

Guttenberg Housing Authority Board of Commissioners

Open Public Meeting Agenda

**June 5, 2023 at 5:00 p.m.
7005 Blvd East, Guttenberg, NJ**

1. Call to Order
2. Reading of the Open Public Meetings Act Notice
3. Roll Call
4. Pledge of Allegiance
5. Executive Director's Report
6. Financial Report and Bill List
7. Approval of Minutes

May 1, 2023 Board Meeting

8. Old Business

9. New Business

- Request for approval to open the Section 8 waiting list

10. Resolutions

11. Public Comment

12. Adjournment

(THE BOARD MAY CONVENE TO CLOSED SESSION DURING THE MEETING)

**HOUSING AUTHORITY OF THE TOWN OF GUTTENBERG
MEETING MINUTES**

This regular meeting of the Board of Commissioners was held on May 1, 2023, at 136 69th Street, Guttenberg, New Jersey. The meeting was opened at 5:02 p.m. and the Open Public Meetings Act Notice was recited.

Adequate notice of this Meeting of the Board of Commissioners of the Housing Authority of the Town of Guttenberg was given in accordance with Chapter 231 of the Laws of New Jersey by publishing the meeting date in the El Especialito and the Bergen Record, by posting the meeting date at the Guttenberg Town Hall, by posting the meeting date on the Bulletin Board at the main office of the Housing Authority at 6900 Broadway, Guttenberg, New Jersey 07093 and by posting the meeting date on the official website of the Housing Authority of the Town of Guttenberg.

A roll call of the Commissioners was taken.

ROLL CALL:

<u>X</u> Chairperson Habermann-Ward	<u>X</u> Vice Chairperson Montanez	<u>X</u> Commissioner Perez
<u>X</u> Commissioner Mantineo	<u> </u> Commissioner Acosta	<u>X</u> Commissioner Popiel
<u>X</u> Commissioner Torres		

Also attending the meeting were Executive Director Ruddys E. Andrade and General Counsel, Francis J. Borin, Esq. of DeCotiis, FitzPatrick, Cole & Gibling, LLP.

PLEDGE OF ALLEGIANCE

EXECUTIVE DIRECTOR’S REPORT:

1. The Executive Director reported on the elevator modernization work beginning at 7005 Boulevard East and 6900 Broadway. 7005 Boulevard East is estimated to be completed in eleven (11) weeks. 6900 Broadway is estimated to be completed in ten (10) weeks.

The only operational elevator in 7005 Boulevard East was down over the weekend. Slade Elevator responded and got it working at 7:00pm.

2. The Executive Director reported on the new rule in Section 103 of the Housing Opportunity Through Modernization Act also known as HOTMA. The new HOTMA rule in Section 103 provides that tenants who are “over-income” for a period of 24 months have 3 months to move.

The Executive Director will begin administrative planning for this new rule.

FINANCIAL REPORT / PAYMENT OF BILLS:

A motion was made to approve the Financial Report and to accept and pay all bills. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
LINDA HABERMANN-WARD, CHAIR	1	X			
MARISOL MONTANEZ, VICE CHAIR		X			
DR. GONZALO PEREZ		X			
JOLENE MANTINEO	2	X			
REBECCA ACOSTA					X
BLANCA POPIEL		X			
LUZ TORRES		X			

The motion is adopted.

APPROVAL OF MINUTES:

A motion was made to approve the minutes of the April 3, 2023, meeting of the Board of Commissioners. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
LINDA HABERMANN-WARD, CHAIR	2	X			
MARISOL MONTANEZ, VICE CHAIR	1	X			
DR. GONZALO PEREZ		X			
JOLENE MANTINEO		X			
REBECCA ACOSTA					X
BLANCA POPIEL		X			
LUZ TORRES		X			

The motion is adopted.

OLD BUSINESS:

None.

NEW BUSINESS:

None.

RESOLUTIONS:

None.

PUBLIC COMMENT:

Mary McMiller; 6900 Broadway, Apt. 3A addressed the Board regarding the following:

1. There are two tenants whose cars have been hit in the parking lot. She was wondering about cameras.

The Executive Director responded that all accidents should be reported to the police. The police can then access cameras.

2. There are problems parking because of nearby construction and some tenants have been parking where there are no parking spots. As a result, they have received \$60 tickets. Ms. McMiller suggested that the cars ticketed or removed should not be the tenants' cars. She said she will take the issue up with the town. Hopefully, they can they get some relief during the construction.

The Executive Director responded that the Housing Authority has no parking enforcement authority. Parking enforcement is overseen by the police.

The Executive indicated that he would have a conversation with the Town Administrator regarding the construction issue.

ADJOURNMENT:

A motion was made to adjourn the meeting. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
LINDA HABERMANN-WARD, CHAIR		X			
MARISOL MONTANEZ, VICE CHAIR		X			
DR. GONZALO PEREZ	1	X			
JOLENE MANTINEO	2	X			
REBECCA ACOSTA					X
BLANCA POPIEL		X			
LUZ TORRES		X			

The meeting was adjourned at 5:28 p.m.

Ruddys E. Andrade, Executive Director/Secretary

Linda Habermann-Ward, Chairperson