

REGULAR MEETING
HOUSING AUTHORITY OF THE
BOROUGH OF CLIFFSIDE PARK

July 7, 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. **Meeting was conducted via conference call due to COVID-19 Pandemic.**

PRESENT:

Peter Colao, Chairman
Ralph Calabrese, Vice Chairman
Janet Merrill, Commissioner
Harry Guttilla, Commissioner
Vito Candela, Commissioner
Vincent Conforti, Commissioner

ABSENT

ALSO PRESENT

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

Joseph Capano, Executive Director, asked if there were any corrections, additions, or deletions to the minutes of the June 1, 2020 regular meeting. Motion to approve the minutes of the June 1, 2020 regular meeting made by Commissioner Candela, seconded by Commissioner Calabrese. Vote of the board was ayes, six – nays, none.

- **COVID 19 Virus** – Update.
- **Proposals** – Submissions.
- **Summer Projects** - Discussion
- **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 – None.

Buildings and Grounds Committee – Various apartments are being turned over for July/August occupancy. Various summer projects are going on. Maintenance continues to clean and sanitize various times throughout the day.

Personnel Committee – All summer help is working. Office summer help is doing file retention. Maintenance summer help is painting railings and assisting maintenance personnel in both Cliffside Park and Edgewater. All summer help is adhering to CDC and Housing Authority COVID 19 guidelines.

Activity Center Report – Linda Phillips Perez, Senior Coordinator, gave the Board an update on the reopening of the Senior Activity Center. Shore trips have been introduced into the transportation schedule. Some activities have been brought back, and new ones have been phased in. Virtual exercise and wellness classes are ongoing. The Senior Center's pre-COVID-19 transportation schedule has been reinstated and is running at 50% capacity.

Old Business – None.

New Business – None.

Resolutions No.32-2020 to 35-2020 were discussed and Motion made by Commissioner Guttilla seconded by Commissioner Conforti. Vote of the board was ayes, six nays, none on all Resolutions.

Resolution No.32- 2020: (Award of Boiler & Heating Maintenance Contract) Motion made by Commissioner Guttilla seconded by Commissioner Conforti. Vote of the board was ayes, six nays, none.

Resolution No.33- 2020: (Award of Electrical Maintenance Service Contract) Motion made by Commissioner Guttilla seconded by Commissioner Conforti. Vote of the board was ayes, six nays, none.

Resolution No.34- 2020: (Award of Plumbing Maintenance Service Contract) Motion made by Commissioner Guttilla seconded by Commissioner Conforti. Vote of the board was ayes, six nays, none.

Resolution No.35- 2020: (July Bills 2020) Motion made by Commissioner Guttilla seconded by Commissioner Conforti. Vote of the board was six – nays, none.

Commissioners' Comments – None.

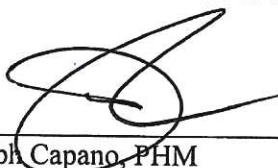
The Executive Director opened the meeting to the public. One member of the public was present and asked about the CPHA app that the office is considering, as well as what the Cliffside Park Housing Authority is doing for air quality and ventilation during the COVID-19 crisis. Joseph Capano, the Executive Director, explained that he and the Director of Operations are speaking with the person who does the app for the schools, he will move forward after he speaks with the board. As far as ventilation and air quality: the buildings have a 3rd party to clean the vents and the windows and doors get opened to for cross ventilation throughout the day.

Public portion was closed.

Motion made to adjourn by Commissioner Merrill seconded by Commissioner Calabrese. 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 Tuesday, July 7, 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 GUTTILA	✓			
JANET MERRILL	✓			