

SECAUCUS HOUSING AUTHORITY  
KROLL HEIGHTS  
SECAUCUS, NEW JERSEY 07094

THURSDAY, OCTOBER 23, 2025

(This is a condensed version of the taped minutes of  
The Secaucus Housing Authority Commissioners Meeting  
Commencing at 7:15 P.M.)

Chairman Michael Harper called the Meeting to Order at 7:15 P.M.

ROLL CALL:

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

Absent: Michael Schlemm

Also Present: Stephen Natoli, Esq.  
Deborah Alvarez, Secretary

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 the delivery of same to the Jersey Journal on December 15<sup>th</sup>, 2024.

This body wishes to advise you in accordance with N.J.S.A.26:3D smoking is prohibited when this body is in open or closed session."

FLAG SALUTE

APPROVAL OF PREVIOUS MINUTES

Motion to approve minutes of July 24, 2025 **closed session**; August 18, 2025 **open and closed session**; September 25, 2025 **open and closed session**; October 2,

2025 **open and closed session**; October 9, 2025 **open and closed session** made by Commissioner Mondadori; 2<sup>nd</sup> by Commissioner Pardasani.

VOTE: AYES/All Present Commissioners (6)

Absent: Schlemm

PAYMENT OF CLAIMS – Bills are being paid on time. There will be a doubling up next week.

#### BUILDING & GROUNDS

Roof repairs at the Towers; cranes moving materials to the top; Joe and Ronnie are taking the lead on this. They state things are going well. SHA has had very good experience with this company previously.

#### CORRESPONDENCE

On October 14, 2025, Commissioners received a letter from Executive Director Christopher Marra offering his resignation as of October 17, 2025, thanking the Commissioners for his experience here and opportunities and will look at other opportunities in his life.

Motion to accept Executive Director Christopher Marra's resignation made by Commissioner Pardasani; 2<sup>nd</sup> by Commissioner Bennett.

VOTE: AYES/All Present Commissioners (6)

Absent: Schlemm

OLD BUSINESS – nothing at this time

NEW BUSINESS – nothing at this time

#### REMARKS OF CITIZENS

DEBRA #1202 – Is Chairman Harper acting as Executive Director? **CHAIRMAN HARPER:** Under State law, the Chairman is the Acting Executive Director. New Executive Director will be hired in the future.

In April she requested a new exercise bike in the exercise room. Discussion ensued. Debra complained about the price of electricity for her, buildings are old.

Laundry room: washers and dryers are outdated. She contacted Maytag Corporation about coming to SHA to come in and sit with Commissioners; machines should have cards instead of quarters.

Residents are concerned about carpeting as ED Marra told them they would be replaced. Carpets can be shampooed as they smell and are stained.  
Considers SHA to be low-income.

ANN - #804 – Washers are always broken, dryers don't work. **CHAIRMAN HARPER:** They have been replaced. ANN: They do repair them and they're broken the next day. Only refurbished machines are put in. ED Marra told her they can't be replaced, and to keep using quarters.

LINDA - #304 – I live next door. Some washers were out of order for a very long time; only 3 washers are working now. I was told new washing machines were going to be ordered. I was told by the Office. **CHAIRMAN HARPER:** We can find out for you tomorrow when they will be delivered. LINDA: There were no lights on the bridge tonight at all.

KATHY - #707 – When there is a problem and ED Marra isn't here, who is the boss? **CHAIRMAN HARPER:** Me for right now. I am not here all the time. The procedures are the same, you call the Office and tell them your problem.

Three years ago I moved in, one socket has never worked. I told the Office. No one has fixed it. Stefan is out sick. **CHAIRMAN HARPER:** Put in a Work Order tomorrow. That is not an ED Marra problem. KATHY: Since I moved in 3 years ago, I've often wondered if the windows are ever going to be washed. **CHAIRMAN HARPER:** Building built in 1986, but when we prioritize things this year, The Elms money went to the roof. Roof was more pressing than the windows.

A lady added ED Marra stated there was no machine to go up that high to wash the windows. **CHAIRMAN HARPER:** It's been a long, long time.

CORRADO MINNERVINI - #509 – (Speaking on behalf of his mother) He commends the Commissioners as they are in a tough place and lost the Executive Director; ED Marra was a great guy. You are sensing a lot of frustration.

I came to you all with a problem, you offered a process, I followed it and it got resolved. I think people here feel they are not being heard as much as they'd like to.

The WEB site – I go to the Agenda or even the calendar – no calendar, even though it states it is here. COMMISSIONER BENNETT: It is there, you have to click on where it says **calendar**. I went on it today. CORRADO: I have it on now. (He quoted certain areas.) COMMISSIONERS BUJNOWSKI & BENNETT: Explained in some detail how to access it.

**CHAIRMAN HARPER** acknowledged that ED Marra took care of the web site. CORRADO: Minutes being posted – what is process of going through minutes? If I make a statement and go through minutes, statement isn't correct or I don't think – what's the process? **CHAIRMAN HARPER:** I don't know process, I'll ask our attorney, Stephen Natoli. Roberts Rules would be that you could send us correspondence and say I would like to acknowledge that I said this at this point. **MR. NATOLI:** I don't want to give an off the cuff answer, so I'll get back to you on that.

CORRADO: Last meeting I asked Board about Grants and who is Grant person, how active they were in seeing what funding is available. Did anyone look into that? **CHAIRMAN HARPER:** I spoke to Mayor Gonnelli about our access to the Municipal Grant Writer today and it's an ongoing conversation because he has some ideas also. CORRADO: Some residents don't get out; even I'm depressed leaving here; younger brother won't come here at all. Kind of hospital/hospice feel here. Scent in hallways not pleasant; changing bulbs in hallways to LEDs, better lighting. I feel there is level of frustration between Board and residents. Waiting 3 years to get an electrical outlet fixed is low on the list. I request new Executive Director is a visionary. Residents have a right to a healthy environment. Follow the process and hopefully, next Executive Director will get things done.

ANN - #804 – We've had issues with our windows, I'm on this side of the building (indicating). When it rains, they came in and inspected the windows; said they'd get back to us. I still have flooding in my living room and bedroom, and yet nothing has been done about it. **CHAIRMAN HARPER:** When was last time someone was in. I apologize and don't know the follow-up. Do you know when that was? ANN: Last year some time. We're all on the one side – about 8 months ago.

DEBRA - #1202 – What is process to getting new Executive Director: **CHAIRMAN HARPER:** We passed a Resolution to put out a Request for Proposals for people to apply for the position. DEBRA: I recommend Robert DeVincent. **CHAIRMAN HARPER:** A former ED from Hudson County; also Bill Snyder is another great name in N.J. Housing, former Secaucus ED. DEBRA: Could we have a sign-in sheet instead of raising our hands? You could call our name and it would be easier.

(Discussion about RFP, has it been posted and Resolution has been made.)

NO NAME GIVEN - #1201 – Are these meetings recorded; is that something we can have access to? **MR. NATOLI, Esq.:** They will have access. SECRETARY: I condense the minutes. They are not done verbatim. SPEAKER: Can I record them on my phone. CORRADO: By law, you have to tell everyone you

recorded it. **MR. NATOLI:** The appropriate approach would be to request to record it. **SPEAKER:** When I walk in, I request it when you start the meeting. **MR. NATOLI:** As I understand it, New Jersey is a single party consent state, so theoretically, you could record it, but I think the appropriate course would be for you to request from us to be able to record it. When I'm in Court, Judges say shut your phones off, you can't record unless we give you permission. You're proposing a question on the fly, but that would be my general answer. There seem to be many questions relating to recording an exact transcription. My generalized understanding is that we need to cover and hit what the main topics that were discussed are in the meeting, not necessarily that everybody's word for word statements need to be transcribed. Now that all these questions have been asked, I'm going to look at the law to see if we are satisfying to a T what we need to satisfy in terms of our minutes, and if we are, it may not satisfy folks because it seems folks want exact word for word statements transcribed, but I don't have an answer on that right now.

**CAROL:** Who picks the new Director? Does the Board do that? **CHAIRMAN HARPER:** Yes. **SECRETARY:** My husband was CSR and I did transcription 38 years verbatim for his company. (Discussion followed regarding if residents could bring in someone to take minutes. **Mr. Natoli:** It sounds like a bigger topic that we, as a body, formulate answers on and then provide them to you in a way that's sufficient that you understand; maybe not being fully satisfied, but understand what our position is. It appears some residents want word for word, and my understanding is that is not what we're obligated to provide you. Generally, that's my position right now.)

**CORRADO:** I've read through the minutes and as posted are fine. I think when people get to an issue that's not captured in the minutes, there's a process to follow and I followed it. It worked so I urge everybody to ask what process is and follow it. I think the minutes do what they're supposed to do.

**MATTIE #212 –** People who live in the building and are having issues which seem to be dragging on and I think those issues need to be addressed.

**CORRADO:** When new ED steps in, everyone needs to understand and have him fulfill his role. You're 100 percent right.

**ADJOURNMENT -** Motion to adjourn to adjourn made by Commissioner Bennett; 2<sup>nd</sup> by Commissioner Bujnowski.

**VOTE:** AYES/All Present Commissioners (6)                      Absent: Schlemm

Respectfully submitted, Deborah L. Alvarez, Secretary/Transcriber