

MINUTES OF REGULAR MEETING APRIL 19, 2021

Minutes of Scheduled Regular Meeting of the Board of Commissioners of the Housing Authority of the Town of West New York, in the County of Hudson, State of New Jersey held via zoom.

Secretary Robert DiVincent called the meeting to order at 7:00 p.m.

The West New York Housing Authority will conduct its April 19, 2021 meeting electronically, in accordance with the Open Public Meeting Act, N.J.S.A. 10:4-6 ET SEQ. AND IN CONSIDERATION OF Executive Order No. 103, issued by Governor Murphy on March 9, 2020, declaring a State of Emergency and a Public Health Emergency in the State of New Jersey.

ADEQUATE NOTICE OF THIS SCHEDULED MEETING HAS BEEN PROVIDED BY WAY OF THE SCHEDULED CAUCUS MEETING, SCHEDULED REGULAR MEETING AND THE ANNUAL RE-ORGANIZATION MEETING DATED DECEMBER 21, 2020 POSTED ON THE BULLETIN BOARD, FORWARDED TO THE JERSEY JOURNAL, EL ESPECIALITO, THE CLERK OF THE TOWN OF WEST NEW YORK

Saluted the Flag

The roll was called as follows:

PRESENT: Chairman Martell, Vice-Chairperson Reyes, Commissioner Fuentes, Commissioner Gomez, Commissioner Martorony, Commissioner Fernandez and Jason Capizzi

ABSENT: Commissioner Velasquez

At this time Mr. DiVincent referred to item # 3 A - Minutes of previous regular meeting dated March 22, 2021. Board was asked to approve as presented. Asking for a motion to accept as presented. Said motion was made by Chairman Martell and seconded Commissioner Fernandez. The roll was called as follows:

YEAS: Chairman Martell, Vice-Chairperson Reyes, Commissioner Fuentes, Commissioner Gomez, Commissioner Martorony, Commissioner Fernandez

NAYS: None

At this time Mr. DiVincent referred to items #4- Claims – General Fund, #5- Claims – Capital Fund Program #6 – Claims – Section 8 Voucher Program. Board was asked to approve as presented. Asking for a motion to accept as presented. Said motion was made by Commissioner Fuentes and seconded Chairman Martell. The roll was called as follows:

YEAS: Chairman Martell, Vice-Chairperson Reyes, Commissioner Fuentes, Commissioner Gomez, Commissioner Martorony, Commissioner Fernandez

NAYS: None

At this time Commissioner Martorony had a question in regards to two claims with a large dollar amount. Mr. DiVincent informed the Board that those payments are the final payments on his five-year payoff sick and vacation time. Commissioner Martorony requested that those two payments would be held until he could seat with the Audited to discuss and make sure payments are correct. All members of the Board agreed.

At this time Commissioner Martorony mention Mr. DiVincent contract as a director is coming up and it should be discussed. Chairman Martell suggested the Board should form a committee to review the terms of the new contract. Mr. DiVincent informed the Board that they should also be discussing his replacement in order to have enough time to train someone new.

At this time Counsel Capizzi informed the Board that he had spoken to HMFA and DCA. DCA confirm they don't anticipate any issues since the property was finance through a DCA program.

Chairman Martell asked why is taking so long, in his opinion the Housing Authority should be more aggressive since they are not given an answer. Commissioner Martorony agreed with Chairman Martell. Commissioner Martorony would like to see a return received letter send to them showing a more aggressive action and copy of the letter sent to whoever oversees them. Mr. Capizzi agreed and will have letter ready before next meeting.

At this time Chairman Martell mention his discontent in relation to the job maintenance is doing on keeping the buildings clean. His opinion is that the Housing Authority has try with the present staff and it's not working, in his opinion it's time to bring in assistance from another company. Mr. DiVincent disagrees with Chairman Martell, but Chairman Martell insisted that if it doesn't get better by next meeting he would make a motion for the Board to vote on bringing in a company to help.

Chairman Martell, Commissioner Fuentes and Mr. DiVincent agreed on doing a walkthrough to all buildings in order to discuss further.

Chairman Martell also mention his discontent with the Security Guards not following procedures and how the buildings are not being cover on weekends. He has asked for the buildings to be cover on weekends and for other several things and they are not being done, if the Housing Authority needs to hire more employees in order to cover the weekends, it should be done soon.

Chairman Martell also mention he would like to see an inventory done in the storage room.

At this time Mr. DiVincent referred to Item #7 - None

At this time Mr. DiVincent asked if there were any corrections, additions, comments or questions. There were none.

At this time Commissioner Fernandez made a motion to adjourn and Commissioner Gomez seconded.

Meeting adjourned at 7:43 p.m.

Respectfully Submitted,

Robert A. DiVincent
Secretary