

STATE OF NEW JERSEY  
SECAUCUS HOUSING AUTHORITY  
700 COUNTY ROAD  
SECAUCUS, NEW JERSEY

AUGUST 19, 2025 – 7 PM

(**Open Session** minutes taken on Tuesday, August 19, 2025,  
Kroll Heights, 700 County Road, Secaucus, New Jersey)

- Roll Call

Present: Chairman Michael Harper  
Commissioner Vincent Bennett  
Commissioner Patricia Mondadori  
Commissioner John Bujnowski  
Commissioner Richard Fairman  
Commissioner Michael Schlemm  
Commissioner Raj Pardasani

Also Present: Stephen J. Natoli, Esq.  
Nita Raval, Esq.  
Holly Renshaw, Esq.

- Opening Statement
- Flag Salute
- Move to closed session on Resolution #2025-25
- Vote on Resolution #2025-26

## OPEN PUBLIC MEETINGS ACT

“Adequate notice of this meeting, as required by the Open Public Meetings Act, has been provided by the filing of an Annual Meeting Notice with the Municipal Clerk, the posting of said notice on the official bulletin board in the Municipal Government Center, and delivery of same to the Jersey Journal on December 15, 2024.

Respectfully Submitted,

/s/ Stephen J. Natoli

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AUGUST 19, 2025 – 7 PM

(**Closed Session** minutes taken on Tuesday, August 19, 2025,  
Kroll Heights, 700 County Road, Secaucus, New Jersey)

**\*\* CLOSED SESSION \*\***

- Roll Call

Present: Chairman Michael Harper  
Commissioner Vincent Bennett  
Commissioner Patricia Mondadori  
Commissioner John Bujnowski  
Commissioner Richard Fairman  
Commissioner Michael Schlemm  
Commissioner Raj Pardasani

Also Present: Stephen J. Natoli, Esq.  
Nita Raval, Esq.  
Holly Renshaw, Esq.

- General counsel Stephen Natoli, Esq. introduced outside counsel.
- Outside counsel discussed attorney-client privileged information regarding ongoing investigation of Executive Director Marra.
- Deliberations.
- Move out of closed session.

Respectfully Submitted,

/s/ Stephen J. Natoli

Secaucus Housing Authority — August 19, 2025 - 7 PM

Resolution No. 25-2025

WHEREAS, the Open Public Meetings Act ("OPMA") permits a public body to meet in executive session for matters within the attorney-client privilege and for personnel matters; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Secaucus Housing Authority that:

1. The Board shall enter executive (closed) session pursuant to N.J.S.A. 10:4-12(b)(7) (matters within the attorney-client privilege) and N.J.S.A. 10:4-12(b)(8) (personnel) to receive attorney-client legal advice and to deliberate on and discuss the findings of an internal investigation conducted by outside counsel regarding a member of the Housing Authority.
2. Attendance is limited to Commissioners, General Counsel, outside counsel, and any other individuals whose presence is reasonably necessary as determined by the Chair in consultation with counsel.
3. No formal action will be taken in executive session. Any action will occur only after reconvening in open, public session.
4. Disclosure of minutes. Executive-session minutes and materials shall remain confidential until the need for confidentiality has passed; they will be released when confidentiality is no longer required, including after completion of the Authority's administrative review and any related proceedings, or earlier when disclosure can be made without jeopardizing privileged communications or privacy/personnel interests, consistent with OPMA.

Adopted: 8/19/2025

Moved by: Seurel Seconded by: Mondadori Roll Call: Yes ☒ No ☐ Abstain ☐ Absent ☐

All in favor

**Secaucus Housing Authority**  
**Resolution No. 26-2025**  
**Resolution Placing the Executive Director on Administrative Leave**

**WHEREAS**, the Board of Commissioners of the Secaucus Housing Authority ("Authority") has received advice of counsel and discussed a personnel matter concerning the Executive Director Christopher Marra; and

**WHEREAS**, the Board finds that interim measures are necessary to protect Authority operations, preserve the integrity of ongoing administrative reviews, and maintain a safe and professional environment for residents, employees, and vendors; and

**WHEREAS**, the Board intends no finding or conclusion regarding the Executive Director's conduct at this time;

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Secaucus Housing Authority that:

1. Paid Administrative Leave (Non-Disciplinary). Effective immediately, the Executive Director is placed on Paid Administrative Leave (Non-Disciplinary) pending completion of an administrative review and further action by this Board. This action is taken without prejudice and does not constitute discipline or a finding of misconduct.
2. Compensation and Benefits. During Paid Administrative Leave, the Executive Director's salary and benefits shall continue consistent with applicable contracts, policies, and law.
3. Access and Contact Limitations. While on leave, the Executive Director shall have no access to Authority facilities, records, systems, or accounts (physical or electronic) and shall not contact Authority employees, commissioners, tenants, or vendors regarding Authority business, except as expressly authorized in writing by the Board Chair or General Counsel for limited purposes.
4. Cooperation. The Executive Director shall cooperate with the Authority's administrative review and shall promptly return any Authority property (keys, badges, devices, files) as directed.
5. Acting Executive Director. To ensure continuity of operations, Chairperson Michael Harper is hereby appointed Acting Executive Director with full administrative authority to carry out day-to-day operations until further Board action. The Chair is authorized to execute any necessary stipend or temporary assignment paperwork consistent with Authority policy.
6. Non-Retaliation. The Authority prohibits retaliation against any individual who, in good faith, participates in the administrative review or raises concerns. All staff are directed to comply with this policy.



7. Periodic Review. The Board shall review the status of this Paid Administrative Leave no later than 60 days from the date of this Resolution, and thereafter as needed, and may modify or lift it at any time.
8. Implementation. The Board Chair and General Counsel are authorized and directed to take all actions necessary to implement this Resolution.
9. Severability; Effective Date. If any provision of this Resolution is held invalid, the remainder shall not be affected. This Resolution shall take effect immediately.

Adopted: August 19, 2025

Moved by: Schley Seconded by: Pardusani

Roll Call: Yes ☒ No ☐ Abstain ☐ Absent ☐

*All in favor*

#### CERTIFICATION

I, Stephen Mutoji, certify that the foregoing is a true copy of a Resolution duly adopted by the Board on the date above.

Signature:  Date: 8/19/25