

AGENDA

KEANSBURG HOUSING AUTHORITY
February 22, 2017
GRANVILLE TOWERS
1 CHURCH STREET - CONFERENCE ROOM
7:00 P.M.

1) NEW JERSEY OPEN PUBLIC MEETINGS ACT NOTICE

“Adequate notice has been made as to the time, place, date of this meeting and as to the nature of business to be discussed being the general business of the Authority.”

2) SALUTE TO THE FLAG

3) Roll Call:

Chairperson	Judy Ferraro
Vice-Chairperson	Mary Foley
Commissioner	Yolanda Commarato
Commissioner	Mattie Anderson
Commissioner	Diane Nelson
Commissioner	Thomas Foley
Commissioner	Carol DeBlasio

4) Approval of minutes of regular and executive meetings held on January 18, 2017

5) REPORT OF THE CHAIRPERSON – Reorganization

6) REPORT OF THE EXECUTIVE DIRECTOR

1) Public Housing Assessment system score report (PHAS)

7) REPORT OF THE DEPUTY EXECUTIVE DIRECTOR

Summary of Cash

SCAN Program for Senior Citizens and disabled

8) CORRESPONDENCE –

RESOLUTIONS:

9) 02-22-17-01 – Resolution approving payment of invoices for February

10) 02-22-17-02 – Resolution appointing a risk management consultant

REPORT OF ATTORNEY:

12) REPORT OF THE ACCOUNTANT:

13) COMMITTEE REPORTS:

Personnel
Buildings and Grounds
Resident Grievance
Applicant Screening

Finance

14) PUBLIC COMMENT

15) UNFINISHED BUSINESS

16) NEW BUSINESS

17) EXECUTIVE SESSION – POSSIBLE LITIGATION, POSSIBLE TENANT MATTERS, AND PERSONNEL MATTERS

18) ADJOURNMENT

MINUTES OF THE HOUSING AUTHORITY – BOROUGH OF KEANSBURG

The regular meeting of the Housing Authority was held on Wednesday, January 18 2017 at Granville Towers, 1 Church Street, Keansburg New Jersey at 7:00 p.m.

Vice-Chairperson Mary Foley read the Open Public Meetings Act Notice:

Salute to the flag:

Present at roll Call: Diane Nelson, Carol DeBlasio, Ann Commarato, Mattie Anderson and Mary Foley

Excused: Judy Ferraro and Thomas Foley

Upon a motion made by Ann Commarato, seconded by Mattie Anderson to approve minutes of our regular and executive meetings held on December 21, 2016

Roll Call Vote:

Carol DeBlasio – Aye

Ann Commarato – Aye

Diane Nelson – Aye

Mary Foley – Aye

Mattie Anderson – Aye

REPORT OF THE VICE-CHAIRPERSON – Reorganization rescheduled for March meeting

REPORT OF THE EXECUTIVE DIRECTOR Kristi Penta Duffy attended the meeting for Douglas G. Dzema

Kristi Penta Duffy reported the following:

- 1) We are moving forward with 4% tax credits for the RAD program. We needed to submit additional information to HUD and ask for an extension.
- 2) The Commissioners that are on the committee to renovate lobby reviewed colors tonight. Doug Sabey will get additional colors
- 3) Motion made by Diane Nelson, seconded by Carol DeBlasio to change February meeting from the 15th to the 22nd. All in favor.

REPORT OF THE ASISTANT EXECUTIVE DIRECTOR:

Summary of Cash

Checking Account - \$228,844.39

RESOLUTIONS:

Upon a motion made by Diane Nelson, seconded by Carol DeBlasio to approve resolution 1-18-17-01, payment of invoices.

Roll Call Vote

Carol DeBlasio – Aye

Diane Nelson – Aye

Mattie Anderson – Aye

Mary Foley – Aye

Ann Commarato – Aye

Upon a motion made by Carol DeBlasio, seconded by mattie Anderson to approve resolution 1-18-17-02, ratifying contract extension of Pest Control contract;

Roll Call Vote:

Carol DeBlasio – Aye

Diane Nelson – Aye

Mattie Anderson – Aye

Mary Foley – Aye

Ann Commarato – Aye

REPORT OF ATTORNEY:

Richard Sciria reported the following:

- 1) Richard Sciria stated that we currently have a smoke policy in effect that protects grandfathered residents. Effective 3/1/17, there will be no grandfathering of smoking privileges the entire building will be smoke free. It will take 18 months to implement. We will also need to have a public meeting and include in our 5 yr plan. We will have a resolution at our next meeting.

REPORT OF THE ACCOUNTANT: None

COMMITTEE REPORTS

Personel – None

Building and Grounds – None

Resident Grievance – None

Applicant Screening – None

Finance - None

PUBLIC COMMENT:

Nancy Hosey, apt. 308, asked about the 5 year plan and who will enforce the non-smoking policy. Richard Sciria stated that the lease will be amended and it will be a lease violation.

Jeff Petchter, apt. 506 spoke about shopping carts and the reason why they are chained to fence. Pat Holly will send out notices to tenants.

UNFINISHED BUSINESS: None

NEW BUSINESS – None

Upon a motion made by Carol DeBlasio, seconded by Mattie Anderson to enter into executive session to discuss personnel and possible litigation. All in favor.

There being no further business before the board a motion made by Carol DeBlasio, seconded by Diane Nelson to adjourn at 7:51 p.m.

MEETING HELD – JANUARY 18, 2017

ATTEST

DOUGLAS G. DZEMA

EXECUTIVE DIRECTOR/SECRETARY