

1 THE HOUSING AUTHORITY
2 OF THE CITY OF GARFIELD
3 BERGEN COUNTY, NEW JERSEY

4 Monday, April 15, 2013
5 Commencing at 7:00 p.m.

6 COMMISSIONERS PRESENT:

7 ROSEMARIE RIBAUDO, CHAIRMAN

8 MARIE BARCKETT

9 EDWARD J. DABAL

10 NOEL QUILES

11 EDWARD PUZIO

12 LEANE SURMA

13
14 ALSO PRESENT:

15 MARTIN P. GEISLER, ESQ.
16 EXECUTIVE DIRECTOR

17 COLLEEN DAY
18 ASSISTANT EXECUTIVE DIRECTOR

19 MICHAEL P. DE MARCO, ESQ.
20 HOUSING AUTHORITY ATTORNEY

21
22 MARY MC KAY
23 Certified Court Reporter
24 Certified Realtime Court Reporter
25 Registered Professional Reporter
13-10 Fairclough Place
Fair Lawn, New Jersey 07410
(201) 796-4701

April 15, 2013

1 Notice of the time, date and place of this
2 meeting has been provided at least 48 hours in advance
3 by publication in The Record and by posting a notice of
4 this meeting on the community bulletin board at the
5 Garfield Housing Authority and Garfield City Hall.

6 MR. GEISLER: Roll call for the regular
7 meeting held on April 15, 2013.

8 MS. BARCKETT: Here.

9 MR. DABAL: Here.

10 MR. PUZIO: Here.

11 MR. QUILES: Here.

12 MS. SURMA: Here.

13 CHAIRPERSON RIBAUDO: Here.

14 MR. GEISLER: Flag salute.

15 (All rise for the recitation of the Pledge of
16 Allegiance.)

17 MR. GEISLER: Approval of the minutes from
18 the transcript of the caucus and regular meeting held
19 on March 18, 2013. Do I have a motion?

20 MS. SURMA: I'll make it.

21 MR. DABAL: I'll second it.

22 MS. SURMA: Wait a minute. Weren't we
23 supposed to say something on that?

24 MR. DEMARCO: Make a motion to approve the
25 regular meeting minutes as submitted, with the

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1 exception of the roll call to reflect that Ms. Day was
2 absent, as it was her birthday.

3 MS. BARCKETT: Yes.

4 MR. DABAL: Yes.

5 MR. PUZIO: I have to abstain on the minutes
6 because I wasn't present.

7 MR. QUILES: Yes.

8 MS. SURMA: Yes.

9 CHAIRPERSON RIBAUDO: Yes.

10 MR. GEISLER: Bills presented for payment,
11 April 5, 2013, for a grand total of \$116,414.50. Is
12 there a motion?

13 MS. BARCKETT: I'll make a motion.

14 MR. DABAL: I'll second.

15 MS. BARCKETT: Yes.

16 MR. DABAL: Yes, but I abstain on check
17 13929. Yes on all the rest.

18 MR. PUZIO: Yes.

19 MR. QUILES: Yes.

20 MS. SURMA: Yes.

21 CHAIRPERSON RIBAUDO: Yes.

22 MR. GEISLER: Resolution 2013-15. Plumbing
23 Maintenance Contract. Do we have a motion?

24 MR. PUZIO: I'll make a motion.

25 MR. DABAL: I'll second.

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1 MS. BARCKETT: Yes.

2 MR. DABAL: Yes.

3 MR. PUZIO: Yes.

4 MR. QUILES: Yes.

5 MS. SURMA: Yes.

6 CHAIRPERSON RIBAUDO: Yes.

7 MR. QUILES: Mr. Director, who did we have
8 last year?

9 MR. GEISLER: We had Gentry Plumbing and
10 Heating. Did a wonderful job. But he bid at the same
11 price he did last year, and this one was cheaper. I
12 had no complaints with him either.

13 Resolution 2013-16. Electrical Maintenance
14 Contract. Anybody want to make a motion?

15 MR. DABAL: I'll make the motion.

16 MS. SURMA: Second.

17 MS. BARCKETT: I'll sign it.

18 Anybody else want to sign?

19 MR. GEISLER: Same electrical contractor.

20 MR. QUILES: Did his fee stay the same?

21 MR. GEISLER: Yes.

22 MS. BARCKETT: Yes.

23 MR. DABAL: Yes.

24 MR. PUZIO: Yes.

25 MR. QUILES: Yes.

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1 MS. SURMA: Yes.

2 CHAIRPERSON RIBAUDO: Yes.

3 MR. GEISLER: Resolution 2013-17. Flooring
4 Contract. Anybody want to make a motion?

5 MS. BARCKETT: I'll make a motion.

6 MS. SURMA: I'll second.

7 MS. BARCKETT: Yes.

8 MR. DABAL: Yes.

9 MR. PUZIO: Yes.

10 MR. QUILES: Yes.

11 MS. SURMA: Yes.

12 CHAIRPERSON RIBAUDO: Yes.

13 MR. QUILES: On these doors, Marty, this is
14 for what, the whole building?

15 MR. GEISLER: Yes. These are smoke doors.
16 This was something that took us by surprise. I don't
17 know, they passed a law that buildings over so many
18 floors in height have to have smoke doors. And what
19 they are, doors are hung on magnets where the elevators
20 are. We have them in Belmont. And what happens is, as
21 soon as the fire alarm goes off, the magnets release
22 and the doors close so the smoke doesn't fill the
23 elevator shafts up and spread throughout the building.

24 MR. QUILES: For 123,000.

25 MR. GEISLER: Yes. And he was the cheapest.

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1 MR. QUILES: This gets tested regularly, I'm
2 assuming?

3 MR. GEISLER: Yes.

4 MS. DAY: We have a fire company that does
5 the testing. They do Belmont's. Of course when
6 Belmont was built in '85, that was the law. Now this
7 new law, you have to retrofit old buildings.

8 MR. QUILES: They're going to have to come
9 back and retrofit Belmont then?

10 MS. DAY: No. The Tower. Because when that
11 was built, there was no code. Now the code is -- and
12 the only time you had to do it is if you did major
13 renovation. Then you have to bring it up to code. But
14 they did this law to retrofit, and now you have to.

15 MR. QUILES: That's a nice bill.

16 MR. GEISLER: You're not kidding. We
17 probably could have -- but you can't because, God
18 forbid, something happens.

19 MR. QUILES: I understand.

20 MR. GEISLER: Motion. Smoke doors.

21 Resolution 2013-18.

22 MS. SURMA: I'll make it.

23 MS. BARCKETT: I'll second it.

24 MR. GEISLER: When I first became director,
25 we had a small fire in the High Rise. And it was in

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1 the downstairs floor and the smoke was throughout the
2 building in minutes.

3 MR. QUILES: So this will avoid that?

4 MR. GEISLER: Yes. Well, it should prevent
5 some of it anyway.

6 MR. DABAL: You have a fire on the ground
7 floor and on the 8th floor people are choking to death.
8 It traps it. It doesn't let it escape.

9 MS. BARCKETT: Yes.

10 MR. DABAL: Yes.

11 MR. PUZIO: Yes.

12 MR. QUILES: Yes.

13 MS. SURMA: Yes.

14 CHAIRPERSON RIBAUDO: Yes.

15 MR. GEISLER: Resolution 2013-19. Repaving
16 at Golden Tower. Anybody want take make a motion?

17 MS. BARCKETT: I'll make it.

18 MS. SURMA: Second.

19 MR. QUILES: What part of the building?

20 MR. GEISLER: That back parking lot. The
21 apron in the front is all deteriorated and the sidewalk
22 will be -- they'll be concrete down to the sidewalk.
23 All the curbing will be done around the garbage
24 station. The one side across the street --

25 MR. QUILES: Similar to what you have over

1 here?

2 MR. GEISLER: Yes.

3 MS. BARCKETT: Yes.

4 MR. DABAL: Yes.

5 MR. PUZIO: Yes.

6 MR. QUILES: Yes.

7 MS. SURMA: Yes.

8 CHAIRPERSON RIBAUDO: Yes.

9 MR. GEISLER: Resolution 2013-20. Adoption
10 of the Annual Budget. Anybody want to make a motion?

11 MR. DABAL: I'll make the motion.

12 MS. BARCKETT: I'll second.

13 Yes.

14 MR. DABAL: Yes.

15 MR. PUZIO: Yes.

16 MR. QUILES: Yes.

17 MS. SURMA: Yes.

18 CHAIRPERSON RIBAUDO: Yes.

19 MR. GEISLER: Resolution 2013-21. New Jersey
20 State Health Benefits Program. Do we have a motion?

21 MR. DABAL: I'll make the motion.

22 MS. SURMA: I'll second.

23 MS. BARCKETT: Yes.

24 MR. DABAL: Yes.

25 MR. PUZIO: Yes.

1 MR. QUILES: Yes.

2 MS. SURMA: Yes.

3 CHAIRPERSON RIBAUDO: Yes.

4 MR. GEISLER: Cost-of-living increase. Do we
5 have a motion?

6 MR. DABAL: I'll make the motion.

7 MS. SURMA: I'll second.

8 MS. BARCKETT: Yes.

9 MR. DABAL: Yes.

10 MR. PUZIO: Yes.

11 MR. QUILES: Yes.

12 MS. SURMA: Yes.

13 CHAIRPERSON RIBAUDO: Yes.

14 MR. QUILES: On this increase of three
15 percent, is that already allocated from the budget?

16 MR. GEISLER: Yes.

17 MR. QUILES: It is?

18 MR. GEISLER: Yes.

19 Do we have any -- no public.

20 Any commissioner comment?

21 MR. GEISLER:

22 CHAIRPERSON RIBAUDO: Yes. I would like to
23 say I'm very sorry for the loss of your brother.
24 That's all.

25 MR. DABAL: I'd like to say, you know, it was

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1 a tough week for our family, but between the staff here
2 and the commissioners and -- I mean, so many residents
3 here. The outpouring that we had for our family during
4 that tough time really helped us out. And with the
5 food that they sent over.

6 Losing a brother is not easy, but, you know,
7 it eased the pain a little bit and made mom very happy.
8 It was a tough week, but really I have to thank you.
9 It was a hard time for the family but, you know, we got
10 through it and it was -- thanks for all your help. But
11 we'll miss my brother.

12 MR. PUZIO: I'll tell you one thing, you have
13 to be proud because he had a beautiful turnout. And
14 your mom was concerned about that. And he drew a lot
15 of respect, a lot of respect from the community.

16 MR. DABAL: Yes. Everyone knew him. Thank
17 you.

18 MR. GEISLER: Motion to adjourn.

19 MS. BARCKETT: I'll make it.

20 MS. SURMA: I'll second it.

21 MS. BARCKETT: Yes.

22 MR. DABAL: Yes.

23 MR. PUZIO: Yes.

24 MR. QUILES: Yes.

25 MS. SURMA: Yes.

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CHAIRPERSON RIBAUDO: Yes.

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I, MARY MC KAY, License Number XI01302, a
Certified Court Reporter in and for the State of New
Jersey, do hereby certify the foregoing to be prepared
in full compliance with the current Transcript Format
for the Judicial Proceedings and is a true and accurate
non-compressed transcript to the best of my knowledge
and ability.

Mary McKay, C.R.C.R.
Certified Court Reporter

Date: -----