

Minutes from the Housing Authority of the City of Linden’s Board of Commissioners Meeting of September 25, 2024.

The Open Public Meeting Act notice was recited and the meeting commenced upon the Roll Call by Interim Executive Director Gerald Volpe at 5:00 p.m.

Roll Call:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
JOSEPH INFANTE, CHAIR		X			
SHERI HUMPHREY, VICE CHAIR		X			
SHARON BACOT		X			
GARY MANNUZZA		X			
PETER MATLOSZ		X			
DANI ORELIEN					X

Also present: Interim Executive Director Gerald Volpe; Attorney Joseph A. Manfredi of Manfredi & Pellechio (General Counsel); and John Clarke of Sunbelt Industries Inc.

2024-09-25-1: Resolution to approve Board meeting minutes (July 17, 2024 and July 26, 2024).

The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
JOSEPH INFANTE, CHAIR	1	X			
SHERI HUMPHREY, VICE CHAIR		X			
SHARON BACOT		X			
GARY MANNUZZA		X			
PETER MATLOSZ	2	X			
DANI ORELIEN					X

The Board of Commissioners adopted Resolution 2024-09-25-1.

2024-09-25-2: Resolution to approve and authorize the payment of bills. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
JOSEPH INFANTE, CHAIR	1	X			
SHERI HUMPHREY, VICE CHAIR	2	X			
SHARON BACOT		X			
GARY MANNUZZA		X			
PETER MATLOSZ		X			
DANI ORELIEN					X

The Board of Commissioners adopted Resolution 2024-09-25-2.

2024-09-25-3: Resolution to accept the Secretary/Treasurer’s Report and the Maintenance Report. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
JOSEPH INFANTE, CHAIR		X			
SHERI HUMPHREY, VICE CHAIR	1	X			
SHARON BACOT		X			
GARY MANNUZZA		X			
PETER MATLOSZ	2	X			
DANI ORELIEN					X

The Board of Commissioners adopted Resolution 2024-09-25-3

[Commissioner Orelie enters the meeting at 5:15 p.m.]

2024-09-25-4: Resolution to adopt the annual budget for the fiscal year ending September 30, 2025. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
JOSEPH INFANTE, CHAIR	1	X			
SHERI HUMPHREY, VICE CHAIR		X			
SHARON BACOT		X			
GARY MANNUZZA		X			
PETER MATLOSZ	2	X			
DANI ORELIEN		X			

The Board of Commissioners adopted Resolution 2024-09-25-4.

John Clarke of Sunbelt Industries briefed the board on the Affirmative Fair Housing Marketing Plan for Gregorio Towers.

2024-09-25-5: Resolution to approve and authorize an increase to the Section 8 Payment Standards. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
JOSEPH INFANTE, CHAIR	1	X			
SHERI HUMPHREY, VICE CHAIR		X			
SHARON BACOT		X			
GARY MANNUZZA	2	X			
PETER MATLOSZ		X			
DANI ORELIEN		X			

The Board of Commissioners adopted Resolution 2024-09-25-5.

A motion is made to open the floor to public comment. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
JOSEPH INFANTE, CHAIR	1	X			
SHERI HUMPHREY, VICE CHAIR		X			
SHARON BACOT		X			
GARY MANNUZZA	2	X			
PETER MATLOSZ		X			
DANI ORELIEN		X			

The Board of Commissioners adopts the motion.

A resident raised a concern regarding a blockage in their bathroom drain. Executive Director Volpe stated that the issue will be addressed as soon as possible.

A motion is made to conclude the public comment period. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
JOSEPH INFANTE, CHAIR	1	X			
SHERI HUMPHREY, VICE CHAIR		X			
SHARON BACOT		X			
GARY MANNUZZA	2	X			
PETER MATLOSZ		X			
DANI ORELIEN		X			

The Board of Commissioners adopts the motion.

A Motion was made to adjourn the meeting. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
JOSEPH INFANTE, CHAIR	1	X			
SHERI HUMPHREY, VICE CHAIR		X			
SHARON BACOT		X			
GARY MANNUZZA	2	X			
PETER MATLOSZ		X			
DANI ORELIEN		X			

The meeting was adjourned at 5:45 p.m.