

**HOUSING AUTHORITY OF BERGEN COUNTY**  
**One Bergen County Plaza, Hackensack, New Jersey**

**MINUTES OF ZOOM VIRTUAL MEETING OF FEBRUARY 24, 2022**

THESE MINUTES ARE NOT VERBATIM BUT ARE INSTEAD A SYNOPSIS OF WHAT TRANSPIRED AT THE REGULAR MEETING OF FEBRUARY 24, 2022 – A ZOOM VIRUTAL MEETING OF THE HOUSING AUTHORITY OF BERGEN COUNTY BOARD OF COMMISSIONERS

PRESENT:

Chairman Daniel Ortega  
Commissioner Peter Caminiti, Sr.  
Commissioner Joanne English Rollieson  
Commissioner Junior Hernandez  
Commissioner Danielle Peterson  
Commissioner Harvey Sohmer

Lynn Bartlett, Executive Director  
Terrence Corriston, General Counsel  
Vincent Bufis, Field Operations Director  
Al Restaino III, Finance Director  
Julia Orlando, BCHHH Director  
Heather Wei, Commissioner Support

ABSENT:

Commissioner Angelo D’Arminio, Jr.

**CALL TO ORDER**

The meeting was called to order at 5:30pm. Executive Director, Lynn Bartlett read the following statement:

Consistent with the Byron M. Baer Open Public Meetings Act: P.L.1975c231 - All meetings of public bodies shall be open to the public at all times. Notice of the virtual meeting schedule of the HABC Board of Commissioners setting forth the date, time and hyperlink information was posted by The Record on January 3, 2022. The same notice was posted on the Authority website and provided to the County Clerk for posting at the County Administration Building on January 25, 2022. The minutes of this regular meeting will be available following the next regularly scheduled meeting.

**PLEDGE OF ALLEGIANCE**

Chairman Ortega led all in the pledge of allegiance.

**ROLL CALL**

Upon roll call all Commissioners were present but Commissioner Caminiti, Sr.

**Statement regarding Public Comment Session**

The Authority welcomes comments from the pubic which will be addressed under Public portion of the Agenda. Members of the public shall be free to speak on any subject on or off the Agenda. Members of the public will be muted until public discussion; at which time they may ask to be recognized.

Please do not speak out of turn or disrupt the meeting. Disruptive conduct includes sustained inappropriate behaviors such as but not limited to shouting, interruption and use of profanity. The Chair or his/her designee shall mute or continue muting any disruptive member of the public and

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warn them that continued disruption may result in their being unable to participate in or attend the meeting.

If the member of the public persists in disturbing the meeting after being given a warning, they may be muted while other members of the public continue with public comments or questions. If time permits, the disruptive individual shall be permitted to speak after all other members of the public have finished. Should said person remain disruptive, they may be muted for the remainder of the meeting or removed from the public meeting.

At the conclusion of comments from those attending remotely, the Board will address comments or questions which were submitted in writing forty-eight hours before the meeting. All submissions shall be read aloud and addressed during the meeting in a manner audible to all meeting participants and the public. The reading of all written comments shall be subject to the same time limitations imposed on in-person participation. Each comment shall be read from the beginning until the time limit is reached. The Board may pass over duplicate comments however, each duplicate comment shall be noted for the record with the content summarized. If the Board elects to summarize certain duplicative comments, it must not summarize certain duplicative comments while reading others individually.

### **MINUTES**

The Chairman asked for a motion to approve the regular meeting minutes of the January 22, 2022, meeting of the HABC Board of Commissioners. Motion was made by Commissioner Caminiti and seconded by Commissioner English Rollieson; upon roll call the motion carried unanimously by all Commissioners present.

#### **VOTE:**

Caminiti, Sr. – ABSENT

D’Arminio, Jr. – YES

English-Rollieson - YES

Hernandez – YES

Ortega – YES

Peterson – YES

Sohmer – YES

### **EXECUTIVE DIRECTOR REPORT**

Director Bartlett pointed out that she had previously circulated the report and did not have anything additional.

### **ATTORNEY REPORT**

Terrence Corriston reported that Landlord/Tenant court is back in session virtually. A holdover case that had been adjourned and rescheduled for some time has finally settled without having to have the tenant evicted. Additionally, several other cases are finally on the calendar.

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## **PUBLIC COMMENTS**

A motion to open the meeting to the public was made by Commissioner Caminiti and seconded by Commissioner Peterson.

VOTE:           AYES:           All Present Commissioners (6)  
                  ABSENT:       Commissioner D’Arminio, Jr.

A member of the public, (Zoom identified them as “Roughgarden”) did attend the zoom meeting, however, when asked if they wanted to address the Board, they did not.

A motion to close the meeting to the public was made by Commissioner Caminiti and seconded by Commissioner Peterson.

VOTE:           AYES:           All Present Commissioners (6)  
                  ABSENT:       Commissioner D’Arminio, Jr.

## **CONSENT AGENDA**

Chairman Ortega asked for a motion to approve the consent. Motion was made by Commissioner D’Arminio, Jr. and seconded by Commissioner Sohmer.

### **A. Resolution 2022-13**

Resolution approving the routine expenditures for the HABC for the period of 01/22/22 - 02/17/22.

### **B. Resolution 2022-14**

Resolution approving the submission of the MTW ACC Amendment and authorizing Executive Director to execute any documents required by HUD to execute the MTW ACC Amendment to PHA Annual Plan.

### **C. Resolution 2022-15**

Resolution approving a contract with DRS Group to provide the data warehousing system for electronic content management.

### **D. Resolution 2022-16**

Resolution approving a one-year extension with Total Fire Safety LLC for fire alarm and fire suppression system testing, inspecting, and repair services for Authority facilities.

### **E. Resolution 2022-17**

Resolution approving a contract with Cristi Cleaning Services Corp for window washing services.

### **F. Resolution 2022-18**

Resolution approving an amendment to the HCV Administrative Plan to include Emergency Housing Vouchers.

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**G. Resolution 2022-19**

Resolution approving a contract with Better Image Landscapes, LSI Services, & Raymond Brothers Landscaping for the 2022 & 2023 season.

VOTE:

Caminiti, Sr. – ABSENT

D’Arminio, Jr. – YES

English-Rollieson - YES

Hernandez – YES

Ortega – YES

Peterson – YES

Sohmer – YES

Seeing no further business to discuss Commissioner English Rollieson motioned and Commissioner Caminiti, Sr. seconded to adjourn the meeting at 5:37 pm which was unanimously approved by all Commissioners present.

Prepared by: Heather Wei