

Minutes from Meeting – June 21, 2016
Paramus Affordable Housing
Caucus Room – Borough Hall

A meeting of the Paramus Affordable Housing Corp, In Borough Hall, was called to order at 9:07 am by Mayor Richard LaBarbiera.

PLEDGE

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 June 16, 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, Chris Clark, Michael Delamater

Absent: Councilman Joseph Garcia, Michael Blitzstein

Also present: Don Caminiti, Esq.

Public: Irene Maury, Sam Casiello, Maria Harkin, Tom Locicero, Maureen O'Brien

APPROVAL OF PRIOR MINUTES: from meeting May 17, 2016

CLERK OF THE WORKS REPORT:

C/O was verbal and is now in place.

Paving will be done today, clean up next week.

Signs for each service are complete.

Flag pole by entrance of offices, donated by Rotary.

DIANE MARICHAL'S REPORT

Questions regarding VIP

Lottery date? - Asap

Occupancy date will be in as of July – Ok

What is acceptable base line credit score for VIP? - Follow lead from Behnke.

Is there going to be a designated dog/service animal area? Where? - Address with Joe D'Arco

Garbage containers? Trash cans? - Paramus cans, ask Guy Picone

Parking rules for the Paramus parking area? For the office personnel? – Senior center lot, post signs.

Insurance for property, waiting for quotes from Reliance. – Maria to follow up with email. Need answer within 24 hours.

Shed for exterior lawn equipment? - No

DIANE MARICHAL'S REPORT

Questions regarding Behnke

Front parking issue with Mel handicapped space? - Hold

Community room remodel, painting and updating? OK

Board attorneys RFQ, One RFP received by Breslin & Breslin. – Corporation not Behnke

Marzulli agreement. – Hold

Don (tenant), request for hall way carpet to be replaced with laminate. – No, carpet is practical

PALISADES PARK

Board agreed to employee, need job description then post job.

BRIGHTVIEW

Legal discussion

PANTRY

All issues are operational and not through the Board.

RESOLUTIONS

2016-7

To pay bills 6/22/16 – 7/19/16

MOTION: M. Delamater

SECOND: C. Clark

All in favor

Motion carried.

PUBLIC SESSION

Maureen O'Brien – 662 Pascack Road, Paramus, NJ 07652

There were new employees hired? Who hires these employees? Qualification of new employee?

Human Services building? What are the building hours?

Shared service with Palisades Park. Borough is being reimbursed for helping the town. All Borough employees are current employees just moving to the new building. Palisades Park position is not yet created, need job description. All people are Borough employees not affordable housing, Board doesn't make hours. Human Services is a Borough building not Paramus Affordable Housing.

MO - Do you set the rents?

All done through Federal guidelines, income based.

Tom Locicero 30 Alden Road, Paramus, NJ 07652

Do all the facilities have a management corporation?

Hybrid services, some are Marzulli and some are Borough. Behnke owned by an LLC, not sure who built the building, Billy Katchen our auditor would have those answers.

TL - Was there a fundraiser for the amendities?

Members of the community stepped up and donated.

TL - Didn't habitat for humanity pull out of project because they didn't want Borough offices in the building? Want to clear the air, so it was Habitat's choice to pull out of the project?

Habitat originally showed interest but pulled out because of competitive bidding and they didn't have enough volunteers for this project.

MO – Do you meet every month? How do you choose members?

Yes, we try to meet every month. President position comes with being Mayor, one (1) Council person appointed to the Board. Members are chosen by President/Mayor.

Next meeting TBD.

Meeting adjourned 9:58am