

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

4 Monday, February 27, 2017  
5 Commencing at 6:15 p.m.

6 COMMISSIONERS PRESENT:

7 NOEL QUILES, CHAIRMAN

8 MARIE BARCKETT

9 EDWARD J. DABAL

10 RICHARD GIACOMARRO

11 EDWARD PUZIO

12 ROSEMARIE RIBAUDO

13 JUDITH SUSINO

14  
15 ALSO PRESENT:

16 MARTIN P. GEISLER, ESQ.  
17 EXECUTIVE DIRECTOR

18 COLLEEN DAY  
19 ASSISTANT EXECUTIVE DIRECTOR

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

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

February 27, 2017

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 February 27, 2017.

8                   MR. DABAL: Here.

9                   MS. RIBAUDO: Yes.

10                  MS. SUSINO: Yes.

11                  MR. GIACOMARRO: Yes. Here.

12                  MS. BARCKETT: Here.

13                  MR. PUZIO: Here.

14                  CHAIRMAN QUILES: Here.

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 January 23rd, 2017. Do we have a motion?

20                  MR. GIACOMARRO: I make a motion.

21                  MS. RIBAUDO: I second.

22                  MR. DABAL: Abstain.

23                  MS. RIBAUDO: Yes.

24                  MS. SUSINO: Abstain.

25                  MR. GIACOMARRO: I wasn't here.

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1 MR. GEISLER: Giacomarro abstains.

2 MS. BARCKETT: Yes.

3 MR. PUZIO: Yes.

4 CHAIRMAN QUILES: Yes.

5 MR. GEISLER: Can he still make a motion and  
6 abstain?

7 MR. DE MARCO: No, you can't make a motion  
8 and abstain.

9 MR. GEISLER: So who's going to make the  
10 motion?

11 MS. RIBAUDO: I'll make the motion.

12 MR. GEISLER: You second?

13 CHAIRMAN QUILES: I can't make the motion  
14 because I'm the chair.

15 MR. GEISLER: Okay. Mr. Puzio.

16 Bills presented for payment February 27th,  
17 2017, for a total amount of \$192,071.39. Do we have a  
18 motion?

19 MR. DABAL: Make the motion.

20 MS. BARCKETT: I'll second.

21 MR. DABAL: Commissioner Dabal abstains on  
22 check number 17464, check number 3056, check number  
23 3060 and check number 3061. Yes on the rest.

24 MS. RIBAUDO: Yes.

25 MS. SUSINO: Yes.

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1 MR. GIACOMARRO: I can vote on this. Yes.

2 MS. BARCKETT: Yes.

3 MR. PUZIO: Yes.

4 CHAIRMAN QUILES: Yes.

5 MR. GEISLER: Resolution 2017-03. Title  
6 Change of Lori Wrobel.

7 MR. DABAL: I'll make it.

8 MR. GEISLER: Who wants to sign it?

9 MS. RIBAUDO: I'll second.

10 MR. GEISLER: You all sign. Whatever you  
11 guys want to do.

12 Do we have them all?

13 Okay. On the title change.

14 MR. DABAL: Yes.

15 MS. RIBAUDO: Yes.

16 MS. SUSINO: Yes.

17 MR. GIACOMARRO: Yes.

18 MS. BARCKETT: Yes.

19 MR. PUZIO: Yes.

20 CHAIRMAN QUILES: Yes.

21 MR. GEISLER: The next one we have is  
22 Resolution 2017-04. Hire Tenant Interviewer.

23 MR. DABAL: Yes.

24 MS. RIBAUDO: Yes.

25 MS. SUSINO: Yes.

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1 MR. GIACOMARRO: Yes.

2 MS. BARCKETT: I have a question. Can I ask  
3 it?

4 MR. GEISLER: Yes, ma'am.

5 MS. BARCKETT: Is it a one-time deal or is it  
6 forever?

7 MR. GEISLER: It depends how long she's going  
8 to be here. She's going to be here for a while. She  
9 was a tenant here. Let me just give you a quick  
10 synopsis. She was a tenant here, and she's a big  
11 success story for us, because she was a tenant here,  
12 and she got herself involved in the home-buying  
13 program. And she ended up purchasing her own home  
14 through the program from here. And she lives -- yes.  
15 She's good.

16 MS. BARCKETT: Good. Good for her.

17 CHAIRMAN QUILES: You know something, Marty.  
18 I remember that now. Because she was asking me about  
19 my son. Her son and my son played football together --  
20 baseball. And I kept thinking, and suddenly it hit me;  
21 she was with that program that the state had instituted  
22 where I think it was like three percent, two percent.  
23 We contributed to her -- yes, yes. That's great.

24 MR. GEISLER: Isn't that something?

25 CHAIRMAN QUILES: Absolutely. Great success.

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1 MR. PUZIO: Yes.

2 CHAIRMAN QUILES: Yes. That's awesome.

3 MR. GEISLER: Resolution 2017-06.

4 Maintenance Wage Increase.

5 MR. DABAL: Yes.

6 MS. RIBAUDO: Yes.

7 MS. SUSINO: Yes.

8 MR. GIACOMARRO: Yes.

9 MS. BARCKETT: Yes.

10 MR. PUZIO: Yes.

11 CHAIRMAN QUILES: Yes.

12 MR. GEISLER: Resolution 2017-07. Effective

13 April 1st, 2017, Cost-of-Living Increase.

14 MR. DABAL: Yes.

15 MS. RIBAUDO: Yes.

16 MS. SUSINO: Yes.

17 MR. GIACOMARRO: Yes.

18 MS. BARCKETT: Yes.

19 MR. PUZIO: Yes.

20 CHAIRMAN QUILES: Yes.

21 MR. GEISLER: Now, last but not least is

22 Resolution 2017-05. That is Pension Eligibility for

23 New Administration Employees. They're going to have to

24 work a minimum of 32 hours a week. So they'll be

25 working --

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1 MS. DAY: The way we resolved it is, the --  
2 all new employees hired will get a half hour for lunch,  
3 not an hour. So they can put in their 32 hours.  
4 Fridays she gets out at three --

5 CHAIRMAN QUILES: Is that state mandated?

6 MS. DAY: That's the new minimum amount you  
7 have to work to get into the pension. And, otherwise,  
8 we can change the hours and make everybody, and then  
9 it's going to cause -- so this worked out much better  
10 this way.

11 MR. GEISLER: Who wants to -- can I have  
12 somebody sponsor this one?

13 CHAIRMAN QUILES: I'll sign it.

14 MR. GEISLER: Second?

15 (Signed by Commissioner Ribaud.)

16 MR. DABAL: Yes.

17 MS. RIBAUDO: Yes.

18 MR. GIACOMARRO: Yes.

19 MS. BARCKETT: Yes.

20 MS. SUSINO: Yes.

21 MR. PUZIO: Yes.

22 CHAIRMAN QUILES: Yes.

23 MR. GEISLER: Any public comment?

24 Any commissioner comment?

25 MR. GIACOMARRO: No.

1 MS. RIBAUDO: I have one. As usual, they  
2 don't want to hear it. I'm sorry. The little snow and  
3 ice, whatever, gone. The men do a great job. That's  
4 all I can say. I think we're clean before anything  
5 else around town. They are out here immediately early  
6 in the --

7 Oh, you are? We'll take a bet on that. I'm  
8 going to come up. Nobody's a Bobby around here. 4:00  
9 in the morning he wakes me up beeping, beeping.

10 MR. GEISLER: If anybody gets a chance, if  
11 you're walking around -- and this is even something for  
12 you, Mr. Giacomarro, for the board of education. If  
13 you look, a lot of times you have raised sidewalks. We  
14 had a guy come in, and rather than put concrete, we had  
15 them shaved so there's no lips. So it's a pretty neat  
16 thing. If you look around, we don't have any --  
17 hopefully we don't have any tripping hazards, and  
18 that's a good thing.

19 CHAIRMAN QUILES: I would like to say  
20 something, if I may. I want to thank our  
21 commissioners, Ms. Ribaudó and Mr. Dabal and  
22 Mr. Giacomarro, even though you weren't able to make  
23 it --

24 MR. GIACOMARRO: Sorry.

25 CHAIRMAN QUILES: -- for taking the time to



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1 diligently do this for our work force. I think the  
2 people that we have here at the Garfield Housing  
3 Authority do a great job. And I also know that we live  
4 in a very expensive area and I know the cost of living  
5 here is very high. I think what we're doing right now  
6 is the right thing to do. So, again, thank you for  
7 doing what you're doing for our employees.

8 MR. GEISLER: And from all the employees,  
9 thank you too.

10 Have a good night. Do we have a motion to  
11 adjourn?

12 MS. RIBAUDO: I'll make a motion.

13 MR. PUZIO: I'll second.

14 MR. DABAL: Yes.

15 MS. RIBAUDO: Yes.

16 MS. SUSINO: Yes.

17 MR. GIACOMARRO: Yes.

18 MS. BARCKETT: Yes.

19 MR. PUZIO: Yes.

20 CHAIRMAN QUILES: 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  
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and ability.

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

Date: -----