

**HOUSING AUTHORITY OF THE CITY OF PASSAIC  
BOARD OF COMMISSIONERS' MEETING  
June 15, 2016**

PLACE: Community Center  
33 Aspen Place  
Passaic, New Jersey 07055

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

As required by NJSA 10:4-6 et seq. known as the Open Public Meetings Act, notice of this meeting was provided in the following manner: On December 23, 2015 notice of this meeting specifying the date, time and location was transmitted to the Herald News and The Record and to the Clerk of the City of Passaic. Notice was also posted at all HACP sites.

**PRESENT:**

Alan Juszcyk, Commissioner  
Angel LaBoy, Commissioner  
Beatrice Johnson, Commissioner  
Delmis G. Fernandez, Commissioner  
Henry Navarro, Commissioner  
L. Daniel Rodriguez, Commissioner  
Ronald Van Rensalier, Chairman  
Terrence J. Corrison, Esq.

**STAFF MEMBERS PRESENT:**

Victor Cirilo  
Vincent Wynter  
Andrew Barcia  
Glenny Candelaria  
Joanna Lara  
Jeffrey Gorley  
Joann Arroyo  
Yetlanezi Martinez

Meeting opened at 6:00 p.m.

On behalf of the Housing Authority, the Executive Director asked for a moment of silence for the forty-nine lives lost in the Florida shooting.

**ROLL CALL:**

On roll call: Commissioner Johnson: Present; Commissioner Juszcyk: Present; Commissioner LaBoy: Present; Commissioner Navarro: Arrived at 6:05; Commissioner Rodriguez: Present; Commissioner Fernandez: Present; Chairman Van Rensalier: Present.

## **APPROVAL OF MINUTES**

### **(1) APPROVAL OF MINUTES OF THE MAY 18, 2016 BOARD OF COMMISSIONERS' MEETING**

- Commissioner Juszcyk requested that the minutes be amended to remove a roll call that was placed to go into an Executive Session since no one made a motion and a second.

A Motion was made by Commissioner Navarro and seconded by Commissioner Juszcyk to approve the May 18, 2016 Board of Commissioners' Meeting minutes.

On roll call vote: Commissioner Johnson: Aye; Commissioner Juszcyk: Aye; Commissioner LaBoy: Aye; Commissioner Navarro: Aye; Commissioner Rodriguez: Aye; Commissioner Fernandez: Aye; Commissioner Ronald Van Rensalier; Aye.

**ACTION: APPROVED**

### **(2) APPROVAL OF MINUTES OF THE JUNE 2, 2016 SPECIAL BOARD OF COMMISSIONERS' MEETING**

A Motion was made by Commissioner Navarro and seconded by Commissioner Fernandez to approve the June 2, 2016 Special Board of Commissioners' Meeting minutes.

On roll call vote: Commissioner Johnson: Aye; Commissioner Juszcyk: Aye; Commissioner LaBoy: Aye; Commissioner Navarro: Aye; Commissioner Rodriguez: Aye; Commissioner Fernandez: Aye; Commissioner Ronald Van Rensalier; Aye.

**ACTION: APPROVED**

*A change in the agenda was made by the Chairman. The Board of Commissioners voted on the Resolutions first before going into remarks by citizens.*

## **RESOLUTIONS**

CHAIRMAN VAN RENSALIER STATED THAT ANY MEMBER OF THE BOARD MAY REQUEST THAT ANY ITEM BE REMOVED FROM THE CONSENT AGENDA AND BE CONSIDERED SEPERATELY. ALL REMAINING ITEMS WILL BE CONSIDERED TOGETHER.

Commissioner Juszcyk made a motion to remove Resolution 2016-38 from the agenda.

Commissioner Juszcyk stated that at the last meeting residents were told that there was no money. Commissioner Juszcyk asked how was it possible for the Board vote on a resolution to send a Commissioner for training if there is no money. Commissioner Juszcyk asked what was so special about the Conference and if it was possible to find the same conference without having to go to Oregon.

The Executive Director stated that the funding for the educational training is funded through the central office and that the money is not taken from the same line item under which the Summer Program is funded from.

Commissioner LaBoy stated that the reason why the conference is being attended in July is due to the fact that NAHRO host this type of conference every year during the month of July. Commissioner LaBoy stated that this is the only time he has the opportunity to take any training without interfering with his work schedule. Commissioner LaBoy stated that he met with the Executive Director to confirm that the training would be paid through the Central Office and not through any other budget.

On roll call vote to remove: Commissioner Johnson: Nay; Commissioner Juszcyk: Aye;  
Commissioner LaBoy: Nay; Commissioner Navarro: Nay; Commissioner Rodriguez: Nay;  
Commissioner Fernandez: Nay; Commissioner Ronald Van Rensalier; Nay.

**ACTION: FAILED**

*The motion failed, Resolution 2016-38 remains on the Agenda.*

Commissioner Juszcyk requested that Commissioner LaBoy excuses himself from voting on Resolution 2016-38 since he is on the Resolution.

Legal Counsel advised that Commissioner LaBoy can chose to not vote on the resolution but it was not necessary to do so.

Commissioner Juszcyk made a motion to table the Resolution. Chairman Van Rensalier asked for a second but none was made. Resolution remains.

Commissioner Juszcyk requested that Resolution 2016-38 be considered separately.

Commissioner Johnson asked if the purchase of the truck for Resolution 2016-37 was brought to the attention of the Committee of Buildings, Grounds, and Security.

The Executive Director stated that the purchase of the truck was a capital fund item and that it would be used to plow and spread salt during the winter. He stated that this item was presented to Resident Advisory Board (RAB) as required and not to the Building and Grounds Committee.

Commissioner Johnson requested a copy of the RAB meeting where the purchase of the vehicle was discussed. Executive Director stated that it will be forwarded.

2016-38            RESOLUTION APPROVING OFFICIAL TRAVEL TO AND FROM PORTLAND, OR  
BY COMMISSIONER LABOY FOR THE PURPOSE OF ATTENDING THE 2016  
NAHRO SUMMER CONFERENCE ON JULY 14-17, 2016

Motion was made by Commissioner Navarro and seconded by Commissioner Fernandez to approve Resolution 2016-38.

On roll call vote: Commissioner Johnson: Abstain; Commissioner Juszcyk: Nay; Commissioner LaBoy: Aye; Commissioner Navarro: Aye; Commissioner Rodriguez: Aye; Commissioner Fernandez: Aye; Commissioner Ronald Van Rensalier; Aye.

**ACTION: APPROVED**

*The following Resolutions were considered as consent agenda.*

2016-35            RESOLUTION APPROVING ACCOUNTS PAYABLE FOR THE PERIOD OF  
MAY 16, 2016 THROUGH JUNE 9, 2016

- 2016-36 RESOLUTION AUTHORIZING THE ISSUANCE OF A PURCHASE ORDER TO ROUTE 46 CHRYSLER JEEP & DODGE FOR A 2016 DODGE CHARGER SE WHICH REPLACES AN UNUSABLE 2012 FORD FOCUS FOR A TOTAL AMOUNT OF NINETEEN THOUSAND FOUR HUNDRED NINETY-THREE DOLLARS AND FIFTY CENTS (\$ 19,493.50)
- 2016-37 RESOLUTION CONFIRMING PURCHASE OF A 2016 GMC SIERRA TO REPLACE EXISTING GMC SPREADER FROM FRANK'S TRUCK CENTER, INC. IN THE AMOUNT OF FORTY EIGHT THOUSAND NINE HUNDRED SEVENTY NINE DOLLARS (\$48, 979.00)

Motion was made by Commissioner Navarro and seconded by Commissioner LaBoy to approve the consent agenda.

On roll call vote: Commissioner Johnson: Aye; Commissioner Juszcyk: Aye; Commissioner LaBoy: Aye; Commissioner Navarro: Aye; Commissioner Rodriguez: Aye; Commissioner Fernandez: Aye; Commissioner Ronald Van Rensalier; Aye.

**ACTION: CONSENT AGENDA APPROVED**

*Commissioner LaBoy excused himself from the meeting at this point.*

**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 of 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.

**Mr. Jaroslaw Jackiw – 266 Lafayette Avenue, Passaic, NJ**

Mr. Jackiw stated that he didn't see the benefits of the Commissioners going to educational training and spending money.

Mr. Jackiw stated that he was disappointed in the Board of Commissioners.

**Angerlener Austin- 222 Sixth Street Apt. 1C Passaic, NJ**

Ms. Austin requested that the Housing Authority replace two (2) grills lost due to damage caused by a storm.

The Executive Director stated that the Housing Authority will revisit the purchase of the two grills but doesn't see a reason why they shouldn't be replaced.

**Germaine Gibson Williams- 231 Sherman, Passaic, NJ**

Ms. Williams asked if the Executive Director if he had been proactive in seeking possible CDBG grant assistance for the HACP summer program.

**Mr. Joe Conoscienti - 170 Broadway Passaic NJ**

Mr. Conoscienti asked if any of the Commissioners or HACP staff have family members who attend the Boys and Girls Club.

Mr. Conoscienti asked if any of the Commissioners or HACP staff have family members who own bus companies who will be working with the Boys and Girls Club.

Mr. Conoscienti presented an alternative place that offers swimming and other recreational activities similar to the Boys and Girls Club. He asked the Board if they were aware of the program as an additional option to the Boys and Girls Club.

The Board of Commissioners asked Mr. Conoscienti to OPRA the request for his first two questions.

The Executive Director answered the third question and stated that soon an RFP will be going out for the Housing Authority Tutorial Program due to the size of the contract.

Commissioner Navarro addressed the second question and stated that the members of the public have asked him in the past if he owns a bus company. Commissioner Navarro stated that his mother owns a bus company and if the Boys and Girls Club was interested, he was not aware of it because he was not approached by anyone.

Commissioner Johnson addressed the first question and stated that her experience with her grandson and the Boys and Girls Club has been wonderful. Commissioner Johnson stated that her decisions were not and will not be based on her experience.

Commissioner Juszcyk stated that the Housing Authority should have looked for alternatives and that they should have competitive bidding for the award of contract. Commissioner Juszcyk supplied a flyer for a program at the YMCA.

Commissioner Navarro stated that he visited the site on the flyer and that many of their equipment are outdated. Commissioner Navarro stated that in comparison to the Boys and Girls Club, he would not want to place any child there. Commissioner Navarro encouraged members of the public and the Board of Commissioners to visit the site named on the flyer.

**Dajia Austin- 269 Chestnut Street, Passaic, NJ**

Ms. Austin complained about an ongoing issue with a neighbor. Stated that she had issues with the neighbor dating back to when she first moved in. Ms. Austin spoke with Joann Arroyo regarding her

complaints and when they looked through her file, none of the police reports that she had previously submitted to the prior manager were there.

Ms. Austin asked the Board that this ongoing issue is a concern because she has a baby.

Ms. Austin asked that the Board consider move her or her neighbor as a possible solution.

The Executive Director explained the landlord tenant court system to Ms. Austin and the process that takes place. Also that we do not move tenants because of neighbor disputes.

The Chairman agreed with the system that the Director explained. He also assured Ms. Austin that issue will not be ignored and it will be addressed.

Commissioner Johnson suggested that the tenant should have been moved after the third year of occurring altercations.

**Robin Miller -19 Aspen Place Apt. 2C**

Ms. Miller requested a moment of silence for the children's program that was closed down.

Chairman Van Rensalier made a motion to close Remarks by Citizens session and second by Commissioner Navarro.

On roll call vote: Commissioner Johnson: Aye; Commissioner Juszyk: Aye; Commissioner LaBoy: Absent; Commissioner Navarro: Aye; Commissioner Rodriguez: Aye; Commissioner Fernandez: Aye; Commissioner Ronald Van Rensalier; Aye.

**ACTION: APPROVED**

**RESIDENT COUNCIL REPORTS**

None.

**CORRESPONDENCE**

None.

**EXECUTIVE DIRECTOR'S REPORT**

Submitted.

**COMMITTEE REPORT**

None.

**TREASURER'S REPORT/ DIRECTOR OF FINANCE REPORT**

Submitted.

**DIRECTOR OF HOUSING CHOICE VOUCHER PROGRAM'S REPORT**

Submitted.

**DIRECTOR OF RESIDENT SERVICE'S REPORT**

Submitted.

**SECURITY DIRECTOR'S REPORT**

Submitted.

**OLD BUSINESS**

**NEW BUSINESS**

Joann Arroyo informed the Board that the construction at Monroe is almost done and they will soon start at the Gregory location.

The Chairman thanked Ms. Arroyo for the support in making the transaction as easy as possible for the residents.

**AJOURNMENT**

7:05 p.m.

Respectfully submitted,

Victor Cirilo  
Executive Director/Secretary