity Center events and programs. Many winter programs and trips are in place.

Old Business – None.

New Business – None.

Resolution No.1- 2020: (4/1/2020 to 3/31/2021 NJ State Annual Budget) Motion made by Commissioner Colao seconded by Commissioner Guttilla. Vote of the board was ayes, four nays, none.

Resolution No.2- 2020: (4/1/2020 to 3/31/2021 HUD Annual Budget) Motion made by Commissioner Conforti seconded by Commissioner Colao. Vote of the board was ayes, four nays, none.

Resolution No.3- 2020: (Designation of P.A.C.O) Motion made by Commissioner Guttilla seconded by Commissioner Candela. Vote of the board was ayes, four nays, none.

Resolution No.4- 2020: (January Bills 2020) Motion made by Commissioner Guttilla seconded by Commissioner Conforti. Vote of the board was four – 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 Guttilla seconded by Commissioner Conforti. Vote of the board was ayes, four - 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 Monday, January 6, 2020 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.



Joseph Capano, PHM
Executive Director/Secretary

RECORD OF BOARD OF COMMISSIONERS VOTE ON ADOPTION				
BOARD MEMBER	AYE	NAY	ABSTAIN	ABSENT
PETER COLAO	✓			
RALPH CALABRESE			✓	
VITO CANDELA	✓			
VINCENT CONFORTI	✓			
HARRY GUTTILLA	✓			
JANET MERRILL				✓
Paul Kelkar			✓	✓