

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

MINUTES OF ZOOM VIRTUAL MEETING OF MARCH 24, 2022

THESE MINUTES ARE NOT VERBATIM BUT ARE INSTEAD A SYNOPSIS OF WHAT TRANSPIRED AT THE REGULAR MEETING OF MARCH 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 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.
Commissioner Joanne English Rollieson

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 Commissioners D’Arminio. and English Rollieson.

STATEMENT REGARDING PUBLIC COMMENT

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

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 February 24, 2022, meeting of the HABC Board of Commissioners. Motion was made by Commissioner Sohmer and seconded by Commissioner Hernandez; upon roll call the motion carried unanimously by all Commissioners present.

VOTE:

Caminiti, Sr. – YES

D’Arminio, Jr. – ABSENT

English-Rollieson - ABSENT

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 Corrison reported that he had a matter for Executive Session (closed) related to anticipated contract negotiation.

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 (5)
 ABSENT: Commissioners D’Arminio and English-Rollieson

Members of the public, Zoom identified them as Roughgarden and County Commissioner Germaine Ortiz, did attend the Zoom meeting, however, they did not address the Board.

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

VOTE: AYES: All Present Commissioners (5)
 ABSENT: Commissioners D’Arminio and English-Rollieson

CONSENT AGENDA

Chairman Ortega asked for a motion to approve the consent. Motion was made by Commissioner Caminiti. and seconded by Commissioner Sohmer.

- A. Resolution 2022-20**
Resolution approving the routine expenditures for the HABC for the period of 02/18/22 - 03/17/22.
- B. Resolution 2022-21**
Resolution adopting the annual budget and capital budget for the HABC for FY 2022-2023.
- C. Resolution 2022-22**
Resolution approving a contract with Luxury Floors for carpet & flooring services as needed.
- D. Resolution 2022-23**
Resolution approving a contract with McDonnell & Whitaker for special legal counsel services for a land use application in Mahwah parking lot expansion.
- E. Resolution 2022-24**
Resolution authorizing the issuance of 100 project-based vouchers to two supportive service needs and affordable housing projects.
- F. Resolution 2022-25**
Resolution amending & updating the Housing Choice Voucher Administrative Plan.

VOTE:

Caminiti, Sr. – YES

D’Arminio, Jr. – ABSENT

English-Rollieson - ABSENT

Hernandez – YES

Ortega – YES

Peterson – YES

Sohmer – YES

EXECUTIVE SESSSION

A motion to enter Executive Session to discuss an anticipated contract negotiation in which the HABC would be a party was made by Commissioner Sohmer and seconded by Commissioner Caminiti.

VOTE: AYES: All Present Commissioners (5)
 ABSENT: Commissioners D’Arminio and English-Rollieson

A motion to open to the public at 5:57 P.M. was made by Commissioner Sohmer and seconded by Commissioner Peterson. **Upon opening session to the public, Counsel noted there was one member of the public present, Roughgarden.**

VOTE: AYES: All Present Commissioners (5)
 ABSENT: Commissioners D’Arminio and English-Rollieson

Seeing no further business to discuss Commissioner Caminiti. motioned, and Commissioner Hernandez seconded to adjourn the meeting at 5:58 pm which was unanimously approved by all Commissioners present.

Prepared by: Heather Wei