

REGULAR MEETING
HOUSING AUTHORITY OF THE
BOROUGH OF CLIFFSIDE PARK

May 4, 2026

Meeting called to order at 9:30A.M. by Executive Director. The meeting was opened by the Executive Director reading the Open Public Meeting Act Statement. The meeting was conducted via ZOOM-Hybrid.

PRESENT:

Peter Colao, Chairman
Ralph Calabrese, Vice Chairman
Janet Merrill, Commissioner
Vincent Conforti, Commissioner
Bruce Bonaventuro, Commissioner
Peter Tworkowski, Commissioner
Joseph Rutch, Commissioner

ALSO PRESENT:

Joseph Capano, Executive Director
James Santasiero, Assistant Executive Director
Lisa Frato, Housing Authority Coordinator
Frank Borin, Attorney
Linda Phillips-Perez, Senior Activity Center Coordinator

ABSENT:

Bill Katchen, CPA

Joseph Capano, Executive Director, asked if there were any corrections, additions, or deletions to the minutes of the April 6, 2026 regular meeting. Motion to approve the minutes of the April 6, 2026 regular meeting made by Vice Chairman Calabrese, seconded by Commissioner Conforti. Vote of the board was ayes, Six; nays, none; abstain, one.

Executive Director's Report:

- **SEMAP Submission to HUD** – Discussion
- **Final Payment to Blackstone Group** – Discussion
- **Grand Re-Opening of the Cliffside Park Housing Authority and Senior Center** – Discussion
- **Vacant Apartments**
- **Section Eight**
- **Investments**

Chairman's Report – No Report.

Finance Committee – Bill Katchen, CPA, and staff have been in the office to close the books for FYE 3/31/2025.

Buildings and Grounds Committee – Seven apartments are being turned over for May/June occupancy, and two more are coming up. The Outside Improvements Project is ongoing; however, the contractor is waiting for railings to be installed to proceed. The fire pumps replacement project is waiting for Veolia water service to install a 6" water line at 550 Gorge Road. Water Service Improvements at 500 Gorge Road will resume. Concrete replacement was done for the project on Saturday, May 2nd. The Parking Lot Paving Project at 215 Riverview is due to begin, as the preconstruction meeting has been held.

Personnel Committee – none.

Activity Center Report – Senior Activity Center Coordinator, Linda Phillips-Perez, reported that this has been many outdoor spring trips have been scheduled: Laurelwood Arboretum, Untermeyer Gardens, Grounds for Sculpture the New Jersey Hall of Fame, a trip to the Paterson Falls, and more. There are many events scheduled at the Senior Activity Center, as well, which include Learning to Make Mozzarella with Sally D., a Spring Concert performed by Cliffside Park's Middle School, the kick-off to the Music Under the Stars series of evening concerts, plus the Senior Activity Center's regularly scheduled classes and nutrition/education programs. The Annual Mothers' Day Brunch will be held on May 11th this year.

Professionals' Reports – Legal Counsel, Frank Borin, briefly discussed a personnel matter.

Old Business – None.

New Business – Executive Director, Joesph Capano, mentioned a very successful and educational NJNAHRO Conference.

Resolutions No.43-2026 to 46-2026 were discussed, and Motion made by Chairman Peter Colao, seconded by Commissioner Peter Tworkowski. Vote of the board was ayes, seven; nays, none.

Resolution No. 43 - 2026: (SEMAP Submission to HUD) Motion made by Chairman Peter Colao, seconded by Commissioner Peter Tworkowski. Vote of the board was ayes, seven; nays, none.

Resolution No.44 - 2026: (Payment #13-Final Payment to Blackstone Group) Motion made by Chairman Peter Colao, seconded by Commissioner Peter Tworkowski. Vote of the board was ayes, seven; nays, none.

Resolution No. 45 - 2026: (Payment #1-Final Payment to J Fletcher Creamer & Son) Motion made by Chairman Peter Colao, seconded by Commissioner Peter Tworkowski. Vote of the board was ayes, seven; nays, none.

Resolution No.46 - 2026: (May Bills 2026) Motion made by Chairman Peter Colao, seconded by Commissioner Peter Tworkowski. Vote of the board was ayes, seven; nays, none.

Commissioners' Comments – None.

The Executive Director opened the meeting to the public. There were no members of the public present.

Public portion was closed.

Motion to adjourn made by Commissioner Bonaventuro, seconded by Commissioner Rutch. Vote of the board was ayes, seven – 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 Monday, May 4, 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, AHP

Joseph Capano, PHM, AHP
Executive Director/Secretary

RECORD ON BOARD OF COMMISSIONERS VOTE ON ADOPTION				
BOARD MEMBER	AYE	NAY	ABSTAIN	ABSENT
PETER COLAO				✓
RALPH CALABRESE	✓			
JANET MERRILL	✓			
VINCENT CONFORTI	✓			
BRUCE BONAVENTURO	✓			
PETER TWORKOWSKI	✓			
JOSEPH RUTCH				✓