

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

**MINUTES OF ZOOM VIRTUAL MEETING OF OCTOBER 27, 2022**

THESE MINUTES ARE NOT VERBATIM BUT ARE INSTEAD A SYNOPSIS OF WHAT TRANSPIRED AT THE REGULAR MEETING OF OCTOBER 27, 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 (*arrived at 5:42*)

Commissioner Junior Hernandez

Commissioner Harvey Sohmer

Lynn Bartlett, Executive Director

Vincent Bufis, Field Operations Director

Al Restaino III, Finance Director

Shahin Rahvar, Director of Vouchers

Terrence Corriston, General Counsel

Esther Gatria, Human Resources

Heather Wei, Commissioner Assistance

**ABSENT:**

Commissioner Danielle Peterson

**CALL TO ORDER**

The meeting was called to order at 5:39pm. 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 Commissioners English Rollieson and Peterson were absent. Commissioner English Rollieson arrived shortly after approval of the Minutes.

**MINUTES**

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

**VOTE:**

Caminiti, Sr. – YES

English-Rollieson - ABSENT

Hernandez – YES

Ortega – YES  
Peterson – ABSENT  
Sohmer – YES

### **EXECUTIVE DIRECTOR REPORT**

Director Bartlett pointed out that she had previously circulated the report. The only updates she had was to the Dumont rodent problem. Action was immediately taken, and the Contractor was out that afternoon. Subsequent treatments were done. Polled residents and everyone has said they have seen a vast improvement and reduction of the problem.

Additionally, on Saturday, October 29<sup>th</sup> the HABC is sponsoring an event at the Hilton in Hasbrouck Heights. All current Section 8 HCV waitlist applicants were provided scheduled time slots to meet with Housing Specialists. They will provide their documents so that an eligibility review can be completed, and vouchers can be issued. This is the year end push to add vouchers to the program.

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

### **ATTORNEY REPORT**

Terrence Corriston reported that he had a brief report for closed session regarding a personnel matter.

### **CONSENT AGENDA**

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

#### **A. Resolution 2022-55**

Resolution approving the routine expenditures for the HABC for the period of 09/16/22 - 10/20/22.

#### **B. Resolution 2022-56**

Resolution approving a contract with TSUJ Corp for electrical maintenance service and repairs on an as needed base and when necessary, alteration or replacement of existing systems.

#### **C. Resolution 2022-57**

Resolution approving a contract with Jason Mazzer Plumbing & Heating for routing plumbing maintenance service and repairs on an as needed basis and when necessary, alteration or replacement of existing systems.

#### **D. Resolution 2022-58**

Resolution approving an agreement with Dimension Renewable Energy for the purpose of purchasing electricity generated by one or more of Dimension Renewable Energy's community solar facilities in an effort to reduce the financial burden of the residents at Highland View Apartments.

#### **VOTE:**

Caminiti, Sr. – YES  
English-Rollieson - YES  
Hernandez – YES  
Ortega – YES  
Peterson – ABSENT  
Sohmer – YES

**PUBLIC COMMENTS**

As there were no members of the public in attendance, a motion to open the meeting to the public was not necessary.

**EXECUTIVE SESSSION**

A motion to enter Executive Session to discuss a personnel matter involving a Division of Civil Rights complaint and possible litigation was made at 5:49 P.M. by Commissioner Caminiti, Sr. and seconded by Commissioner Hernandez.

VOTE:           AYES:           All Present Commissioners (5)  
                  ABSENT:       Commissioner Peterson

A motion to open to the public was made at 5:57 P.M. by Commissioner Caminiti, Sr. and seconded by Commissioner English Rollieson.

VOTE:           AYES:           All Present Commissioners (5)  
                  ABSENT:       Commissioner Peterson

Seeing no further business to discuss Commissioner English Rollieson motioned and Commissioner Caminiti, Sr. seconded to adjourn the meeting at 6:12 pm which was unanimously approved by all Commissioners present.

Prepared by: Heather Wei