

REGULAR MEETING
HOUSING AUTHORITY OF THE
BOROUGH OF CLIFFSIDE PARK

October 5, 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:

Michael Turek, Maintenance Coordinator

ALSO PRESENT:

Joseph Capano, Executive Director
James Santasiero, Assistant Executive Director
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 September 8, 2020 regular meeting. Motion to approve the minutes of the September 8, 2020 regular meeting made by Commissioner Conforti, seconded by Vice Chairman Calabrese. Vote of the board was ayes, six – nays, none.

- **Executive Director's Report** – 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 amending the State and HUD Budgets.

Buildings and Grounds Committee – Maintenance continues to clean and sanitize various times throughout the day. Maintenance is in the process of turning over two apartments. We will award the bid for Flooring and Painting for all ten floors of the 550 Building today.

Personnel Committee – A member of our maintenance team, still on probationary term, was let go. He will be paid for his unused vacation days per Resolution No.42 – 2020.

Activity Center Report – Linda Phillips Perez, Senior Coordinator, gave the Board an update on the Senior Activity Center. Joan Campanelli from Bergen County Nutrition visited the Senior Activity Center, and was impressed with the operation and cleanliness.

Old Business – None.

New Business – None.

Resolutions No.41-2020 to 47-2020 were discussed and Motion made by Commissioner Conforti seconded by Commissioner Guttilla. Vote of the board was ayes, six nays, none on all Resolutions.

Resolution No.41- 2020: (Working from Home Policy) Motion made by Commissioner Conforti seconded by Commissioner Guttilla. Vote of the board was ayes, six nays, none.

Resolution No.42- 2020: (Vacation Pay for H. Biedenkapp) Motion made by Commissioner Conforti seconded by Commissioner Guttilla. Vote of the board was ayes, six nays, none.

Resolution No.43- 2020: (Maintenance On-Call Stipend) Motion made by Commissioner Conforti seconded by Commissioner Guttilla. Vote of the board was ayes, six nays, none.

Resolution No.44- 2020: (Award of Flooring/Painting Upgrades for Terrace View Building) Motion made by Commissioner Conforti seconded by Commissioner Guttilla. Vote of the board was ayes, six nays, none.

Resolution No.45- 2020: (Amending April 1, 2020 State Budget) Motion made by Commissioner Conforti seconded by Commissioner Guttilla. Vote of the board was ayes, six nays, none.

Resolution No.46- 2020: (Amending April 1, 2020 HUD Budget) Motion made by Commissioner Conforti seconded by Commissioner Guttilla. Vote of the board was ayes, six nays, none.

Resolution No.47- 2020: (October Bills 2020) Motion made by Commissioner Conforti seconded by Commissioner Guttilla. Vote of the board was ayes, 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 Merrill seconded by Commissioner Guttilla. 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, October 5, 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	✓			