

REGULAR MEETING
HOUSING AUTHORITY OF THE
BOROUGH OF CLIFFSIDE PARK

January 4, 2021

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 ZOOM due to the COVID-19 Pandemic.**

PRESENT:

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

ABSENT:

Peter Colao, Chairman

ALSO PRESENT:

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

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

Executive Director's Report:

- **Budget Introduction FY April 1, 2021 – March 31, 2022 – Discussion.**
- **Year in Review 2020** – Discussion.
- **Vacant Apartments**
- **Section Eight**
- **Investments**

Chairman's Report- Vice Chairman Calabrese had no formal report.

Finance Committee – Bill Katchan, CPA, spoke about the April 1, 2021 Budget.

Buildings and Grounds Committee – Four apartments are being turned over in the 500 Building for February 2021 occupancy. Maintenance continues to clean and sanitize both buildings, focusing on common areas. The maintenance employee hired for weekends continues to do the same.

Personnel Committee – Employee evaluations have started.

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, yoga classes, and now offers iPad lending. Ms. Phillips-Perez noted that the Center's end of the year numbers were very good, considering the Center is closed.

Old 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.

New Business – Mr. Capano indicated the possibility of expanding the Cliffside Park Housing Authority Complex.

Resolutions No. 1-2021 to 5-2021 were discussed, and Motion made by Commissioner Conforti, seconded by Commissioner Merrill. Vote of the board was ayes, five nays, none.

Resolution No.1 - 2021: (4/1/2021-3/31/2022 NJ State Annual Budget) Motion made by Commissioner Conforti seconded by Commissioner Merrill. Vote of the board was ayes, five – nays, none.

Resolution No.2 - 2021: (4/1/2021-3/31/2022 HUD Annual Budget)) Motion made by Commissioner Conforti seconded by Commissioner Merrill. Vote of the board was ayes, five – nays, none.

Resolution No.3 - 2021: (Designation of P.A.C.O.) Motion made by Commissioner Conforti seconded by Commissioner Merrill. Vote of the board was ayes, five – nays, none.

Resolution No.4 - 2021: (Final payment to A.R.V. Contracting, LLC.) Motion made by Commissioner Conforti seconded by Commissioner Merrill. Vote of the board was ayes, five – nays, none.

Resolution No.5 - 2021: (January Bills 2021) Motion made by Commissioner Conforti seconded by Commissioner Merrill. Vote of the board was ayes, five – nays, none.

Commissioners' Comments – None.

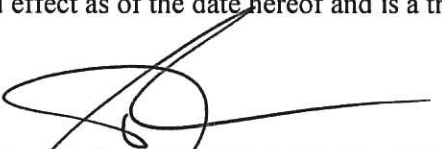
The Executive Director opened the meeting to the public. There were no members of the public present.

Public portion was closed.

Motion to adjourn made by Commissioner Conforti seconded by Commissioner Merrill. Vote of the board was ayes, five – 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, January 4, 2021 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	✓	✓		