

REGULAR MEETING
HOUSING AUTHORITY OF THE
BOROUGH OF CLIFFSIDE PARK

December 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 the COVID-19 Pandemic.**

PRESENT:

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

ABSENT:

Linda Phillips-Perez: Senior Activity Center Coordinator

ALSO PRESENT:

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

Joseph Capano, Executive Director, asked if there were any corrections, additions, or deletions to the minutes of the November 2, 2020 regular meeting. Motion to approve the minutes of the November 2, 2020 regular meeting made by Commissioner Guttilla, seconded by Commissioner Candela. Vote of the board was ayes, five – nays, none, abstain-one.

Executive Director's Report:

- **Emergency Replacement of HW Boiler at Riverview Towers:** Discussion.
- **Housing Authority Annual Plan** – Discussion.
- **Vacation Days Payout** – Discussion.
- **Vacant Apartments**
- **Section Eight**

- **Investments**

Chairman's Report- Chairman Colao had no formal report.

Finance Committee – None.

Buildings and Grounds Committee – Michael Turek, Maintenance Coordinator, reported that the hallway renovations at the 550 Building are going well.

Personnel Committee – None.

Activity Center Report – The Senior Activity Center has been closed, but still offers home delivered lunches, grab & go breakfasts, and transportation for shopping and medical appointments. The Center is also offering virtual fitness and yoga classes. Last week, holiday gifts were sent to the seniors, compliments of Mayor Calabrese.

Old Business – None.

New Business – Executive Director, Joseph Capano reported that although there are some cases of COVID-19 in the building, it is still safe. Maintenance staff consistently sanitizes the building, focusing on touch points and common areas. Staff was hired for weekends to sanitize the buildings through the use of CARES dollars.

Resolution No. 49-2020 to 57-2020 were discussed, and Motion made by Commissioner Conforti, seconded by Commissioner Candela. Vote of the board was ayes, six nays, none on this Resolution.

Resolution No.49- 2020: (2021 Commissioners' Meeting Calendar) Motion made by Commissioner Conforti seconded by Commissioner Candela. Vote of the board was six – nays, none.

Resolution No.50- 2020: (Adopting the 2021 Housing Authority Annual Plan) Motion made by Commissioner Conforti seconded by Commissioner Candela. Vote of the board was six – nays, none.

Resolution No.51- 2020: (Authorization to participate in Cooperative Purchasing Agreement for Year 2021) Motion made by Commissioner Conforti seconded by Commissioner Candela. Vote of the board was six – nays, none.

Resolution No.52- 2020: (Appointment of 2021 JIF Fund Commissioner) Motion made by Commissioner Conforti seconded by Commissioner Candela. Vote of the board was six – nays, none.

Resolution No.53- 2020: (Emergency Replacement of Hot Water Boiler at Riverview Towers) Motion made by Commissioner Conforti seconded by Commissioner Candela. Vote of the board was six – nays, none.

Resolution No.54- 2020: (Unused Vacation Day Payout) Motion made by Commissioner Conforti seconded by Commissioner Candela. Vote of the board was six – nays, none.

Resolution No.55- 2020: (Adoption of Remote Meeting Procedure) Motion made by Commissioner Conforti seconded by Commissioner Candela. Vote of the board was six – nays, none.

Resolution No.56- 2020: (Payment #1 to ARV Contracting, LLC) Motion made by Commissioner Conforti seconded by Commissioner Candela. Vote of the board was six – nays, none.

Resolution No.57- 2020: (December Bills 2020) Motion made by Commissioner Conforti seconded by Commissioner Candela. Vote of the board was six – nays, none.

Commissioners' Comments – None.

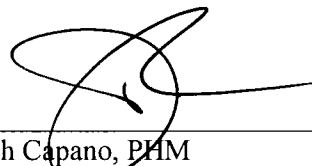
The Executive Director opened the meeting to the public. There were no members of the public present.

Public portion was closed.

Motion made to adjourn by Commissioner Guttilla seconded by Commissioner Merrill. 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, December 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 GUTTILLA	✓			
JANET MERRILL	✓			