

# HOUSING AUTHORITY OF THE BOROUGH OF FORT LEE

## MINUTES OF REGULAR MEETING

APRIL 6, 2022

1. **MEETING** called to order at 6:00 PM by Chairman, C. Blue, at the offices of the Housing Authority of the Borough of Fort Lee.

Prior to the start of the Meeting, Chairman C. Blue, requested a moment of silence in honor of our Commissioner and Vice Chair, Judith Silver, who passed away during the month of April, 2022. Ms. Silver was a Commissioner of the Housing Authority for many years and will be missed and remembered for her service to this community. As a note of respect nominations for a Vice Chair will be adjourned until the next meeting of the Board on May 4, 2022.

2. Pursuant to the Open Public Meetings Act adequate notice of this meeting has been provided in the following manner:

In accordance with the Open Public Meetings Act and the Emergency Remote Meeting Protocol for Public Bodies on December 30, 2021, an Amendment of the Annual and Notice of Meeting, including the date, time, place and how to participate and attend this hybrid meeting virtually was:

- a) Sent to the Record and the Jersey Journal;
- b) Sent to the Clerk of the Borough of Fort Lee and posted on The Housing Authority's officially designated bulletin board in The Borough Hall;
- c) Posted on the Fort Lee Housing Authority's website: [www.flha.org](http://www.flha.org)
- d) Posted on the doors of the Housing Authority's Offices at 1403 Teresa Drive, Fort Lee, N.J.; and
- e) Access to participate in the meeting was included in said Notice.

The Secretary is hereby directed to enter into the minutes of this meeting this public announcement.

**3. ROLL CALL:**

**PRESENT:** Commissioners C. Blue, S. Bauer, E. O'Neill,  
R. Sohmer, D. Steinberg and A. Yook

**ABSENT:** None

**4. MINUTES:**

Motion made by C. Blue, seconded by R. Sohmer to dispense with the reading of the Minutes for Regular Meeting of March 2, 2022, and to approve the Minutes as amended.

Ayes: C. Blue, S. Bauer, E. O'Neill, R. Sohmer, and A. Yook  
Nays: None  
Abstain: D. Steinberg  
Absent: None

**5. DIRECTOR'S REPORT:**

1. The Voucher Program waiting list is moving along steadily. currently we have 481 people on the program and we our required amount is 492. We have 12 vouchers on the street looking for housing; 3 pending paperwork for apartments; setting up 3 more appointments and sending out 7 new applications. We will have 1 opening in the building shortly; and have one vacancy for FSS on 8<sup>th</sup> Street. We are working hard on the waiting list.

2. We have several Resolutions tonight. Three of them are for Approval Of CDBG Grants:

- a) Holtje House - \$ 55,000.00 for Covid – replace A/C for common Areas/air purifiers and partitions;
- b) Holtje House - \$ 65,000.00 for Boiler, Heating and plumbing lines and a hot water heater;
- c) 8<sup>th</sup> Street - \$ 74,000.00 for new Boiler and plumbing lines
- d) Rejecting bids for HVAC and rebidding. We will let different Bidders bid on common area HVAC v. Heating Boiler and lines as the price exceeds the cost estimate; and
- e) Rejecting bids for roof replacement. Sole bid exceeded the cost estimate.

I have added on two additional Resolutions:

- a) Authorizing my attendance at the NJNAHRO Conference; and
- b) Services to emergency standpipe/sprinkler systems at Holtje House in compliance with fire inspection due to stones in the line. We received a cost of \$ 9,175.00 from Cerullo Fire Protection.

Our next meeting will be May 4, 2022. Have a great month.

**6. NEW BUSINESS.**

**MOTION** made by S. Bauer, seconded by E. O'Neill to approve the following Resolutions by Consent Agenda.

- A. Resolution No. 2334 to approve payment of the attached list of bills. Resolution annexed hereto.
- B. Resolution No. 2335 authorizing the Executive Director to enter into a Grant Agreement with the County of Bergen for the amount of \$ 74,000.00 for Improvements to property located at 2486 8<sup>th</sup> Street, Fort Lee, New Jersey. Resolution annexed hereto.
- C. Resolution No. 2336 authorizing the Executive Director to enter into a Grant Agreement with the County of Bergen for the amount of \$ 65,000.00 for Improvements at the Harry J. Holtje, 1403, 1405 & 1407 Teresa Drive, Fort Lee N.J. Resolution annexed hereto.

- D. Resolution No. 2337 authorizing the Executive Director to enter into A Grant Agreement with the County of Bergen for the amount of \$ 55,000.00 for COVID Office and Building Improvements at the Harry J. Holtje House, 1403, 1405 and 1407 Teresa Drive, Fort Lee, New Jersey. Resolution annexed hereto.
- E. Resolution No. 2338 rejecting the Bid for Roof Replacement Project at the Harry J. Holtje House and authorizing the Executive Director to rebid the work. Resolution annexed hereto.
- F. Resolution No. 2339 rejecting the Bid for HVAC Improvements at the Harry J. Holtje House and authorizing the Executive Director to rebid the work. Resolution annexed hereto.
- G. Resolution No. 2340 awarding a contract to Cerullo Fire Protection Inc. for Emergency Fire Standpipe/Sprinkler System Services at the Harry J. Holtje House, 1403 Teresa Drive, Fort Lee, New Jersey, in the sum of \$ 9,175.00. Resolution annexed hereto.
- H. Resolution No. 2341 authorizing the attendance of the Executive Director Terrence J. Corriston, at the 2022 NJNAHRO/MARC NAHRO Annual Conference in Atlantic City, New Jersey, from May 1, 2022, to May 4, 2022. Resolution annexed hereto.

**AYES:** C. Blue, S. Bauer, E. O'Neill, R. Sohmer,  
D. Steinberg and A. Yook

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** None

- 7. OPEN DISCUSSION:** Commissioners discussed doing something in honor of Commissioner J. Silver and a variety of choices were mentioned. It was brought up that a tree be planted on premises with a plaque placed beside it honoring her Motion made by R. Sohmer and seconded by C. Blue. A vote was taken and it was unanimously approved.

A discussion was held regarding the reopening of our Meetings to the public and having the meetings held again at the Housing Office, 1403 Teresa Drive, Fort Le NJ. It was decided to reopen the Meetings beginning with our May Meeting,

8. ADJOURNMENT:

**MOTION** made by C. Blue, seconded by S. Bauer to adjourn the meeting at 6:45 p.m.

**AYES:** C. Blue, S. Bauer, E. O'Neill, R. Sohmer, D. Steinberg,  
and A. Yook  
**NAYS:** None  
**ABSTAIN:** None  
**ABSENT:** None

Respectfully submitted,

Terrence J. Corrison  
Executive Director