

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

**MINUTES OF ZOOM VIRTUAL MEETING OF APRIL 28, 2022**

THESE MINUTES ARE NOT VERBATIM BUT ARE INSTEAD A SYNOPSIS OF WHAT TRANSPIRED AT THE REGULAR MEETING OF APRIL 28, 2022 – A ZOOM VIRUTAL MEETING OF THE HOUSING AUTHORITY OF BERGEN COUNTY BOARD OF COMMISSIONERS

PRESENT:

Commissioner Peter Caminiti, Sr.  
Commissioner Angelo D’Arminio, Jr.  
Commissioner English Rollieson  
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 Junior Hernandez  
Chairman Daniel Ortega

**CALL TO ORDER**

The meeting was called to order at 5:36pm. 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**

Vice Chairman Commissioner Caminiti, Sr. led all in the pledge of allegiance.

**ROLL CALL**

Upon roll call all Commissioners were present but Chairman Ortega and Commissioner Hernandez.

**MINUTES**

The Vice Chairman asked for a motion to approve the regular meeting minutes of the March 24, 2022, meeting of the HABC Board of Commissioners. Motion was made by Commissioner Sohmer and seconded by Commissioner Caminiti, Sr.; upon roll call the motion carried unanimously by all Commissioners present.

VOTE:

Caminiti, Sr. – YES  
D’Arminio, Jr. – YES  
English-Rollieson - YES

---

Hernandez – ABSENT

Ortega – ABSENT

Peterson – YES

Sohmer – YES

### **EXECUTIVE DIRECTOR REPORT**

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

As there were no comments or questions, nothing further was added or discussed.

### **ATTORNEY REPORT**

Terrence Corriston wanted to clarify that the Shared Services Agreement on for resolution is late because the County had just approved it. Increases for Staff will be retroactive to date it took effect, which was one year ago.

Mr. Corriston also reported he has been working with borough planning officials from Mahwah regarding the extension of affordability controls on the Authority's properties in the municipality. He will provide updates at next month's meeting upon final negotiations.

### **STATEMENT REGARDING PUBLIC COMMENT**

The Authority welcomes comments from the public 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.

**PUBLIC COMMENTS**

A motion to open the meeting to the public was made by Commissioner Caminiti, Sr. and seconded by Commissioner D’Arminio, Jr.

VOTE:           AYES:           All Present Commissioners (5)  
                  ABSENT:       Chairman Ortega and Commissioner Hernandez

A member of the public, Zoom identified them as Roughgarden, did attend the meeting, however, they did not address the Board.

A motion to close the meeting to the public was made by Commissioner Caminiti, Sr. and seconded by Commissioner D’Arminio, Jr.

VOTE:           AYES:           All Present Commissioners (5)  
                  ABSENT:       Chairman Ortega and Commissioner Hernandez

**CONSENT AGENDA**

Commissioner Caminiti, Sr. asked for a motion to approve the consent with Resolution 2022-31 to be voted on separately. Motion was made by Commissioner Caminiti, Sr. and seconded by Commissioner D’Arminio, Jr.

- A. Resolution 2022-26**  
Resolution approving the routine expenditures for the HABC for the period of 03/18/22 - 04/20/22.
  
- B. Resolution 2022-27**  
Resolution approving an agreement with Advance Housing Inc for the provision of verifying the need of supportive services for Montvale Commons.
  
- C. Resolution 2022-28**  
Resolution approving a contract with Solar Landscape Development LLC for the purpose of purchasing electricity generated by one or more of Solar’s community solar facilities.
  
- D. Resolution 2022-29**  
Resolution approving execution of a Memorandum of Understanding with Care Plus NJ, *nunc pro tunc*.
  
- E. Resolution 2022-30**  
Resolution approving execution of a Shared Services Agreement and associated budget with the County of Bergen for the provision of managerial and administrative oversight of the Bergen County Housing Health and Human Services Center.

---

VOTE:

Caminiti, Sr. – YES

D’Arminio, Jr. – YES

English-Rollieson - YES

Hernandez – ABSENT

Ortega – ABSENT

Peterson – YES

Sohmer – YES

Commissioner Caminiti, Sr. asked for a motion to approve Resolution 2022-31. Motion was made by Commissioner D’Arminio, Jr. and seconded by Commissioner Sohmer

**F. Resolution 2022-31**

Resolution approving an amended award of project-based vouchers to existing extremely low/very low-income special needs and senior rental units.

VOTE:

Caminiti, Sr. – ABSTAIN

D’Arminio, Jr. – YES

English-Rollieson - YES

Hernandez – ABSENT

Ortega – ABSENT

Peterson – YES

Sohmer – YES

Seeing no further business to discuss Commissioner D’Arminio, Jr. motioned and Commissioner Caminiti, Sr. seconded to adjourn the meeting at 5:48 pm which was unanimously approved by all Commissioners present.

Prepared by: Heather Wei