

**ITEM D**

**HOUSING AUTHORITY OF THE CITY OF PASSAIC  
BOARD OF COMMISSIONERS' MEETING  
April 21, 2021**

PLACE: Via Zoom Virtual Conference Call (Due to Covid19 Pandemic)  
Passaic, New Jersey 07055

**READING OF THE OPEN PUBLIC MEETINGS ACT:**

As required by N.J.S.A. 10:4-6 et seq. known as the Open Public Meetings Act, the Housing Authority of Passaic is conducting this meeting via Zoom Meeting due to the Covid19 Pandemic to be held at 6:00 p.m. in accordance with Chapter 11 of the Public Laws of 2020. Adequate notice has been given to the Herald News, placed on the Authority website and distributed to all applicable parties.

COMMISSIONERS - PRESENT: Alan Juszcyk  
Delmis Fernandez  
Beatrice Johnson  
Diane McNair  
Henry Navarro

ABSENT: L. Daniel Rodriguez

ATTORNEY PRESENT: Eric M. Bernstein, Esq.

STAFF MEMBERS PRESENT: Joann Arroyo – 6:19 pm  
Leidy Brito  
Glenny Candelaria  
Lismarie Guerrero  
Joanna Lara  
Pamela Mitchell  
Natasha Pearson  
Daryl Smoot  
Vincent Wynter

Meeting opened at 6:05 p.m.

**ROLL CALL:** Commissioner Juszcyk: Present; Commissioner Johnson: Present; Commissioner Fernandez: Present; Commissioner McNair: Present; Commissioner Navarro: Present; Chairman Rodriguez: Absent.

## **APPROVAL OF MINUTES**

### **APPROVAL OF MINUTES OF THE MARCH 17, 2021 BOARD OF COMMISSIONERS' MEETING.**

A motion was made by Commissioner Navarro, seconded by Commissioner McNair, to approve the minutes of the March 17, 2021 Board of Commissioners' Meeting.

On roll call vote: Commissioner Juszcyk: Aye; Commissioner Johnson: Aye; Commissioner Fernandez: Aye; Commissioner McNair: Aye; Commissioner Navarro: Aye; Chairman Rodriguez: Absent.

### ***MOTION: MINUTES OF THE MARCH 17, 2021 BOARD OF COMMISSIONERS' MEETING APPROVED***

## **REMARKS BY CITIZENS**

The following was read: In accordance with the Open Public Meetings Act (N.J.S.A. 10:4-1 et seq.) The Housing Authority of the City of Passaic opens every public meeting for comments from the public. Each person choosing to speak at the meetings will be limited to five minutes, to speak on any subject, on or off the agenda. All speakers must state their name and address for the record. However, in accordance with N.J.S.A. 10:4-12 "nothing in this Act shall be construed to limit the discretion of a public body to permit, prohibit or regulate the active participation at any meeting ...."

Therefore, please be advised that the Housing Authority of the City of Passaic will not entertain any comments from persons who communicate obscene material, make statements which are considered bias intimidation in which a person intends to intimidate any individual or group because of race, color, religion, gender, handicap, sexual orientation or ethnicity or makes comments intending to harass or speak in any offensive language. The person who makes these statements will relinquish their allotted five minutes for public discussion. Any person who persists in speaking out of turn, or interrupts the peace and order of the meeting will be escorted off the premises.

*Due to Covid19, members of the public who had questions or comments were asked to submit them in writing to the administrative office located at 52 Aspen Place or send them via email to the Executive Director at [boardmeeting@passaichousing.org](mailto:boardmeeting@passaichousing.org) before the close of business day at 4:00 pm Tuesday, April 20, 2021.*

Director Mitchell: There are no remarks from citizens.

## **RESOLUTIONS**

THE FOLLOWING ITEMS WILL BE CONSIDERED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF PASSAIC AS CONSENT AGENDA ITEMS. ANY MEMBER OF THE BOARD MAY REQUEST THAT ANY ITEM BE REMOVED FROM THE CONSENT AGENDA AND BE CONSIDERED SEPARATELY. ALL REMAINING ITEMS WILL BE CONSIDERED TOGETHER.

*ACTING CHAIRMAN FERNANDEZ ASKS IF THERE ARE ANY RESOLUTIONS ANY COMMISSIONER WOULD LIKE TO CONSIDER SEPARATELY.*

*Commissioner Juszcyk asked that Resolutions 2021-24 be considered separately.*

**CONSENT AGENDA:**

- 2021-25      RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF PASSAIC AUTHORIZING AWARD OF A CONTRACT FOR ARCHITECTURAL AND ENGINEERING SERVICES ON AN AS NEEDED BASIS TO HABITECH ARCHITECTS, LLC FOR AN AMOUNT NOT TO EXCEED ONE HUNDRED FIFTY THOUSAND DOLLARS (\$150,000.00)
- 2021-26      RESOLUTION APPROVING PROFESSIONAL MEMBERSHIP FEES FOR NATIONAL ASSOCIATIONS OF HOME BUILDERS (NAHB) PROFESSIONAL MEMBERSHIP FEES FOR TANIA PADILLA AND NATASHA PEARSON
- 2021-27      RESOLUTION APPROVING REVISIONS MADE TO THE EXISTING SMOKE FREE POLICY
- 2021-28      RESOLUTION REQUESTING APPROVAL FOR ANGELICA MARTI AND MARIO VAZQUEZ FOR THE PURPOSE OF ATTENDING A WEBINAR ENTITLED “HCV HOUSING QUALITY STANDARDS (HQS) AND ONLINE EXAM” SPONSORED BY NAN MCKAY ON MAY 3-5, 2021
- 2021-29      RESOLUTION APPROVING AN AGREEMENT BETWEEN THE HOUSING AUTHORITY OF THE CITY OF PASSAIC AND THE PASSAIC COUNTY WORKFORCE DEVELOPMENT CENTER TO PARTICIPATE IN A SUMMER YOUTH EMPLOYMENT AND TRAINING PROGRAM FOR 2021
- 2021-30      RESOLUTION AUTHORIZING THE HOUSING AUTHORITY OF THE CITY OF PASSAIC TO AWARD A CONTRACT TO ADVISORS ENERGY GROUP, LLC TO CONDUCT ONLINE BIDDING AND REVERSE AUCTION SERVICES FOR THE PURCHASE OF NATURAL GAS AND ELECTRICITY

A motion was made by Commissioner Navarro, seconded by Commissioner McNair, to approve all Resolutions on the Consent Agenda.

On roll call vote: Commissioner Juszcyk: Aye; Commissioner Johnson: Absent; Commissioner Fernandez: Aye; Commissioner McNair: Aye; Commissioner Navarro: Aye; Chairman Rodriguez: Absent.

**MOTION: RESOLUTIONS 2021-25, 2021-26, 2021-27, 2021-28, 2021-29, and 2021-30 APPROVED.**

2021-24      RESOLUTION APPROVING ACCOUNTS PAYABLE FOR THE PERIOD OF  
MARCH 15, 2021 THROUGH APRIL 16, 2021.

A motion was made by Commissioner Fernandez, seconded by Commissioner Navarro, to approve Resolution 2021-24.

*- Commissioner Juszcyk: I separated this resolution so that any commissioners with a relationship with the Passaic Valley Water Commission could abstain on payment to said agency.*

On roll call vote: Commissioner Juszcyk: Aye; Commissioner Johnson: Absent; Commissioner Fernandez: Aye; Commissioner McNair: Aye; Commissioner Navarro: Aye; Chairman Rodriguez: Absent.

***MOTION: RESOLUTION 2021-24 APPROVED.***

**CORRESPONDENCE**

Submitted.

**COMMITTEE REPORTS**

Submitted.

**RESIDENT COUNCIL REPORTS**

Submitted.

**EXECUTIVE DIRECTOR'S REPORT**

Submitted.

*- Executive Director Mitchell: Chairman Rodriguez wanted me to elaborate on the vaccines that are being administered at out sites. We originally started with testing. We used three outside sources. It was beneficial to bring it to our sites, but the turnout wasn't the greatest. At our last meeting the Mayor got some vaccines to be brought to our senior sites. They went door-to-door and made phone calls. I'm not exactly sure how many vaccines were administered, but I know some fell short so they will be back. Currently, they are administering vaccines at the Alfred Speer Village location. There was a hiccup in place. The number of vaccines that were to be given were not exactly brought to the site but this is going to be an ongoing situation. We are prepping Chestnut Gardens and Vreeland Village.*

**TREASURER'S REPORT**

Submitted.

**DIRECTOR OF FINANCE REPORT**

Submitted.

**DIRECTOR OF HOUSING ADMINISTRATION REPORT**

Submitted.

### **DIRECTOR OF RESIDENT SERVICES REPORT**

Submitted.

### **PROPERTY MANAGEMENT REPORT – PAHC**

Submitted.

- Commissioner Johnson: *There's a hot water issue in building 203 – need to follow a preventive maintenance schedule. Residents in the building want to know how will they be compensated for going days, sometimes weeks, without hot water. They fixed the doors, but inadvertently forgot to think about the intercoms and the doorbells. Cars are parking on the street where they are taking up two parking spots. There are a lot of people here with cars and that hinders people from parking correctly. Can we make the white painted lines smaller or remove them completely so there would be enough space for people to park?*

- Executive Director Mitchell: *There's going to have to be follow-up. I know the property manager is working on a survey for the intercoms. I'm not sure if she's done it yet because that was some time ago that we spoke on it. The other items will have to be followed up on at this time.*

### **PROPERTY MANAGEMENT REPORT – AMP1**

Submitted.

### **PROPERTY MANAGEMENT REPORT – PSH LLC**

Submitted.

### **PUBLIC SAFETY LIAISON REPORT**

Submitted.

- Commissioner Johnson: *A lot of residents talk about how they tow at Aspen Place, but it seems like when it comes to Sixth St. and other sites there's a problem. So I would like to on the report what cars are towed from each site on a monthly basis because what's done at one site should be done on all of them.*

### **OLD BUSINESS**

- Commissioner Johnson: *Regarding the Wait List, as we received it last month, I would like it every six months.*

- Acting Chairman Fernandez: *Executive Director Mitchell, would this be possible?*

- Executive Director Mitchell: *I would have to get back to you.*

### **NEW BUSINESS:**

- Acting Chairman Fernandez: *We will be discussing new business, which is why we have Deputy Chief Gentile here. He's going to be updating the Commissioners as to the new marijuana laws.*

- Deputy Chief Gentile: Marijuana laws have just been updated and changed. There are a lot of things to this. When they legalized it, they legalized six ounces of marijuana. They refer to it as cannabis. Cannabis is legally sold; marijuana is illegally sold. Because they legalized marijuana, does not mean that anyone who has it becomes legal. It's regulated like alcohol and even nicotine. For example, you can go to a liquor store, buy a six-pack, then leave and stand in front of your house and start selling a bottle of beer for \$5 a beer. That is illegal. There are certain people that are allowed to sell alcohol. Only dispensaries are allowed to sell marijuana. There are no dispensaries yet. Having people sell marijuana is not legal. The odor of marijuana is not something the police can use solely as probable cause. If someone under the age of 21 possess marijuana, it's a warning. They don't get arrested. They also applied this to alcohol.
- Ms. Pearson: This is the property manager for Alfred Speer Village. Would the same apply, for instance, if I see someone who appears to be within my stairwell smoking crack/cocaine? I make the call to the station for them to send someone out. At that point when the officers arrive, what is it that they can do? Can they only remove the individual? Are they able to search? How does that work?
- Deputy Chief Gentile: Crack/cocaine is very different than marijuana. We just had an arrest this morning in one of the buildings. Director Mitchell will receive the report by tomorrow. That was for ecstasy, heroin, and cocaine. Those have not changed. The only thing that was addressed under the new law is marijuana and it was tied into alcohol.
- Mr. Bernstein: Has the City yet determined a policy regarding public usage of marijuana, vaping, cigarettes, alcohol, etc. in light of the change in law?
- Deputy Chief Gentile: No, there has been no ordinance created. They did pass that there won't be dispensaries, but there will be cultivation sites. Meaning, you can't buy marijuana in Passaic from a local store, but they can grow it and provide it to dispensaries outside of Passaic.
- Mr. Bernstein: Commissioners, we are and will continue to work with the Executive Director regarding the review of our policies and related items. I will also indicate the relation between federal and city property. I will point out that while the state of New Jersey has decriminalized and made the possession and usage of marijuana legal, the feds haven't. Feds see marijuana as still a crime.

A motion was made by Commissioner Juszcyk seconded by Commissioner Johnson, to adjourn the meeting.

On roll call vote: Commissioner Juszcyk: Aye; Commissioner Johnson: Absent; Commissioner Fernandez: Aye; Commissioner McNair: Aye; Commissioner Navarro: Aye; Chairman Rodriguez: Absent.

## **ADJOURNMENT**

6:42 p.m.

Respectfully submitted,

Pamela Mitchell

Executive Director