

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

**MINUTES OF ZOOM VIRTUAL MEETING OF MARCH 25, 2021**

THESE MINUTES ARE NOT VERBATIM BUT ARE INSTEAD A SYNOPSIS OF WHAT TRANSPIRED AT THE REGULAR MEETING OF MARCH 25, 2021 – 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, Accounting Manager  
Esther Gatria, HR Manager  
Julia Orlando, BCHHH Director

ABSENT:

Commissioner Angelo D'Arminio, Jr.

**CALL TO ORDER**

The meeting was called to order at 5:45pm. 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 2, 2021. The same notice was posted on the Authority website and provided to the County Clerk for posting at the County Administration Building on January 21,2021. 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.

**REMOTE MEETING STATEMENT**

Chairman Ortega read the following:

At the designated time on the Agenda, members of the public may speak. Until then, members of the public shall be muted. Once the public comment session begins, members of the public will be unmuted and may ask to be recognized.

Please do not speak out of turn or disrupt the meeting by shouting, interrupting or using profanity. Any person who persists in such conduct may be muted and and warned that if such conduct contiues he or she may be muted or removed from the meeting.

At the conclusion of comments from those attending remotely, the Board will address any comments or questions which were submitted in writing forty-eight hours before the meeting.

---

## **MINUTES**

The Chairman asked for a motion to approve the regular meeting minutes of the February 25, 2021 meeting of the HABC Board of Commissioners. Motion was made by Commissioner Caminiti and seconded by Commissioner Hernandez; upon roll call the motion carried unanimously by all Commissioners present.

### **VOTE:**

Caminiti – YES

D'Arminio – ABSENT

English-Rollieson - YES

Hernandez – YES

Ortega – YES

Peterson – YES

Sohmer – YES

## **EXECUTIVE DIRECTOR REPORT**

Ms. Bartlett pointed out that she had previously circulated the report and had a few highlights and additions.

She reported that the construction closing for Upper Saddle River is scheduled for April 9<sup>th</sup>.

Ms. Bartlett also reported that we have been working with New Bridge Medical Center to provide vaccines to tenants. New Bridge requested information and HABC surveyed all residents. Tenants who wish to be vaccinated have been identified. Vaccines are scheduled to begin April 5<sup>th</sup>, 13 buildings have been identified as vaccination sites. Transportation will be provided to those tenants who wish to be vaccinated but live at our smaller sites.

Additionally, Ms. Bartlett gave kudos to Julia Orlando and her staff for the roll out of vaccinations at the Shelter. HABC office and maintenance staff who wish to be vaccinated, have had the opportunity to do so at the shelter as well.

Ms. Bartlett reported that through the Housing and Community Development Network of NJ, which HABC is a member of, the HHH has been awarded \$75,000 for pandemic relief efforts.

Lastly, Ms. Bartlett introduced Joe D'Angelo of the IT Department so that he could screen share and present the new HABC website to the Commissioners.

Commissioner Caminiti asked whether the CARES funds has been provided yet? If so, are we spending it? Do we stand to lose any funds? Ms. Bartlett explained that the funds have been received, they are being expended, and accounting for these funds is provided in her monthly report to the Board.

## **ATTORNEY REPORT**

Terry Corriston reported on a significant fire that occurred in a unit at the Carucci building in Lyndhurst. The damage to the unit was enough to make it uninhabitable. Thankfully, the occupant of the unit and other tenants were not hurt.

Mr. Corriston reported that the fire appears to have been caused by the occupant smoking cigarettes in the unit. The HABC had moved to evict this tenant before because of their refusal to comply with the no-smoking policy. The HABC terminated participation which was upheld through the hearing process and proceeded to take the matter to Court because of their continued unwillingness to comply. At trial, a settlement was

---

agreed upon where the HABC would issue the tenant an HCV voucher to relocate in exchange for him vacating the Carucci unit. The HABC did everything it could to try to accommodate the tenant. However, tenant did not relocate even after being provided several extensions on the voucher.

Mr. Corrison finally filed an action with the court to evict the tenant. However, courts are behind now. He had to make an application to the Court for good cause other than non-payment. Unfortunately, in the interim the fire occurred.

### **PUBLIC MEETING**

Chairman Ortega asked for a motion to open the meeting to the public. Motion was made by Commissioner Caminiti and seconded by Commissioner Hernandez; motion carried unopposed.

A member of the public was present however her microphone was not working. She typed into the chat and Ms. Bartlett read for the record:

Hi, I am Isabel. I am a 42-year-old, and my condition is very bad. Have arthritis and both knees replaced. I am looking for housing.

Ms. Bartlett responded by telling Isabel that she would provide her email address, so that Isabel could reach out to her directly and they could discuss options.

Isabel responded that that works and thanked the Board for their time.

Commissioner Caminiti motioned to close the public portion of the meeting. The motion was seconded by Commissioner Sohmer and carried unanimously by all Commissioners present.

### **CONSENT AGENDA**

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

**A. Resolution 2021-22**

Resolution approving the routine expenditures for the HABC for the period of 02/18/21 - 03/17/21.

**B. Resolution 2021-23**

Resolution approving the routine expenditures for the HDC for the period of 02/18/21 - 03/17/21.

**C. Resolution 2021-24**

Resolution approving the write-off of uncollected rents.

**D. Resolution 2021-25**

Resolution approving the write-off of uncollected accounts receivables.

**E. Resolution 2021-26**

Resolution rejecting all bids submitted for elevator maintenance and repair services.

**F. Resolution 2021-27**

Resolution awarding contract with Metlife Group for dental insurance coverage for a two-year period.

---

VOTE:

Caminiti – YES

D’Arminio – ABSENT

English-Rollieson - YES

Hernandez – YES

Ortega – YES

Peterson – YES

Sohmer – YES

Commissioner Caminiti requested clarification for the record on whether the Authority went out to bid for dental insurance. Ms. Bartlett stated requested yes through the HABC Risk Manager.

Lastly, Chairman Ortega asked if the County Building has made any decisions on opening to the Public. Ms. Bartlett reported nothing has been communicated to the HABC yet on the matter.

Seeing no further business to discuss Chairman Ortega moved to adjourn the meeting at 6:13 pm which was unanimously approved by all Commissioners present.

Prepared by: Heather Wei