

CITY OF UNION CITY
HOUSING AUTHORITY

REGULAR MEETING :
: TRANSCRIPT OF RECORDED
: PROCEEDINGS
:
:

3911 Kennedy Boulevard
Union City, New Jersey

Thursday, October 20, 2016
Commencing at 4:33 p.m.

M E M B E R S P R E S E N T:

ELISE DiNARDO, COMMISSIONER, (Arrived at 4:39 p.m.)
DOROTHY JETTER, COMMISSIONER
DEBRA MUNDORF, COMMISSIONER
JOSE PEDRAZA, COMMISSIONER
MARTIN T. MARTINETTI, CHAIRPERSON

M E M B E R S A B S E N T:

DENNIS E. GONZALEZ, COMMISSIONER
MARGARITA GUTIERREZ, VICE CHAIRPERSON

A L S O P R E S E N T:

STANLEY M. SANGER, EXECUTIVE DIRECTOR
RAFAEL NATERA, CHIEF FINANCIAL OFFICER
KRYSTLE NOVA, ESQ., INTERIM COUNSEL
WALDO MORIN, DEPUTY DIRECTOR OF OPERATIONS

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1 MS. DILLON: Okay.

2 On the record.

3 MR. SANGER: Okay, will everyone please
4 stand for the flag salute?

5

6 (Whereupon, the Pledge of Allegiance was
7 said by all.)

8

9 **ROLL CALL:**

10

11 MR. SANGER: We will now take the roll call
12 for the Commission Meeting of October 20th, 2016.

13 Roll call.

14 Chairperson Martinetti?

15 CHAIRPERSON MARTINETTI: Here.

16 MR. SANGER: Vice Chairperson Gutierrez?

17 Absent.

18 Commissioner Jetter?

19 COMMISSIONER JETTER: Here.

20 MR. SANGER: Commissioner DiNardo?

21 Absent.

22 Commissioner Gonzalez?

23 Absent.

24 Commissioner Debra Mundorf?

25 COMMISSIONER MUNDORF: Here.

1 MR. SANGER: And Commissioner Pedraza?

2 COMMISSIONER PEDRAZA: Here.

3 MR. SANGER: Four present; three absent.

4 We do have a quorum.

5 This is a Regular Meeting in accordance
6 with and pursuant to Chapter 231 P.L. 975 (sic),
7 the Open Public Records Meeting Act, with
8 adequate notice of this meeting and has been
9 provided as follows:

10 The annual schedule of Board Meetings
11 setting forth the time, date and location of such
12 meeting, and the notice and the agenda to the
13 extent known of this meeting, have been
14 prominently posted on the bulletin board, in the
15 Authority's website, and has also been forwarded
16 to The Jersey Journal and Bergen Record and has
17 also been on file with the City Clerk in the City
18 of Union City.

19 With that being said our official meeting
20 will begin.

21

22 **BOARD RESOLUTION NO. 2016-59**

23 **AUTHORIZING EXECUTIVE SESSION:**

24

25 MR. SANGER: And at this time I would like

1 to open the table up for a motion for us to go
2 into Executive Session.

3 Do I have a motion?

4 CHAIRPERSON MARTINETTI: Motion.

5 MR. SANGER: Motion; Mr. Martinetti.

6 Second?

7 Ms. Mundorf.

8 Now we will go into Executive Session
9 and --

10 MS. NOVA: Roll call.

11 MR. NATERA: Roll call.

12 MR. SANGER: -- we'll have a roll call for
13 that. And that --

14 Chairperson Martinetti?

15 CHAIRPERSON MARTINETTI: Yes.

16 MR. SANGER: Vice Chairperson Gutierrez?

17 Commissioner Jetter?

18 COMMISSIONER JETTER: Yes.

19 MR. SANGER: Commissioner DiNardo?

20 Commissioner Gonzalez?

21 Commissioner Mundorf?

22 COMMISSIONER MUNDORF: Yes.

23 MR. SANGER: Commissioner Pedraza?

24 COMMISSIONER PEDRAZA: Yes.

25 MR. SANGER: Four/three; we will now go

1 | into Executive Session.

2 |

3 | (Whereupon, the Board moved to Executive
4 | Session at 4:35 p.m.)

5 |

6 | (Whereupon, Commissioner Elise DiNardo
7 | arrived at 4:39 p.m.)

8 |

9 | (Whereupon, the Board returned to Open
10 | Session at 4:47 p.m.)

11 |

12 | MR. SANGER: We -- we are now in our
13 | Regular Session.

14 |

15 | **APPROVAL OF MINUTES OF THE SEPTEMBER 22, 2016**

16 | **REGULAR MEETING AND THE EXECUTIVE SESSION**

17 | **MEETING:**

18 |

19 | MR. SANGER: With that we're going to ask
20 | for our Approval of the Minutes of our Regular
21 | Session and our Executive Session on September
22 | 22nd.

23 | CHAIRPERSON MARTINETTI: Motion.

24 | MR. SANGER: Motion by Mr. Martinetti.

25 | MR. NATERA: Anybody seconds?

1 MR. SANGER: Second by Miss Mundorf.
2 Commissioner Martinetti?

3 CHAIRPERSON MARTINETTI: Yes.

4 MR. SANGER: Vice Chairperson Gutierrez?
5 Commissioner Jetter?

6 COMMISSIONER JETTER: Yes.

7 MR. SANGER: Commissioner DiNardo?

8 COMMISSIONER DiNARDO: Abstain.

9 MR. SANGER: Commissioner Gonzalez?
10 Commissioner Mundorf?

11 COMMISSIONER MUNDORF: Yes.

12 MR. SANGER: Commissioner Pedraza?

13 COMMISSIONER PEDRAZA: Yes.

14 MR. SANGER: We have four yes; one
15 abstention; and two not present.

16

17 **APPROVAL OF PAYMENT OF BILLS:**

18

19 MR. SANGER: Approval of the Payment of
20 Bills for the month.

21 Do I have a motion?

22 CHAIRPERSON MARTINETTI: Quick question.

23 MR. SANGER: Yes.

24 CHAIRPERSON MARTINETTI: I notice a huge
25 decrease in vandalism --

1 MR. SANGER: Um-hum.

2 CHAIRPERSON MARTINETTI: -- charges on
3 here.

4 Any particular reason or it's just a light
5 month?

6 MR. SANGER: Well, I think I'm going to
7 refer to --

8 MR. MORIN: The what? What is he say?

9 MR. SANGER: There's been a big --

10 CHAIRPERSON MARTINETTI: Like a --

11 MR. SANGER: -- reduction in vandalism.

12 CHAIRPERSON MARTINETTI: -- alarm resets
13 and stuff like that.

14 MR. SANGER: And --

15 CHAIRPERSON MARTINETTI: Seems to be.

16 MR. SANGER: -- he's saying on our bills we
17 didn't have many items that related to vandalism.
18 And what was that due to?

19 Whether we're having a good month; there
20 was less vandalism.

21 MR. MORIN: Let me just -- two things out
22 of that.

23 One is we got all the guys -- whatever we
24 have now walking more often the buildings.

25 And, number two, I got to give you

1 something -- I got to same something in regards
2 to Mr. Sanger.

3 He's been meeting with numerous people,
4 especially those people that are really causing
5 problems. He's been tackling the problems. He
6 brings them here; he talks to the family. And
7 the boys and the word is getting out on there
8 that we are watching, that we're doing something.

9 And we have always expressed to many
10 tenants that we have three tenants right now that
11 are going to court because of vandalism, drug
12 issues and that. And a lot of people taking the
13 hint on that and they know -- they really scaling
14 down. And we still have problems but it's not as
15 bad as before.

16 I know Mr. Sanger's been meeting with them.
17 I mean every week he meets with two or three of
18 the families. And he brings the person and he
19 brings the family -- the mother and the father
20 here and he talk to them. So, --

21 CHAIRPERSON MARTINETTI: I mean the charges
22 --

23 MR. MORIN: -- that is helping.

24 CHAIRPERSON MARTINETTI: The charges are
25 probably, you know, ten percent of what they

1 | were --

2 | MR. MORIN: Um-hum. Yeah.

3 | CHAIRPERSON MARTINETTI: -- on a consistent
4 | ongoing basis for last 15 years I've been here.

5 | MR. MORIN: Um-hum. Um-hum.

6 | CHAIRPERSON MARTINETTI: Fifteen plus
7 | probably by now.

8 | MR. MORIN: Um-hum.

9 | CHAIRPERSON MARTINETTI: Just -- it's good.
10 | Good job.

11 | MS. NOVA: Yeah.

12 | MR. SANGER: Well, I think that is
13 | something, you know, we're all working towards.
14 | And believe me it is a team effort, all of us, as
15 | well.

16 | But I think when I do make another
17 | presentation in a few minutes, we're going to be
18 | moving towards even improving that more.

19 | MR. MORIN: Um-hum.

20 | MR. SANGER: Because we will be installing
21 | for the first time in Union City Housing
22 | Authority an entire security camera system.

23 | CHAIRPERSON MARTINETTI: Oh, very nice.

24 | MR. SANGER: That will be for -- and I'm
25 | going to share that with you in a few minutes

1 after we get finished with this roll call on that
2 end.

3 But thank you, Mr. Morin, on that.

4 So just to continue with that -- that roll
5 call --

6 MS. DILLON: You don't have a motion.

7 MR. SANGER: -- on that vote.

8 CHAIRPERSON MARTINETTI: Motion.

9 MR. SANGER: We need a motion.

10 CHAIRPERSON MARTINETTI: Motion.

11 MR. SANGER: Motion by Mr. Martinetti.

12 COMMISSIONER DiNARDO: Second.

13 MR. SANGER: Second by Miss DiNardo.

14 Chairperson Martinetti?

15 CHAIRPERSON MARTINETTI: Yes with an
16 absten--

17 MR. SANGER: Vice Chairperson Gutierrez?

18 CHAIRPERSON MARTINETTI: Wait.

19 -- abstention for Miguel Hector.

20 MR. SANGER: Okay, with an abstention.

21 CHAIRPERSON MARTINETTI: Or any properties
22 owned or --

23 MR. SANGER: Vice --

24 CHAIRPERSON MARTINETTI: -- operated.

25 MR. SANGER: Vice Chairperson Gutierrez?

1 Commissioner Jetter?

2 COMMISSIONER JETTER: Yes.

3 MR. SANGER: Commissioner DiNardo?

4 COMMISSIONER DiNARDO: Yes.

5 MR. SANGER: Commissioner Gonzalez?

6 Commissioner Mundorf?

7 COMMISSIONER MUNDORF: Yes.

8 MR. SANGER: Commissioner Pedraza?

9 COMMISSIONER PEDRAZA: Yes.

10 MR. SANGER: We have four yes; one -- one
11 -- with one abstention; and two not present.

12

13 **BOARD RESOLUTION:**

14 1. RESOLUTION NO. 2016-58 - RESOLUTION
15 AUTHORIZING GRANTING OF EASEMENTS TO THE HUDSON
16 COUNTY IMPROVEMENT AUTHORITY

17

18 MR. SANGER: Right now I do have one
19 Resolution that has been in -- I guess in
20 collaboration with the City of Union City and the
21 CDA of Union City.

22 And we're going to ask the -- our counsel
23 to share that Resolution with us because she has
24 prepared this Resolution with the Housing
25 Authority, in partnership with the City.

1 So she's best equipped to share this with
2 us.

3 MS. NOVA: This is Resolution Number
4 2016-58.

5 The Resolution is Authorizing Granting of
6 Easements to the Hudson County Improvement
7 Authority.

8 Whereas, the City of Union City is
9 renovating an old firehouse on 47th Street to
10 become a shelter; and

11 Whereas, the property on which this shelter
12 is located is currently owned by the Hudson
13 County Improvement Authority but it was
14 previously used as a Union City firehouse until
15 it was transferred to the Hudson County
16 Improvement Authority as part of the
17 consolidation of the fire departments in the
18 North Hudson Regional Fire and Rescue; and

19 Whereas, the firehouse is no longer used by
20 the North Hudson Regional Fire and Rescue and is
21 currently vacant, and is now being renovated to
22 become a shelter; and

23 Whereas, the construction of the shelter
24 has necessitated that an easement be granted by
25 the Housing Authority in order to locate an

1 emergency generator on the exterior of the
2 shelter building and to permit emergency ingress
3 and egress from the shelter across the Housing
4 Authority parking lot adjacent to the shelter
5 property; and

6 Whereas, the construction of the shelter
7 for homeless women is a public purpose supported
8 by the Housing Authority and the Authority seeks
9 to help facilitate the use of the property by
10 granting the Housing -- the Hudson County
11 Improvement Authority easements for the use --

12 CHAIRPERSON MARTINETTI: It's not just
13 homeless women. It's displaced individuals for
14 fire victims.

15 MS. NOVA: Okay. So we'll just make a note
16 of that.

17 MR. SANGER: Slash.

18 MS. NOVA: Displaced individuals.

19 Okay.

20 -- by granting the Hudson County
21 Improvement Authority easements for the use of
22 the Housing Authority property for the emergency
23 generator and emergency access to the property.

24 Now, Therefore, Be It Resolved, by the
25 Board of Commissioners of the Union City Housing

1 Authority they do hereby approve of the grant of
2 easements on the Housing Authority property
3 located at Block 269.02, Lots 19 and 20, for the
4 location of an emergency generator and for
5 emergency ingress and egress to the shelter
6 property across from the Housing Authority
7 parking lot located adjacent to the property at
8 303 47th Street on this date, October 20th, 2016.

9 If any of the Commissioners have any
10 questions on this?

11 But, essentially, this is a -- this is
12 required based on the location of the firehouse
13 and -- and based on certain Code requirements
14 that there be emergency generator for the
15 location, as well as the ability for people to
16 get out if there is -- there's some sort of issue
17 in the building -- the ingress and egress to the
18 building.

19 So that's why we're asking for this
20 easement to be granted.

21 We should probably open it up to the public
22 as well.

23 MR. SANGER: Um-hum. Um-hum.

24 Does anyone -- anyone have any comments?
25 Questions?

1 Anyone from the public have any comments or
2 questions?

3 The situation is alongside the 47th Street
4 firehouse right off Palisade Avenue. If you all
5 can, you know, could just visualize right uptown.
6 There is a parking lot that -- parking lot that
7 goes north and south on Palisade Avenue. We own
8 that property. The Union City Housing Authority
9 owns that property. It's currently, basically,
10 run by the CDA in Union City. Basically on loan
11 if you -- lack of another term, to the CDA who is
12 managing that property for various reasons.

13 But due to the fact that we do own it and
14 they want to use the -- the firehouse now for a
15 homeless/displaced person facility, when they --
16 they need the side door to come onto our parking
17 lot and it will be an egress, as well as to put
18 on an emergency generator onto our property as
19 well and an egress door coming out.

20 So, it's all for the good of, you know,
21 providing for those less fortunate in Union City
22 and I think it's a great thing for us to be
23 participating in.

24 COMMISSIONER MUNDORF: Um-hum.

25 CHAIRPERSON MARTINETTI: Yeah. The

1 generator will be located in the rear of the
2 firehouse.

3 MR. SANGER: Um-hum.

4 CHAIRPERSON MARTINETTI: So will the stairs
5 but the occupants would have to use the parking
6 lot to access public right-of-way.

7 MR. SANGER: Um-hum.

8 MS. NOVA: Miss Beshara?

9 MS. BESHARA: Yeah.

10 MS. NOVA: You just -- just stand up.

11 MS. BESHARA: Sure.

12 MS. NOVA: And give your name and address
13 for the record.

14 MS. BESHARA: Toni Besh-- Toni Beshara, 305
15 44th Street, Veteran's Housing.

16 Just a couple quick questions.

17 What is the occupancy -- I mean occupancy
18 maximum of it and how do you determine who the
19 displaced people or homeless people -- how do
20 they find this place? Or how do you find them?

21 CHAIRPERSON MARTINETTI: They're going to
22 be fire victims.

23 MS. BESHARA: Fire -- all fire victims?

24 CHAIRPERSON MARTINETTI: Fire victims.

25 Yes.

1 MS. BESHARA: So, in general, all the
2 homeless/displaced are fire victims?

3 CHAIRPERSON MARTINETTI: Fire. As of now
4 that's what the intent is. It's going to be fire
5 victims. People displaced due to fire. It's a
6 temporary transitional shelter.

7 MS. BESHARA: Temporary.

8 And the -- it's women and men or just --

9 CHAIRPERSON MARTINETTI: Correct. There
10 will also be a police officer stationed there and
11 security cameras installed throughout the common
12 areas.

13 MS. BESHARA: Okay.

14 Thank you.

15 MS. NOVA: You're welcome.

16 MR. SANGER: Any other questions --

17 COMMISSIONER DiNARDO: Children too, I
18 guess.

19 Right?

20 MR. SANGER: -- or any -- discussion?

21 If not, can I get a -- can I get a motion?

22 COMMISSIONER DiNARDO: Motion.

23 MR. SANGER: Motion by Miss DiNardo.

24 Second by Miss Mundorf.

25 Roll call.

1 Chairperson Martinetti?

2 CHAIRPERSON MARTINETTI: Abstain.

3 MR. SANGER: Vice Chairperson Gutierrez?
4 Commissioner Jetter?

5 COMMISSIONER JETTER: Abstain.

6 MR. SANGER: Commissioner DiNardo?

7 COMMISSIONER DiNARDO: Yes.

8 MR. SANGER: Commissioner Mundorf?

9 COMMISSIONER MUNDORF: Yes.

10 MR. SANGER: Commissioner Pedraza?

11 COMMISSIONER PEDRAZA: Yes.

12 MR. SANGER: Yes.

13 CHAIRPERSON MARTINETTI: I -- I had to
14 abstain because I sit on a -- another Board for
15 the record that's associated with this property.

16 COMMISSIONER DiNARDO: (Indiscernible)?

17 CHAIRPERSON MARTINETTI: No, Dorothy's not
18 on the Board.

19 COMMISSIONER JETTER: What?

20 CHAIRPERSON MARTINETTI: The --

21 COMMISSIONER DiNARDO: You -- you
22 abstained.

23 CHAIRPERSON MARTINETTI: You're not on the
24 Board.

25 I abstained because I sit on the Board.

1 COMMISSIONER JETTER: Oh, no, I don't sit
2 on the Board.

3 CHAIRPERSON MARTINETTI: Yeah.

4 COMMISSIONER JETTER: No, okay.

5 MR. SANGER: Okay.

6 MS. NOVA: You're going to -- you're going
7 to vote on this.

8 Right?

9 MR. SANGER: So you're a yes?

10 COMMISSIONER JETTER: Yeah.

11 MS. DILLON: I'm sorry?

12 MR. SANGER: There's a change --

13 MS. DILLON: Repeat that please.

14 COMMISSIONER JETTER: I'm sorry. I'm
15 reading and doing the same thing --

16 MS. DILLON: Your vote is?

17 MS. NOVA: Your vote?

18 COMMISSIONER JETTER: Yes.

19 MS. DILLON: Thank you.

20 MR. SANGER: Okay. Resolution carries
21 then.

22

23 **DIRECTOR'S REPORT/UCHA ACHIEVEMENTS:**

24

25 MR. SANGER: Moving along into the

1 Director's Report.

2 In the -- what I like to do at this time is
3 always share with you each month some of our
4 achievements; some of the things that we're doing
5 in -- you know, in a positive way that you're
6 very much supportive of and that you're certainly
7 -- that you have a hand in.

8 First thing I'd like to do is just -- there
9 is a letter that I've given you in your packet.
10 It's a letter from the -- the HUD Headquarters in
11 Newark from the Public Housing Revitalization
12 Specialist, Miss Marie Borrero, out of -- out of
13 Newark HUD.

14 COMMISSIONER MUNDORF: Um-hum.

15 MR. SANGER: And, basically, it's a letter
16 to us which is announcing the result of an audit
17 that they had done for our Section 8 program.
18 And as you know Section 8 program was very much a
19 big part of the Union City Housing. We do have
20 Union City Public Housing, we do have Veteran's
21 Housing, and we do have a separate Section 8
22 component.

23 And I'm very happy to announce this evening
24 that they have rated our overall performance as
25 high. And out of 100 points they have given us

1 96 points.

2 So I just want to --

3 COMMISSIONER MUNDORF: Very good.

4 MR. SANGER: -- say congratulations to all
5 those -- all -- everyone here at the Housing
6 Authority but also those in the Section 8
7 department. And it just goes to show that we do
8 -- you know are providing some quality services,
9 all those -- not only in our Public Housing here
10 but also those that are part of our Section 8
11 program, as well, you know with the private
12 owners throughout Union City.

13 So, just a very positive thing for us here.
14 So all of you should be aware of that.

15 The next thing is something that I'm very
16 happy to announce. And in recent months -- and
17 one thing we've realized -- and Mr. Martinetti
18 had alluded to this -- you've seen that vandalism
19 has decreased and has diminished in our Housing
20 Authority properties and we're working very hard
21 towards that.

22 But the next thing that I'm going to speak
23 to you about should be a huge step and even
24 approaching that -- working with vandalism mainly
25 as a deterrent and also for those who are people

1 | who I like to call undesirables who may be
2 | trespassing, do various crime in our -- in our
3 | properties and whatever allows us to get a closer
4 | look and -- and see exactly what's happening
5 | through an extensive security camera system.

6 | So, we're very excited about that. What
7 | I'd like to just give you is a chance to look a
8 | snapshot that we've given you, a visual that
9 | you'll see here. All these here where there was
10 | the -- the specific places where there will be
11 | exterior cameras throughout the exterior area.
12 | And we were here last week with the manufacturer
13 | of the company for the cameras and we have
14 | cameras from -- from Hikvision.

15 | And this is at the recommendation of Mr.
16 | Martinetti and also Police Chief Rich Molinari,
17 | as well, having them at the City and they've had
18 | some good experience with these cameras.

19 | And we were here sitting at this table and
20 | the gentleman from Hikvision took what they call
21 | a bullet camera and he placed it on a box right
22 | at that -- on that windowsill. And he -- and he
23 | basically placed it right towards the gas station
24 | across the street, which is some 200 feet away I
25 | would imagine. And you could see the license

1 | plate numbers clearly and perfectly --

2 | COMMISSIONER DiNARDO: That's great.

3 | MR. SANGER: -- with that over -- over 200
4 | feet away.

5 | COMMISSIONER JETTER: Wow.

6 | MR. SANGER: And everything that was going
7 | on in that -- in the gas station across the
8 | street.

9 | So, just to show the power of the cameras,
10 | they will be placed all over -- you know, all
11 | over our properties.

12 | We have here both externally and internally
13 | over a hundred cameras that will be strategically
14 | placed throughout this facility here and five big
15 | buildings here and something that we've discussed
16 | for quite a while but now it's becoming a
17 | reality. We were able to gather moneys through
18 | our modernization funds and shifting some of our
19 | money, shifting some of our -- within our five
20 | year plan as well, and getting approval from HUD.

21 | We do have the approval from HUD to do this
22 | and able to, basically, adjust our five year plan
23 | to include this, as well as utilizing our
24 | modernization funds towards this.

25 | You might say what will the amount be? I

1 can't tell you exactly at this moment but we are
2 guesstimate somewhere about one hundred or one
3 hundred ten thousand dollars for a hundred
4 cameras that will be strategically placed. Which
5 will include installation -- the cameras
6 themselves, installation, maintenance, and some
7 long term maintenance and -- and coverage for
8 them, so.

9 They will have a 60-day recording for, you
10 know, various -- we could work closely with the
11 Union City Police Department. All of this will
12 be web-based, which means anyone who has the code
13 to get in, you could look at all of our cameras
14 right off your phone. You could look at all of
15 our cameras right off a -- you know, of course,
16 right off of the -- the screen of -- computer
17 screens, as well as from remotely from anywhere.

18 And we worked very closely on this with
19 everyone; the Union City Police Department, the
20 Union --

21 We will have a hookup directly to the Union
22 City Police Department as well. They were able
23 to -- to view all of our facilities from the
24 Police Department and will allow us to have a
25 true coverage of everything that's going on here,

1 | you know.

2 | So, we're excited about it. It's something
3 | that we feel has been long overdue at the Housing
4 | Authority here. And when you think about it
5 | where in our society today, especially in urban
6 | areas, where is there some way to -- when you have
7 | some, you know, seven, eight hundred people
8 | gathering each day, why you don't have cameras.

9 | So, it's internal, it's external, it's our
10 | sidewalks, it's our common areas, it's our
11 | elevators, it's our -- our floors, it's our
12 | laundry rooms, it's our playgrounds. Just about
13 | everywhere where we have activity will be now in
14 | view and will be able to be observed for 24/7 and
15 | we're excited about that.

16 | So, as we move closer towards this we're
17 | hoping we will be able to get the bids out within
18 | the next few weeks and we're hoping we could have
19 | this together right after -- maybe right in the
20 | beginning of the new year.

21 | And so we can go into 2017 feeling more
22 | secure, not only as a Housing Authority but most
23 | importantly that it's going to improve the
24 | quality of life for all the people living in --
25 | in all of our units and all of our buildings. So

1 | that's the most important thing.

2 | And will be not only as a deterrent but it
3 | will allow us to react and to prosecute and
4 | people who are trespassing and very valuable when
5 | we take people to court and, you know, take the
6 | appropriate steps --

7 | COMMISSIONER MUNDORF: Yeah.

8 | MR. SANGER: -- legally --

9 | COMMISSIONER DiNARDO: Sure.

10 | MR. SANGER: -- of people who are, you
11 | know, not following the law.

12 | And we do have some issues. We'd be very
13 | naïve and we wouldn't be honest with you. Yes,
14 | there is some drug dealings that are going on.
15 | Yes, you do have some undesireables. These
16 | things happen. We're a part of society. And --
17 | but at the same time we've been working very hard
18 | towards this but this step is going to really
19 | allow us to have a great partnership with the
20 | Union City Police Department, with the City
21 | fathers, with just everyone working together to
22 | -- you know to improve the quality of life for
23 | everyone.

24 | So, do you have any questions? You'll see
25 | I was able to provide you -- I don't want to get

1 | into it but you'll see everywhere where there
2 | will be --

3 | COMMISSIONER MUNDORF: Um-hum.

4 | MR. SANGER: -- outdoor cameras --

5 | COMMISSIONER JETTER: Yeah.

6 | MR. SANGER: -- and then a few pages later
7 | you'll see where they'll be allowed to be.

8 | It -- it is approximately anywhere between
9 | 10 to 13 cameras per building and with all areas
10 | of our exterior being covered. You can see it
11 | there when you get a chance to peruse through
12 | that, get a chance to thumb through it and see
13 | the exact areas. I don't want to go through them
14 | all. But when I tell you it covers everywhere,
15 | it covers everywhere.

16 | And, of course, there might be some places
17 | that might be, you know, out of a camera but
18 | that's, you know.

19 | This is basically phase one and then we're
20 | hoping later on we can include this in some of
21 | our other sites as well.

22 | CHAIRPERSON MARTINETTI: Will you have any
23 | in the office?

24 | MR. SANGER: Um-hum. We will have them
25 | here as well, yes, sir.

1 CHAIRPERSON MARTINETTI: How about boiler
2 rooms, storerooms, things like that?

3 MR. SANGER: We don't have any -- we don't
4 have it in any storerooms but we have cameras
5 that are on the -- not within the storerooms but
6 we have cameras on the entrances going into the
7 storeroom. So we could see who -- who comes in
8 and out of the storeroom. Not within them but
9 outside so we could see who comes in and out.

10 MR. NATERA: And we have two cameras in the
11 office as well.

12 CHAIRPERSON MARTINETTI: In a storeroom?

13 MR. NATERA: No, in the office.

14 CHAIRPERSON MARTINETTI: Maybe you should
15 consider putting one in there.

16 MR. SANGER: It's a thought.

17 CHAIRPERSON MARTINETTI: Might not be a bad
18 idea.

19 MR. SANGER: It's a thought.

20 Um-hum. We can do that. Good suggestion.
21 Within the storerooms.

22 COMMISSIONER DiNARDO: The -- the cameras
23 that like are secured in the elevators, the
24 hallways, --

25 MR. SANGER: Um-hum.

1 COMMISSIONER DiNARDO: -- I'm assuming that
2 they're secured in such a way that -- that people
3 can't tamper with the camera, too.

4 Right?

5 MR. SANGER: That's right. They're called
6 vandal proof.

7 COMMISSIONER DiNARDO: Vandal proof?

8 MR. NATERA: Yeah.

9 MR. SANGER: Yeah.

10 They are vandal proof or vandal resistant.
11 So they're high quality and I've been told
12 sometimes you can hit them --

13 You know, of course, if a vandal really
14 wants to, -- you know, there's things they can do
15 but they are of the best quality being vandal
16 proof and vandal resistant. Best quality
17 possible. So, -- you know I was told you can
18 really hit them and hurt, you know, whatever and
19 it's still not going to stop them from
20 functioning.

21 COMMISSIONER DiNARDO: No, and they're
22 going to be visible so that --

23 MR. SANGER: Um-hum.

24 COMMISSIONER DiNARDO: -- people know that
25 they're there and --

1 MR. SANGER: Yes.

2 COMMISSIONER DiNARDO: Okay.

3 MR. SANGER: Yes.

4 COMMISSIONER DiNARDO: And more inclined to
5 act appropriately --

6 MR. SANGER: Absolutely.

7 COMMISSIONER DiNARDO: -- because they are
8 there. Okay.

9 That's great.

10 MR. SANGER: And that is something we're
11 going to let be known.

12 We've already sent letters to our -- our
13 tenants here --

14 COMMISSIONER DiNARDO: Um-hum.

15 MR. SANGER: -- informing them of a number
16 of issues that we're -- you know, we're concerned
17 about. And we also let them know that in the
18 near future we will be installing a camera system
19 to improve the quality of life for everyone,
20 et cetera, et cetera. Over a hundred cameras and
21 so alerting them to the fact.

22 And in talking with people now what we're
23 doing is, you know, this is happening now but
24 we're hoping in the future a lot of this will
25 diminish because of the fact that we're going to

1 | have an extensive camera system around.

2 | So we're letting it be known.

3 | COMMISSIONER DiNARDO: Um-hum.

4 | MR. SANGER: And I think you could feel
5 | already. And, Elise, some people have told me
6 | that there are people that are on their heels a
7 | little bit if --

8 | COMMISSIONER MUNDORF: Um-hum.

9 | MR. SANGER: -- you know and that are not
10 | as aggressive in some of the things they've been
11 | doing. Because they realize now that more and
12 | more people, you know, are involved and that
13 | we're taking the steps moving forward.

14 | And what I like about it as well is that
15 | the Union City Police -- we're in true
16 | partnership --

17 | COMMISSIONER DiNARDO: Right.

18 | MR. SANGER: -- and collaboration with the
19 | Union City Police.

20 | We make a phone call to Chief Molinari or a
21 | member of his staff, within five minutes --
22 | within a few minutes they can be right on it.
23 | And, you know, getting total views of the area
24 | and things of that nature and --

25 | COMMISSIONER DiNARDO: That's terrific.

1 MR. SANGER: -- you know catching people
2 and that type of thing.

3 So, in that aspect it's --

4 MR. MORIN: And it might save -- I know you
5 said about the vandalism, also, just to let you
6 know that we had it before on and off one officer
7 working here and there for a couple hours. Now
8 the Chief has basically two guys all day long
9 walking the buildings.

10 So, they -- two, three o'clock in the
11 morning I get -- I get a fax next morning,
12 they're walking the stairs, there's pee on the 3rd
13 floor or there's a bug on the -- you know. And
14 you see 2300 -- one o'clock in the morning, three
15 o'clock in the morning. I'm like -- and I --
16 every two, three days. So they're here. So that
17 also is helping because they -- you know there's
18 two guys here almost every -- every day, night
19 and day, so that's been helping a lot.

20 And it's not costing us anything, so -- but
21 that's something that, you know, we're working
22 with the Police --

23 CHAIRPERSON MARTINETTI: Great.

24 MR. MORIN: -- improving -- it's working.

25 COMMISSIONER DiNARDO: That's just so good

1 | for the residents.

2 | MR. MORIN: Yeah. Oh, yeah. Definitely.

3 | COMMISSIONER DiNARDO: That they're secure
4 | in their home.

5 | MR. MORIN: That's one thing that really --

6 | MR. SANGER: And that is the most important
7 | thing.

8 | MR. MORIN: Yeah.

9 | COMMISSIONER DiNARDO: Absolutely.

10 | MR. SANGER: Their -- their quality of life
11 | and their sense of feeling secure and feeling
12 | better and knowing they're going to get immediate
13 | response to a lot of things.

14 | COMMISSIONER DiNARDO: Um-hum.

15 | MR. SANGER: Again, that's so important.

16 | So, --

17 | COMMISSIONER DiNARDO: That's terrific.

18 | MR. SANGER: -- I think that's about it as
19 | far as the Director's Report.

20 | We don't have anything else other than what
21 | -- anything that you might have to add or
22 | anything. That's it as far as from our end.

23 | One thing, Raf, would you show everyone
24 | that? Yes.

25 | We got a plaque that we just wanted to show

1 | you. Last item.

2 | COMMISSIONER JETTER: Oh.

3 | MR. NATERA: This came from our insurance
4 | group. All right? Twenty-five year anniversary
5 | when we initiated with them.

6 | Mr. Sanger suggested to put it in front of
7 | the building -- I mean in front of the entrance
8 | -- front --

9 | COMMISSIONER MUNDORF: Very nice.

10 | MR. MORIN: -- in the front office
11 | entrance.

12 | CHAIRPERSON MARTINETTI: Very nice.

13 |

14 | **PUBLIC COMMENT:**

15 |

16 | MR. SANGER: Before we do close it now we
17 | could -- we're open for Public Comment. This is
18 | the public portion.

19 | Is there any member of the public who would
20 | like to come forward; please state your name and
21 | address.

22 | Please come forward.

23 | MS. BESHARA: Again, Toni Beshara, 305
24 | 44th, Veteran's Housing.

25 | Regarding the security cameras, the

1 question I have is are -- are they also for the
2 Veteran's apartments too in the various areas or
3 just generally right here in the -- in these
4 public -- more public buildings?

5 MR. SANGER: Well, as I said before, this
6 is phase one of --

7 MS. BESHARA: Yeah.

8 MR. SANGER: -- our camera, you know,
9 initiative.

10 And, of course, as in many things, you
11 know, there's the cost factor and having the
12 funding for it. And right now through
13 modernization funds we're able to, you know, have
14 a plan for this -- you know this facilities here.

15 But as I said before we're looking to
16 expand in the future. So obviously in the future
17 as we -- as we're able to gather funds and plan,
18 you know, strategically towards doing that, we'll
19 be able to improve the facilities elsewhere, as
20 well as get cameras for them as well.

21 So our goal is, yes, to expand and to move
22 forward there in Housing in the future. Yes.

23 MS. BESHARA: Okay.

24 MR. SANGER: May take a little time but
25 that's our goal.

1 MS. BESHARA: Understood.

2 Thank you.

3 The other thing that I wanted to say was
4 again I spoke last week about having come in
5 early for the meeting. I was brought in after it
6 started. The meeting was supposed to start at
7 4:30. I was outside at 4:10 and brought in at
8 4:40 and the meeting was already in session.

9 The part that disturbs me is when I had
10 asked to know what had transpired or what I had
11 missed, -- very simple question, I was given a
12 very perfunctory answer and I thought it was
13 rather disrespectful.

14 So I just wanted that on record.

15 Thank you.

16

17 **ADJOURNMENT:**

18

19 MR. SANGER: Do I have a motion to close
20 our meeting.

21 COMMISSIONER MUNDORF: Motion.

22 MR. SANGER: Motion; Miss Mundorf.

23 CHAIRPERSON MARTINETTI: Second.

24 MR. SANGER: Second; Mr. Martinetti.

25 Roll call.

1 Mr. Martinetti?

2 CHAIRPERSON MARTINETTI: Yes.

3 MR. SANGER: Miss Jetter?

4 COMMISSIONER JETTER: Yes.

5 MR. SANGER: Miss Mundorf?

6 COMMISSIONER MUNDORF: Yes.

7 MR. SANGER: Miss DiNardo?

8 COMMISSIONER DiNARDO: Yes.

9 MR. SANGER: Mr. Pedraza?

10 COMMISSIONER PEDRAZA: Yes.

11 MR. SANGER: Five-oh; close the meeting.

12 Thank you very much.

13

14 (Whereupon, the proceedings were concluded

15 at 5:13 p.m.)

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1 STATE OF NEW JERSEY:

2 :

3 COUNTY OF ESSEX :

4

5 I, KAREN A. MARINO, assigned transcriber,
6 do hereby affirm that the foregoing is a true and
7 accurate transcript in the matter of the REGULAR
8 MEETING of the CITY OF UNION CITY HOUSING
9 AUTHORITY, heard on Thursday, October 20, 2016
10 and digitally recorded.

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25 Monitored and Proofread by: Deborah Dillon