

REGULAR MEETING
HOUSING AUTHORITY OF THE
BOROUGH OF CLIFFSIDE PARK

September 8, 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:

NONE

ALSO PRESENT:

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

Joseph Capano, Executive Director, asked if there were any corrections, additions, or deletions to the minutes of the July 7, 2020 regular meeting. Motion to approve the minutes of the July 7, 2020 regular meeting made by Vice Chairman Calabrese, seconded by Commissioner Guttilla. Vote of the board was ayes, six – nays, none.

- **Housing Authority Update** – Discussion.
- **RFP Website/Fire Alarm Maintenance** – 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 – Bill Katchen was in the office closing out un-audited books for the FYE 3/31/2020.

Buildings and Grounds Committee – Maintenance continues to clean and sanitize various times throughout the day. Summer projects have been completed. We have acquired a second pickup truck, and The Housing Authority now has two trucks with plows ready for winter. Various apartments are being turned over.

Personnel Committee – After a restructuring of the Administrative Office, Frank Merchand is no longer with the Cliffside Park Housing Authority. We wish him well.

Activity Center Report – Linda Phillips Perez, Senior Coordinator, gave the Board an update on the Senior Activity Center. We will purchase 40 iPads with grant money for the seniors. Classes have been added to the program and seating has been able to be increased per Governor Murphy's Executive Order.

Old Business – None.

New Business – None.

Resolutions No.36-2020 to 40-2020 were discussed and Motion made by Commissioner Merrill seconded by Commissioner Candela. Vote of the board was ayes, six nays, none on all Resolutions.

Resolution No.36- 2020: (Award of Website Maintenance Contract – 2 years) Motion made by Commissioner Merrill seconded by Commissioner Candela. Vote of the board was ayes, six nays, none.

Resolution No.37- 2020: (Award of Fire Alarm Maintenance Contract – 2 years) Motion made by Commissioner Merrill seconded by Commissioner Candela. Vote of the board was ayes, six nays, none.

Resolution No.38- 2020: (Authorization of Frank Merchand's vacation pay) Motion made by Commissioner Merrill seconded by Commissioner Candela. Vote of the board was ayes, six nays, none.

Resolution No.39- 2020: (August Bills 2020) Motion made by Commissioner Merrill seconded by Commissioner Candela. Vote of the board was six – nays, none.

Resolution No.40- 2020: (September Bills 2020) Motion made by Commissioner Merrill seconded by Commissioner Candela. Vote of the board was six – nays, none.

Commissioners' Comments – None.

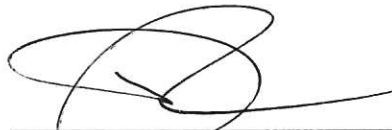
The Executive Director opened the meeting to the public. There were no members of the public present.

Public portion was closed.

Motion made to adjourn by Commissioner Conforti seconded by Vice Chairman 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, September 8, 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	/			