

REGULAR MEETING  
HOUSING AUTHORITY OF THE  
BOROUGH OF CLIFFSIDE PARK

February 5, 2019

Meeting called to order at 4:00 P.M. by Executive Director. The meeting was opened by the Executive Director reading the Open Public Meeting Act Statement.

PRESENT:

Peter Colao, Chairman  
Sal Spoto, Commissioner  
Ralph Calabrese, Commissioner  
Harry Guttilla, Commissioner

ABSENT

Sam Carafa, Vice Chairman  
Janet Merrill, Commissioner  
Vito Candela, Commissioner

ALSO PRESENT

Joseph Capano, Executive Director  
James Santasiero, Assistant Executive Director  
Paul Marino, CPHA Attorney  
Michael Turek, Maintenance Coordinator

Joseph Capano, Executive Director, asked if there were any corrections, additions or deletions to the minutes of the January 8, 2019 regular meeting. Motion to approve the minutes of the January 8, 2019 regular meeting made by Commissioner Calabrese, seconded by Commissioner Guttilla. Vote of the board was ayes, four - nays, none.

- **RFP Elevator Maintenance, Landscaping, and Flooring as needed** - Discussion.
- **Lincolns Birthday - Substitute for July 5 Independence Friday** - Motion to approve. Motion made by Commissioner Colao seconded by Commissioner Spoto. Vote of the board was ayes, four- nays, none. Chairman Colao and Board of Commissioners asked for Lincoln's Birthday be removed from Personnel Policy and a clause be inserted with Floating Holiday that reads: "Floating Holiday, if appropriate, based on the yearly calendar, recommended by Executive Director and approved by the Housing Authority Board of Commissioners". Joseph Capano, Executive Director, will prepare a resolution for next meeting.
- **Vacant Apartments** - See attachment A
- **Section Eight** - See attachment B
- **Investments** - See attachment C

**Chairman's Report-** Chairman Colao had no formal report.

**Finance Committee** - We were notified by State DCA that our introduced budget was approved. We will adopt at March 5, 2019 meeting.

**Buildings and Grounds Committee** - Joseph Capano, Executive Director, gave an update on the ongoing maintenance related projects. Three apartments are being turned over for March occupancy. HVAC projects at 550 building and Senior Activity Center kitchen have begun.

**Personnel Committee** - None.

**Activity Center Report** - Joseph Capano, Executive Director, gave the Board an update on Senior Activity Center events and programs..

**Old Business** - None.

**New Business** - Senior Building Waiting list is open for Cliffside Park residents from February 4 to February 6. Pre-applications are available in office or on our website.

**Resolution No.7- 2019:** (Award of Landscaping Proposal) Motion made by Commissioner Spoto seconded by Commissioner Guttilla. Vote of the board was ayes, four- nays, none.

**Resolution No.8- 2019:** (Award of Installation of Floor Tiles in Vacant Apartments on an as needed basis) Motion made by Commissioner Colao seconded by Commissioner Spoto. Vote of the board was ayes, four- nays, none.

**Resolution No.9- 2019:** (Award of Elevator Maintenance Service Contract) Motion made by Commissioner Guttilla seconded by Commissioner Calabrese. Vote of the board was ayes, four nays, none.

**Resolution No.10- 2019:** (February Bills 2019) Motion made by Commissioner Guttilla seconded by Commissioner Spoto. Vote of the board was ayes, four- nays, none.

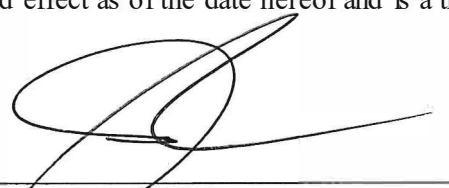
**Commissioners' Comments** - None.

The Executive Director opened the meeting to the public. Public commented and the public portion was closed.

Motion made to adjourn by Commissioner Spoto seconded by Commissioner Guttilla. Vote of the board was ayes, four - nays, none.

**CERTIFICATION**

I, the undersigned Executive Director and Secretary of the Cliffside Park Housing Authority of the Borough of Cliffside Park, New Jersey, do hereby certify that meeting minutes of the Authority duly called and held on Tuesday, February 5, 2019 at which meeting a quorum was present and acting throughout, by a majority of the full membership of the Board of Commissioners. Such minutes have not been amended, modified, or repealed, and are in full force and effect as of the date hereof and is a true copy of meeting minutes.



Joseph Capano, PHM  
Executive Director/Secretary

RECORD OF BOARD OF COMMISSIONERS VOTE ON ADOPTION				
BOARD MEMBER	AYE	NAY	ABSTAIN	ABSENT
PETER COIAO	✓			
SIMONECARAFA				
SALVATORE SPOTO	✓			
JANET MERRILL				t/
RALPH CAIABRESE	i/			
HARRY GUITILIA	i/			
VITO CANDEIA			✓	