



CLIFFSIDE PARK HOUSING AUTHORITY

QUARTERLY
NEWSLETTER

SUMMER 2026
ISSUE NO 3



CLIFFSIDE PARK HOUSING AUTHORITY
PAINTING OF ALL OUTSIDE RAILINGS & DOORS
OUTSIDE PLAZA IMPROVEMENTS
NEW EMPLOYEE SPOTLIGHT
SECURITY CAMERA UPGRADES PHASE II

LOBBY INFORMATION
SCREEN AT 500 GORGE ROAD

215 RIVERVIEW AVENUE

PARKING LOT PAVING & STRIPING

SENIOR ACTIVITY CENTER

GRAND REOPENING OF SENIOR CENTER
PROGRAMMING & EVENTS

Cliffside Park Housing Authority Board of Commissioners



Thomas Calabrese

Mayor

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Vincent Conforti

Bruce Bonaventuro

Peter Tworkowski

Joseph Rutch

Joseph Capano

Executive Director

James Santasiero

Assistant Executive Director

Important Phone Numbers

Administrative Offices: (201) 941-0655

Email: jromano@cp-ha.org

Maintenance (Emergency): 1(844) 330-9725

Email: mturek@cp-ha.org

Senior Activity Center: (201) 943-3768

Email: lperez@cp-ha.org

Borough of Cliffside Park: (201) 945-3456

Cliffside Park Police Department: (201) 945-3600



CONTENTS

**ISSUE NO.3
SUMMER 2026**

PAGE 4 & 5

MESSAGE FROM
MAYOR THOMAS CALABRESE

PAGE 6

FROM THE DESK OF
JOSEPH CAPANO, EXECUTIVE DIRECTOR

PAGE 7

CAPITAL IMPROVEMENT PROJECTS

PAGE 8

NEW HUD REGULATIONS

PAGE 9

HOUSING AUTHORITY NEW EMPLOYEE
SPOTLIGHT

PAGE 1 OF 5

SENIOR ACTIVITY CENTER
WELCOME BY LINDA PHILLIPS-PEREZ,
PROGRAM COORDINATOR

PAGE 2 OF 5

SENIOR ACTIVITY CENTER
MEET OUR STAFF & WEEKLY ACTIVITIES

PAGE 3 OF 5

SENIOR ACTIVITY CENTER

PAGE 4 OF 5

SENIOR CENTER TRANSPORTATION

PAGE 5 OF 5

IMPORTANT PHONE NUMBERS

MESSAGE FROM MAYOR THOMAS CALABRESE

Dear Senior Community of Cliffside Park:

As we head into the summer, I am in great anticipation of the ribbon cutting and grand reopening of brand new addition to the Senior Activity Center. Moreover, the expansion project added much needed space for the Housing Authority that also includes additional space to host the plethora of senior activities and programming. I am also excited for the much needed revitalization of the adjacent to the Senior Center, Honor Park, this project creates an oasis in this beautiful open space.

Our Seniors and community deserve it. Seniors will always remain a top priority to myself and the Borough Council. Our beloved Seniors continue to be the heartbeat of our community and we will continue to ensure that our Seniors fully enjoy and thrive in their golden years. My heart is full each and every time I see our Seniors at the Borough's many events such as the Spring Festival this past April along with our Memorial Day Program that was followed by our annual Memorial Day celebration at the Firehouse.

I would like to take this opportunity to highlight and recognize the outstanding staff at the Cliffside Park Senior Activity Center and Cliffside Park Housing Authority for their continued standard of excellence and phenomenal programming.

The planning, coordination and heart that go into ensuring that our Seniors have access to services and activities are exactly why the Cliffside Park Senior Activity Center remains the premier Senior Center in the County and State of New Jersey!

Additionally, the Borough of Cliffside Park continues to be on AARP's national list of being one of the most "magnificent" communities for livability in the United States having a population of between 25,000 to 99,000.



MESSAGE FROM MAYOR THOMAS CALABRESE

This achievement is a direct result of the immeasurable efforts of the staff and leadership at the Cliffside Park Senior Activity Center as well as the Board of Commissioners, staff and leadership at the Cliffside Park Housing Authority.

I will continually, as your Mayor, never stop working around the clock with the Borough Council, the Cliffside Park Housing Authority Board of Commissioners, and Executive Director, Joseph Capano, to provide quality and safe affordable housing in our community, along with ensuring that our Senior Activity Center continues to be the best in the State.

The Borough of Cliffside Park wishes you a safe and fun-filled summer season and I cannot wait to see you at your Father's Day Breakfast later this month. This event is truly near and dear to my heart because my father loved our Seniors working tirelessly alongside Mr. Capano to ensure that our Seniors had adequate housing and a vibrant place to meet as well as socialize.

Thank you Joe Capano for helping to keep my father's legacy and my dream at the forefront always! I look forward to seeing everyone soon!

**All the Best,
Mayor Thomas Calabrese**



FROM THE DESK OF EXECUTIVE DIRECTOR, JOSEPH CAPANO, PHM



Dear Friends,

With an eventful winter in our rearview mirror, we are hoping for a calm spring. Our maintenance staff did an exceptional job working through several winter storms, clearing all Cliffside Park Housing Authority properties, and ensuring the safety of our residents and staff.

As always, the Housing Authority has many projects on our spring and summer calendar. With the help of Mayor Calabrese and the Borough Council, we were awarded grants, allowing us to replace the water line at the 500 and 550 Buildings, parking lot paving at 215 Riverview Avenue Apartments, as well as Roof Replacement at 215 Riverview Avenue Apartments.

The Housing Authority and Senior Activity Center Expansion Project is complete and has helped

us maintain our goal to provide our tenants and visitors with a beautiful, safe, enjoyable place to live/visit, and the ability to continue to take advantage of the many programs, trips and events provided at our Housing Authority and Senior Activity Center. The added space has made it possible to add and expand programs to the Activity Center Calendar.

I would like to thank the Mayor, Council, and Board of Commissioners for their support with this project, as well as the professionals who supported and assisted along the way.

The Cliffside Park Housing Authority would like to wish everyone a wonderful spring, and happy summer. Don't forget to check the Senior Activity Center Calendar to see what great events, programs, and trips are being offered AND SIGN UP!

**Sincerely,
Joseph Capano, PHM, AHP
Executive Director**

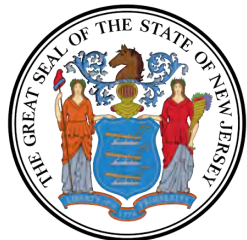
CAPITAL IMPROVEMENT PROJECTS 2026

- DOMESTIC WATER LINE REPLACEMENT AT 500 GORGE ROAD AND 550 GORGE ROAD
- PAINTING OF ALL OUTSIDE RAILINGS AND DOORS
- OUTSIDE PLAZA IMPROVEMENTS
- MAILROOM UPGRADES AT 500 GORGE ROAD
- HOUSING AUTHORITY & SENIOR ACTIVITY EXPANSION PROJECT-COMplete
- SECURITY CAMERA UPGRADES PHASE II
- LANDSCAPING UPGRADES
- LOBBY INFORMATION SCREEN AT 500 GORGE ROAD



UPCOMING PROJECTS

- FIRE PUMP REPLACEMENT: 500 & 550 BUILDINGS
- PARKING LOT PAVING & STRIPING: 215 RIVERVIEW AVENUE APARTMENTS
- DRIVEWAY PAVING AND MILLING AT 500 GORGE ROAD
- INFORMATION SCREENS IN LOBBIES HA WIDE
- REPLACEMENT OF CERTAIN CURBS AND SIDEWALKS HA WIDE



NEW HUD REGULATIONS

HUD CHANGES

- HOTMA (Housing Opportunity Through Modernization Act)
 - delivers important benefits to tenants and reduces administrative burdens for public housing agencies), multifamily housing owners, and participating jurisdictions. Some of the highlights of the Final Rule are outlined below:

-Fewer Interim Reexaminations

-Increased Standard Deduction for Elderly/Disabled Households

-Threshold for Claiming Medical/Disability Expenses Increased

-Asset Limitation

-Exclusion of Retirement and Educational Savings Accounts

-and more

- NSPIRE (National Standards for the Physical Inspection of Real Estate)
 - NSPIRE defines the inspectable areas for inspection under the standards as inside, outside and unit. However, the inspection requirement for the HCV and PBV programs only applies to units occupied or to be occupied by HCV or PBV participants and common areas and exterior areas which either service or are associated with such units.
 - NSPIRE provides for minimum, or affirmative, habitability requirements for each area (unit, inside, outside). These areas must meet these requirements for habitability, which are listed in Exhibit 8-1 in our Administrative Plan.



NEW EMPLOYEE SPOTLIGHT

Augie Pepe

Let's welcome our newest staff member Augie Pepe

Augie Pepe joined the team in January 2025 and quickly became a valued, dependable member of our organization.

Family-oriented and compassionate, he is always willing to help and support those around him. His reliability, positive attitude, and strong work ethic make him someone his coworkers can count on every day. We are grateful for the dedication and teamwork he brings to our workplace.



Upcoming Events

June 12- Grand Reopening & Senior Summer BBQ

June 16- Cape May Trip

June 17 - Resorts Atlantic City

June 22 - Father's Day Breakfast

June 24 - Point Pleasant Trip

June 29- Long Branch Boardwalk

Oct 6-9 - 2026 Senior Vacation Trip



Summer Under the Stars Concerts

7/31- Richie Ranno All Stars

8/21- A Special Surprise Performance

9/18- "Invited Guest" Band

Dear Friends,

After a particularly long, and frigid winter with temperatures we have not seen in years we are finally headed for warmer weather. This past year has been full of renovations, upgrades, and expansions here at the Cliffside Park Senior Activity Center. With all these improvements the senior center is bustling with new rooms, new programs, and additional staff. We have also seen a significant increase in client registrations.

We have some terrific Spring & Summer events planned, with something for everyone. Our Grand Re-Opening is scheduled for June 12th at the Annual Senior BBQ, please join us!

Our goal at the senior center is to promote independence, enrichment and a truly joyful lifestyle for every senior who walks through our doors. We encourage you to stop by and experience this very special place and all it has to offer the local senior population. Below are just some of our planned trips and events.



Meet Our Staff

Linda Phillips-Perez
Program Coordinator

Alba Hadzovic
Transportation Coordinator

Olga Rakas
Supportive Staff

Suzette McKiethan
Health & Wellness Ambassador

Miguelina Vivar
Nutrition Coordinator/Recreation Leader

Vincent Locurcio
Kitchen Operations

Vincent Locurcio
Kitchen Supervisor

Anthony Rome
Maintenance

Steve Gardonyi
Bus Driver

Joao Desouza
Bus Driver

Tim Gusto
Bus Driver

Jason Chiafulio
Bus Driver

Weekly Events

Mondays: Jammin with Jeremy Class - 10am & Wednesdays - 10:30am & Thursdays 2:30pm

Mondays & Wednesdays: Zumba Gold - 1pm

Tuesdays: Chair Yoga 9:45am, 11am & 2:30pm

Tuesdays: Bingo - 12:15pm & Fridays - 12:30pm

Tuesdays, Wednesdays & Thursdays: Art with Aspasia - 1pm

Thursdays: Art with Peri via Zoom - 1pm

Fridays: Tai Chi - 10am

Visit our website for a complete list of our activities and upcoming trips!

Sally D's Mozzarella



New Years Eve Celebration



The Cliffside Senior Transportation offers Cliffside Park and Fairview residents transportation to and from the Activity Center. We also offer a wide variety of essential and non-essential bus outings including several shopping options, day trips, and vacations to all registered participants. We also provide Cliffside and Fairview residents with transportation to doctors' appointments.

CP Middle School Band



But that's not all! "The Cliffside Park Senior Center Rocks" is our motto. Throughout the year we celebrate holidays, seasons and events with dance parties and outdoor summer concerts. It has been said that "No place parties like CPHA!" Fun day trips and fabulous vacations put our center in a different category than other Senior Centers. Check our schedule and join us every other Thursday for performances by our very own rock star Richie Ranno!

Music Under The Stars



The staff and I invite and encourage you to stop by and experience this very special place and all it offers the local senior population. Come have some fun the way only the Cliffside Park Senior Center can. We will be happy to show you around, go over the schedule with you, and answer any questions you may have regarding transportation, lunch or event registration.

Please check our monthly calendar and flyers for all our activities and events.

For more information about our programs, we can be reached at 201-943-3768 or at Lperez@cp-ha.org.

You can also find us online at: cpseniorcenter.org, on Facebook: at Cliffside Park Senior Activity Center and on Instagram: [Cliffsidepark_seniorcenter](https://www.instagram.com/Cliffsidepark_seniorcenter).

TRANSPORTATION – WHAT WE DO:



The Cliffside Park/Fairview Senior Transport offers Cliffside Park and Fairview Seniors 60 and older transportation to the Activity Center Monday-Friday.

We also transport Cliffside and Fairview residents to doctors' appointments in Southeast Bergen County on Monday & Wednesday and locally on Fridays.

The 3rd Tuesday of the month is set aside for Veterans who need to visit the Veterans Hospital in East Orange, NJ.

In addition, we provide weekly transportation to **all registered seniors** to several local supermarkets, pharmacies, and banks. Along with our regular weekly shopping schedule, we also go to different specialty stores, malls, and outlets. Included in our weekly schedule (usually Mondays & Wednesdays) are day trips to various scenic destinations depending on the season and time of year. All passengers must register with the Cliffside Park Senior Center.

CLIFFSIDE PARK SENIOR ACTIVITY CENTER

The Cliffside Park Senior Activity Center operates as a community focal point providing services and programs to seniors living independently or with families in the community. We offer recreational, cultural, health and social activities to seniors aged sixty years and over, in order to promote independence, personal enrichment and an enhanced quality of life.

Stay Connected



201-943-3768



www.cpseniorcenter.org



500 Gorge Road at the
Gerald A. Calabrese Complex,
Cliffside Park, NJ 07010

Follow Us on Social Media



@cliffsidepark_seniorcenter



@cliffsideparksenioractivitycenter



Important Phone Numbers

Cliffside Park Senior Activity Center:
Phone: (201) 943-3768

Linda Phillips-Perez

Program Coordinator

Email: lperez@cp-ha.org

Cliffside Park Housing Authority: (201) 941-0655

Cliffside Park Borough Hall: (201) 945-3456

Cliffside Park Police Department: (201) 945-3600

Community Transportation: (201) 368-5955

Division of Senior Services: (201) 336-7400

Division of Disability Services: (201) 336-6500

Meals on Wheels: (201) 336-7420

Bergen County Social Services: (201) 368-7420

Food Stamps

Cliffside Park Housing Authority and Senior Activity Center

The Cliffside Park Housing Authority/Senior Activity Center operates its programs and services without regard to race, color or natural origin in accordance with Title VI of the Civil Rights Act of 1964, as amended. Any person who believes that she or he has been aggrieved by any unlawful discriminatory practice under Title VI may file a complaint in writing to Cliffside Park Housing Authority/Senior Activity Center.

To File a complaint, or for more information on Cliffside Park Housing Authority/Senior Activity Center obligations under Title VI write to: Joseph Capano, Executive Director, Cliffside Park Housing Authority/Senior Activity Center 500 A Gorge Road, Cliffside Park, New Jersey 07010 or visit: www.cphousingauthority.com

Transportation services provided by this agency are in whole or part funded through federal funds through FTA, 1200 New Jersey Avenue, SE, Washington D.C., 20590.

If information is needed in another language, contact Joseph Capano, Executive Director or Vanessa Paradiso, Housing Programs Coordinator, Phone 201-941-0655, 500 Gorge Road, Cliffside Park, New Jersey, www.cphousingauthority.com.