

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

4 Monday, October 19, 2015  
5 Commencing at 6:15 p.m.

6 COMMISSIONERS PRESENT:

7 EDWARD J. DABAL, CHAIRMAN

8 MARIE BARCKETT

9 NOEL QUILES

10 EDWARD PUZIO

11 ROSEMARIE RIBAUDO

12 LEANE SURMA

13 JUDITH SUSINO

14  
15 ALSO PRESENT:

16  
17 MARTIN P. GEISLER, ESQ.  
18 EXECUTIVE DIRECTOR

19 COLLEEN DAY  
20 ASSISTANT EXECUTIVE DIRECTOR

21 MICHAEL P. DE MARCO, ESQ.  
22 HOUSING AUTHORITY ATTORNEY

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

October 19, 2015

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                   (All rise for the recitation of the Pledge of  
7 Allegiance.)

8                   MR. GEISLER: Roll call for the regular  
9 meeting held on October 19, 2015.

10                  MR. PUZIO: Here.

11                  MS. RIBAUDO: Here.

12                  MS. SUSINO: Here.

13                  MR. QUILES: Here.

14                  MS. BARCKETT: Here.

15                  MS. SURMA: Here.

16                  CHAIRMAN DABAL: Here.

17                  MR. GEISLER: Approval of the minutes from  
18 the transcript of the caucus and regular meeting held  
19 on September 21st, 2015. Do we have a motion?

20                  MS. BARCKETT: I'll make it.

21                  MS. SURMA: I'll second.

22                  MR. PUZIO: Yes.

23                  MS. RIBAUDO: Yes.

24                  MS. SUSINO: Yes.

25                  MR. QUILES: Yes.

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1 MS. BARCKETT: Yes.

2 MS. SURMA: Yes.

3 CHAIRMAN DABAL: Yes.

4 MR. GEISLER: Bills presented for payment  
5 October 19, 2015, for a total amount of \$196,330.80.

6 Do we have a motion?

7 CHAIRMAN DABAL: Make the motion.

8 MS. SURMA: I second.

9 MR. PUZIO: Yes.

10 MS. RIBAUDO: Yes.

11 MS. SUSINO: Yes.

12 MR. QUILES: Abstain.

13 MS. BARCKETT: Yes.

14 MS. SURMA: Yes.

15 CHAIRMAN DABAL: Dabal abstains on check  
16 number 16233, 1066, 1073, 1076. Yes on the rest.

17 MR. GEISLER: New business. Now who's the  
18 chairperson on the personnel?

19 MS. RIBAUDO: Me, I.

20 MR. GEISLER: You want to --

21 MS. RIBAUDO: Oh, yes, I would love to.

22 At the meeting, Marty suggested hiring Ed  
23 Stepien, who's been our part-time worker since 2011.  
24 Very, very good worker. I've even talked to Bobby.  
25 I've talked to John. They all agreed he's a very good

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1 worker. A very polite worker. And we have lost about  
2 four people being retired, that Marty did need a  
3 full-time person.

4 And the resolution speaks for itself about  
5 Ed. And I think he should be hired. He's a great,  
6 great person. I will vouch, snowstorms, hurricanes, Ed  
7 was out here working with these guys, as some of our  
8 full time didn't even show up for work. This is a very  
9 good employee.

10 MR. PUZIO: I'll take your word for it.

11 CHAIRMAN DABAL: It's not only that. He's a  
12 proven commodity here.

13 MR. PUZIO: He's been with us for awhile.

14 MS. RIBAUDO: He proves himself very well.  
15 He's very polite. I have nothing bad to say about him  
16 at all.

17 CHAIRMAN DABAL: He's always got a smile on  
18 this face.

19 MR. PUZIO: Nobody knows better than Marty.

20 MR. GEISLER: He's a nice kid. He's a hard  
21 worker. He's a Garfield kid. The parents are from  
22 Garfield. Roger's son. They live on Chestnut. Right  
23 off of Chestnut over there. A very nice boy. A hard  
24 worker.

25 MS. RIBAUDO: And he's been part time a long

1 time here.

2 MR. GEISLER: He's been part time a long  
3 time. He offers himself for anything. He's a nice kid  
4 to have.

5 MR. PUZIO: Good. He deserves it.

6 MS. RIBAUDO: He does.

7 MR. GEISLER: This is true.

8 Now that we put him on, we have a young man  
9 now that was out of work that lives in the other  
10 building, one of our buildings, one of our tenants, and  
11 he's been filling in part time. And he's been here two  
12 days a week. And maybe some day down the road a couple  
13 of years from now maybe he'll be okay. Who knows.

14 MS. RIBAUDO: Bobby?

15 MR. BELLAFATTO: Absolutely.

16 CHAIRMAN DABAL: If you didn't get good input  
17 from the staff here, it would be a different story.

18 MS. RIBAUDO: I tell you, I mentioned it to  
19 Marty a couple of years ago.

20 MR. GEISLER: She wanted me to hire him a  
21 year ago.

22 MS. RIBAUDO: And Marty said to me, back off,  
23 he's not ready. That's what he said. Let's see how it  
24 goes. Because I saw that he wanted to work, and I knew  
25 we needed a full-time worker.

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1 CHAIRMAN DABAL: Let's face it, Ro, you're a  
2 visionary.

3 MS. RIBAUDO: You're right, I am.

4 MR. GEISLER: She saw that one coming. And  
5 it was in the back of my head.

6 MS. RIBAUDO: And it never went away. It  
7 never went away.

8 MR. PUZIO: I'll sign it with you, Ro.  
9 Yes.

10 MS. RIBAUDO: Yes.

11 MS. SUSINO: Yes.

12 MR. QUILES: Yes.

13 MS. BARCKETT: Yes.

14 CHAIRMAN DABAL: Yes.

15 MS. SURMA: Yes.

16 MR. GEISLER: Good. That's a nice one.  
17 He'll be a good guy. He'll be a good kid.

18 MS. RIBAUDO: I'm very happy.

19 MR. GEISLER: We have one here, this one  
20 here, I forget, what is her pay at now?

21 MS. RIBAUDO: Isn't she up to about 37 now?  
22 Something like that. With this, yeah.

23 CHAIRMAN DABAL: This is the one you  
24 commented on, remember the last time?

25 MR. QUILES: I believe 35.

1           CHAIRMAN DABAL: You were upset at the -- we  
2 wanted to rectify that now.

3           MR. GEISLER: I even noticed, and I don't  
4 want to speak for you all, but I know that this 2500 is  
5 a little light for her at this point in time. But she  
6 has -- and I spoke with her. She has a certification  
7 coming up. So I figured, if we give her this now, she  
8 passes her certification, and we can talk about maybe  
9 five -- and I'll bring it up to the personnel. But if  
10 it came up and she did well on her test and passed,  
11 maybe we could give her the other 25. That's what I  
12 figured.

13           MR. QUILES: If you guys agree with it, so be  
14 it. If you look at it, a dishwasher in Bergen County  
15 makes more than \$35,000.

16           MR. PUZIO: Marty, what does she do?

17           MR. GEISLER: She's an occupancy specialist.  
18 She does recertifications. She goes through all  
19 the things --

20           MR. PUZIO: No. What does she do here?

21           MR. GEISLER: Occupancy specialist.

22           MR. PUZIO: Answers the phones?

23           MR. GEISLER: No. She'll sit with the  
24 tenants, figure out what their rents are, you know, the  
25 exemptions, all different things.

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1 MR. PUZIO: Sounds like a social worker.

2 MR. QUILES: How long has she been here?

3 MS. DAY: About six, seven years.

4 MR. PUZIO: You've got to have a lot of  
5 patience.

6 MR. GEISLER: You know what, the reason is,  
7 this might sound terrible, but she doesn't really talk  
8 much, so you don't really know. Out of sight, out of  
9 mind. She'll greatly appreciate it. She's a very nice  
10 girl.

11 MR. PUZIO: Yes.

12 MS. RIBAUDO: Yes.

13 MS. SUSINO: Yes.

14 MR. QUILES: Yes.

15 MS. BARCKETT: Yes.

16 MS. SURMA: Yes.

17 CHAIRMAN DABAL: Yes.

18 MR. GEISLER: Those are two nice things.

19 Do we have a motion to adjourn?

20 MR. DE MARCO: You have to open to the public  
21 first.

22 MS. SURMA: Public, do you have anything to  
23 say?

24 MR. GEISLER: Any commissioner comment?

25 Closed to the public.



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1 MS. RIBAUDO: Anybody got anything to say?  
2 I'm just glad for Ed and Laurie, but, Marty,  
3 I'm really happy for Ed, because I know he deserves it.  
4 I thank all of you.

5 MR. GEISLER: Motion to adjourn.

6 MR. QUILES: I make the motion.

7 MR. PUZIO: I'll second it.

8 MS. RIBAUDO: Yes.

9 MR. PUZIO: Yes.

10 MS. SUSINO: Yes.

11 MR. QUILES: Yes.

12 MS. BARCKETT: Yes.

13 MS. SURMA: Yes.

14 CHAIRMAN DABAL: 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.

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

Date: -----