

**Minutes from Meeting – February 9, 2016**  
**Paramus Affordable Housing**  
**Administrative Conference Room – Borough Hall**

**A meeting of the Paramus Affordable Housing Corp, In Borough Hall, was called to order at 9:04 am by Mayor Richard LaBarbiera.**

NOTICE OF MEETING

The board secretary announced that in accordance with the Open Public Meeting Act, adequate notice of this meeting was given.

Notice sent to The Record on February 4, 2016

Copy of notice posted on the public announcement bulletin board

Copy of the same submitted to the Borough Clerk's office

ROLL CALL

Present: Mayor Richard LaBarbiera, Councilman Joseph Garcia, member Michael Delamater, new member Michael Blitzstein, new member Christopher Clark

Also present: William Katchen, Auditor  
Don Caminiti, Esq.  
Diane Marichal

From Public: Sam Casiello  
Maria Harkin  
Mike Contessa

REORGANIZATION

Member terms:

Mayor LaBarbiera	President
Councilman Joseph Garcia	Ceases with Council term
Christopher Clark	1 year term expires 12/31/16
Michael Delamater	2 year term expires 12/31/17
Michael Blitzstein	3 year term expires 12/31/18

Sheri Biondi	Treasurer
Patricia Smith	Board Secretary

Professionals

Donald Caminiti	Esq.
William Katchen	Accountant & Auditor

### **CLERK OF THE WORKS REPORT**

Change orders:

- 1- Waterline \$8,000.00
- 2- IT work – electric early April, late March
- 3- Re-ramping completion – handicap ramps

Ramps are incorrect, the building was not initially built for ADA, initially a habitat for humanity building. Omland put on notice.

\$42,000 for changes

Walkway with handicap spots, walkway done in concrete. Get a new person to do concrete walkway.

### **VIP**

Appliances arrive this week for COAH offices.

Start to market units

90 day marketing plan

Tentative move in plan is April.

Veterans will come to Diane or Sam's office for housing applications.

Two Veteran household will get 1<sup>st</sup> priority, the larger households will get preference.

Two of the units will be low income Veteran housing.

No hometown rules for this housing, all 6 units go to disable Veterans.

Service animals allowed and regular pets to be allowed?

Human Services will be available for counseling and food pantry.

Sam Casiello – Will rental income go towards maintenance of building?

VIP sign: sign is overpowering, smaller sign will be tasteful.

Sign should be consistent with other Borough signs throughout town.

Rotary is paying for a flag pole on the property.

Grand opening – shooting for April 2016

Sam Casiello – Trying to get Jack Jacobs, Medal of Honor recipient to attend the grand opening.

### **BRIGHTVIEW**

17 units coming to Brightview on Forest Ave. 9 units and 8 independent units.

Trying to get Behnke residents who need assistance to move to Brightview's assisted living units.

Senior housing waiting list, working with the County on placing.

### **BEHNKE HOUSING**

New intercoms and video system  
Flower beds , pooling water, need grading, brick veneers  
Take pictures for the board, for consideration.  
All residents are happy with the paint.

### **FAIR SHARE HOUSING**

Never took count for Solider Hill  
No deed restrictions  
Zone 1<sup>st</sup> development , could be 75  
Can we build affordable housing on adjacent piece of land  
Give to Kaufman's office.

### **Auditor report:**

Ask Decotis to send a letter, we want to purchase interest out. Need appraiser, to be approved by LP.  
PHAC will be 100% owner of Behnke.

### **RESOLUTIONS**

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Authorizing Decotis to write a letter to limited partnership representing PHAC interest in acquiring their partnership interest.

MOTION: Delamater

2<sup>nd</sup>: Clark

All is favor

To pay bills

MOTION: Delamater

2<sup>nd</sup>: LaBarbiera

All in favor

Next meeting Tuesday April 12, 2016 at 9am.

Meeting adjourned 10:35am