

REGULAR MEETING  
HOUSING AUTHORITY OF THE  
BOROUGH OF CLIFFSIDE PARK

March 2, 2020

Meeting called to order at 9:30A.M. by Executive Director. The meeting was opened by the Executive Director reading the Open Public Meeting Act Statement.

PRESENT:

Peter Colao, Chairman  
Ralph Calabrese, Vice Chairman  
Paul Kelaher, Commissioner  
Harry Guttilla, Commissioner  
Vito Candela, Commissioner  
Vincent Conforti, Commissioner

ABSENT

Janet Merrill, Commissioner

ALSO PRESENT

Joseph Capano, Executive Director  
James Santasiero, Assistant Executive Director  
Michael Turek, Maintenance Coordinator  
Linda Philips Perez, Senior Coordinator

Joseph Capano, Executive Director, asked if there were any corrections, additions or deletions to the minutes of the February 3, 2020 regular meeting. Motion to approve the minutes of the February 3, 2020 regular meeting made by Commissioner Candela, seconded by Commissioner Colao. Vote of the board was ayes, six – nays, none.

- **Opening the HCVP (Section Eight) Waiting List** - Discussion
- **Vacant Apartments** – See attachment A
- **Section Eight** – See attachment B
- **Investments** – See attachment C

**Chairman's Report-** Chairman Colao asked if we can take some funds from CPHA RAD Operating Account and CPHDC PBV Account and possibly open 2 CD's to earn more interest. We will follow up with William Katchen, Housing Authority Accountant, if this is possible.

**Finance Committee** – None.

**Buildings and Grounds Committee** –Joseph Capano, Executive Director and Michael Turek, Maintenance Coordinator gave an update on the ongoing maintenance related projects. Various apartments are being turned over. Discussed some issues with extermination of a few apartments.

**Personnel Committee** – Marie Donato, Assistant to Executive Director, will be retiring at end month. Justine Romano, Staff member will take on the position of Assistant to Executive Director.

**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.10- 2020:** (DCA Compliance Certification) Motion made by Commissioner Conforti seconded by Commissioner Kelaher. Vote of the board was ayes, six nays, none.

**Resolution No.11- 2020:** (Opening the HCVP (Section Eight) Waiting List) Motion made by Commissioner Guttilla seconded by Commissioner Candela. Vote of the board was ayes, six nays, none.

**Resolution No.12- 2020:** (March Bills 2020) Motion made by Commissioner Guttilla seconded by Commissioner Conforti. Vote of the board was six – 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 Kelaher. Vote of the board was ayes, six - 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, March 2, 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.



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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	✓			
RALPH CALABRESE				✓
VITO CANDELA	✓			
VINCENT CONFORTI	✓			
HARRY GUTTILLA	✓			
JANET MERRILL			✓	