

SECAUCUS HOUSING AUTHORITY
RIT – 600 COUNTY AVENUE
SECAUCUS, NEW JERSEY

JUNE 18, 2026

(This is a condensed version of taped minutes
Taken on Thursday, June 18, 2026.)

ROLL CALL

Chairman Michael Harper
Commissioner Richard Fairman
Commissioner Vincent Bennett
Commissioner Michael Schlemm
Commissioner Raj Pardasani
Commissioner Joseph Bujnowski

Absent: Commissioner Mondadori

ALSO PRESENT: Executive Director William Snyder
Incoming Executive Director Jonathan B. Moore
Niti G. Raval, Esq., Counsel to the Authority

OPENING STATEMENT

“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 January 15, 2026.”

FLAG SALUTE

Chairman Harper introduced new Executive Director Jonathan B. Moore. (Applause.)

ED MOORE: “Thank you so much. It is a pleasure, privilege and an honor to serve as your Executive Director of the Secaucus Housing Authority. I am really excited about getting to know all of you and continuing on the excellence of the Secaucus Housing Authority and certainly to continue to enhance the quality of life for you all as the residents. I have an open-door policy, so should you have any questions or want to get to know me, please feel free, but also I will be scheduling to meet with you all as the residents. I hold a Master of Science in Real Estate Development from Columbia University in the City of New York. I’m from Montclair, New Jersey and I’ve worked in the public housing industry for over a decade, so I’m excited to bring my experience and knowledge to continue on the excellence here. I’m truly honored to be here.” (Applause.) Thank you to the Commissioners for welcoming me.

APPROVAL OF PREVIOUS MEETING – May 14, 2026

Motion to approve minutes of previous meeting in April 16, 2026 made by Commissioner Bennett; 2nd by Commissioner Schlemm.

VOTE: AYES/All Present Commissioners (6)

Absent: Mondadori

(It was noted that April minutes were sent out in Commissioners' packets, but May 14 minutes were then sent out to Commissioners before the meeting.)

PAYMENT OF CLAIMS FOR MAY 2026

Commissioner Bennett asked about Secaucus Municipal Utility for \$41,000. Is that typical sewerage, says for The Elms. ED Snyder: User fee, we have to pay sewer user fee, an annual thing. Commissioner Pardasani: PSE&G at \$20,000? Chairman Harper: RIT, yes.

Motion to accept payment of claims made by Commissioner Pardasani; 2nd by Commissioner Bujnowski.

VOTE: AYES/All Present Commissioners (6)

Absent: Mondadori

REMARK OF CITIZENS – AGENDA ITEMS – noting at this time

RESOLUTION #2026-6.1 – APPROVAL OF A/E CONTRACT – MISCELLANEOUS WORK ITEMS

Motion to approve made by Commissioner Schlemm; 2nd by Commissioner Pardasani.

ED Snyder explained this was for capital improvements needed: all flooring in all buildings; painting of buildings, parking lot here and next door, etc. We solicited for architectural proposals, and mentioned to Jonathan – you would have a Buildings & Grounds Committee reviewing with Director, you would all rate them. I rated them because before I leave here, I wanted everybody to know I was moving ahead with these projects, which I committed to do with you and all residents.

If you want further review, you can table it, up to you, and do next meeting, but you'll see all proposals we received. My rating is not necessarily the lowest price. Lowest price proposal to me was not high enough to be able to put together several different bid packages. It's rated; it's your pleasure if you want to table it and have more review. I know these architectural firms; you saw how I rated them. Commissioner Fairman: I like the rating system. In the total aggregate, estimate of money needed for the projects, is that about \$1 million? ED Snyder: Slightly less. Biggest project is re-waterproofing of this building. Jonathan has already seen it. The stucco is bubbling. #808 where I met with tenant, there is leaking and she has so far agreed to stay there because we committed to do this waterproofing. I got a price from a waterproofer who has a lot of experience doing this – Malpere Waterproofing – and are great in terms of figuring where things are leaking. His price to fix that one leak of \$13,000. If we're going to do that, we need 2 more proposals, but it's up to you if you want to proceed and I get 2 more prices or continue –

they're going to have to remove/replace all of chalking and backer rod through entire building – panels on the front, which is a significant amount of work.

I think as long as woman in that apartment is okay with us, understanding that we're going to do entire building, and she's willing to wait – I also offered her the opportunity to move to another apartment, but I think she thought that was too much of an inconvenience.

By awarding this tonight, we can get an architect here to start working on this and analyzing. With the leaks here, I would suggest doing an infra-red study as part of that where they actually photograph the building and you can see from infra-red study where water has penetrated the building and that's where we need to focus our attention in terms of waterproofing.

Commissioner Bennett: We did this at Schering-Plough many years ago – had a special camera – and especially this time of year – you go up onto roof and because it's been sitting in the heat, as soon as sun starts going down, you start taking photographs and see water holds the heat more so than rest of roof and it comes up as a bright red so you see exactly where the problems are.

ED Snyder: Rather than a shot in the dark in waterproofing everything, this will focus our attention. If failure is at caulk joints, you'll see all the horizontal and vertical caulk where red will be right there and very distinct. Obviously at the end making sure that the work itself is esthetically done, not a hodge/podge. They can redo infrared after they're finished, if we want.

Commissioner Schlemm: Malpere has done elevators here for us and different projects, always a great job.

VOTE: AYES/All Present Commissioners (6)

Absent: Mondadori

CORRESPONDENCE – noting at this time

OLD BUSINESS/NEW BUSINESS – nothing at this time

REMARKS OF CITIZENS

DEBORAH - #1202 – Laundry room – anything about the cards instead of quarters?

ED Snyder: I'm in process requesting bids for contractors to install it. I've looked at front loading machines across the board and problem with card access that we've had is that some machines are newer. You can't go coins and cards – one or the other. My recommendation is to replace all laundry equipment with new equipment and card systems. I'm working with Jonathan as he's taking over and it should be advertised in next month. Month to receive them and by Fall to end of year new machines.

Deborah: Discussion about carpeting being removed and floors put down. Is that being bidded on yet or waiting until – ED Snyder: Contract awarded to architectural firm you just heard. They'll prepare public bidding documents to replace all carpeting with flooring similar to what is here. Deborah: Happy you shampooed carpeting. No more smell smoke. Smoking issue still continues. It isn't all the time; majority of it when office is closed and weekends. Opening my bathroom door sometimes and are hit with scent of cigarettes. Being an X-smoker is difficult. I gave you apartment numbers. I don't know what next step is. They did get warnings, but not

working. ED Moore: Share emails and apartment numbers. We're looking at our smoke free policy; it would be helpful to tell the date of occurrence and timeframe. Deborah: I'm early riser and it smells. So maybe overnight.

Some residents have asked for public shredding. Is there any way we can have a shredder. ED Moore: The County provides that service. They bring their truck every once in a while. Chairman Harper: What is the amount we're talking about. We may be better off getting a shredder.

Deborah: Is a resident permitted to have a ring camera outside their door; when the resident across from them feels like it's intruding to them? Ms. Ravel, Esq.: We looked into this as it came up once before. Problem with ring cameras being installed or affixed to SHA property is your lease provides that things cannot be affixed to the property itself. Rule #1. Secondly, the wiring it would require. It doesn't require that, but more important issue is people's rights to privacy. If ring camera is simply in hallway, that's one right that the tenants do have, however, we'd have to work around the "affixing" thing because it is part of your lease. You are not allowed to do that. The right to privacy is a more important issue. Safety and security is SHA's #1 priority. There are other options that we may be able to look at. Deborah: Resident feels that they are looking at them. Chairman Harper: Hallway is a public area, people do come in and film any public area. That's their right too.

A WOMAN: The camera is my father's camera. It's attached to the door from inside. No tools or screws, no nothing. It's privacy for him because of a certain person. The camera is just pointed out for his protection.

RUSSELL - #1004 - The camera is mine and it's to reveal what's going on outside door (inaudible). Chairman Harper: I understand. You feel it's intrusive, but it is in a public area. Outside of how it's attached to the door, I don't think we have any right to say yes or no to something like that.

ANN - #804 - Washing machines. Is there any way we can get more than 4 washers and dryers? They're always breaking down. Chairman Harper: It's a matter of what fits in the room. Ann: Two can be used; 2 are broken and there are 100 residents.

ED Snyder: Laundry rooms are being done in all 3 buildings.

LINDA - #304 - I have a request about the directory. Two people have passed away, another one moved and it hasn't been updated and new people move in and no names on the doors. It's a simple thing to do. ED MOORE: We'll take care of that. Thank you.

DEBORAH - #1202 - There is a problem with a resident against a maintenance man. A resident went around getting signatures in support of - MS. RAVEL, ESQ: New Jersey Statute and the Rules require that when you're talking about an employee, we are not allowed to name that employee out in public. If there is an issue with a maintenance person, you can certainly say that and then we will approach you to find out who that person is, but we are not to defame or

slander any single human being or person whether they work here or elsewhere, but especially for employees here. Deborah: I didn't know that, thank you.

DAWN - #808 - Is there was a book of rules and regulations that tenants should know about: rules of the building, tenants, lease agreement. You can't do this or that and it's being done and we don't know who to believe. Ms. Ravel, Esq.: I'm only telling you what can't be done in a public meeting. Chairman Harper: Whatever you signed in your lease - not every regulation or house rule is going to be in the lease agreement. At that point, you have to call the office. Dawn: I asked about overnight stays. My brother used to come to visit before he lived here and spend the night. Then I was told you have to let us know. I told them and they said only 10 nights a year. I asked the same question several months ago and they said it's only 14 nights a year. Chairman Harper: That is in the lease, I don't think we've changed it. ED Snyder didn't recall, but ED Moore will look into it.

DANNY O'CONNOR - #G Floor (This tenant was allowed to speak approximately 7 minutes.) Danny shared receipts from PSE&G bills showing amount of approximately \$800/month for tenants on 1st, 2nd and 3rd floors that were paying \$40-\$50/month. Some now reaching \$3,000/month. When going to Office, they just push tenants away stating call PSE&G, they're not here to help us. People here don't make that kind of money. They're spending all their money on PSE&G, not food. I've had my meter changed. I have no TV, no toaster, no microwave, no entertainment in my room. We call our rooms a prison cell/cell block because that's what we feel we're being treated like. My bill is \$800 and no one in Office would help me. That is six times my rent. I myself had to put tubing on the doors downstairs as there is a gap this big (indicating) in zero degree temperatures. My neighbor and I put canvas up to block wind coming in from 2 doors. A maintenance man was painting the door 2 weeks ago. You want to put façade on the building, but windows that have never been opened in our apartments leak with a match. Put a match to them, they leak in the winter. They blow the match out. Building not up to code to pay \$40-\$50 bills. I can't afford to eat or buy water. When water was tested it's 4x country standard coming out of the pipes - dirty, so we all buy bottled water. My income is \$800-\$900/month and spending that much money on PSE&G.

I have a chronic disease taking my life. People here think I'm healthy, but I don't have a long time here and why I'm fighting today. Bill, you mentioned that people are not scared. Not enough smoke to investigate this fire. I took it on my own to do some investigating. I interviewed 7 residents willing to stand up to have one of our residents eliminated for over-reach problems. I have 72 mass medias involved today that want to investigate this story. Why? Because we need to put a magnifying glass on this. These people have rights. They built this country to what we stand on. We're treating them like they don't have any common sense.

When they come to the office, they talk down to them. They give them lies. I asked if I could get a voucher to move and was told it would take 4-5 years. What's the process for this? She then told me I work in the system; it could take 10-15 years to move from here. It sent me into a full month depression where I sat in my box with no radio, no music, no TV, no nothing dwelling on the thought that the little life that I had to move was gone and taken from me. These people have a right to have office give them information. When in a dispute, Bill was able to give me the information 2 seconds I needed. Nobody wants to ever walk into an office and say "I don't

know" and "I don't have the answer for you." But they could say I will get back to you as soon as I possibly can. Instead they're pushing it away and saying I'm right and you're wrong. You don't know what you're talking about because at that moment I didn't know what I was talking about. I went back to my box and depression and cried for 4 months and tried to put a bag over my head. That's how my life is and that's what it is here.

I interviewed 67 people who are too scared to you, sir; to talk to the office to talk to all of you. Because there are people here who don't have a voice and if they have a different language, you don't understand; they don't understand. Communication isn't there. We have an office that is treating people with such disrespect. It's not fair for a person to work hard all day, to come in and be told over and over no, no, no.

Snow removal. We're asking our residents – 92 year old woman – to move snow because it was put into their driveway. I included that in your packet where it said citizens were going to be fined for putting snow in driveway and they should report you where we have 2 trucks that have 4,000 pound capacity to be able to remove snow, but we're asking 80 and 90 year old women to pick up snow, walk 16' with that snow, dump that snow and do it 150 times – an average for 1 car shovel fulls. I measured out that if you're parking in rows #34 to #44 it's 37' with a shovel full. Pushing snow to driveway and letting truck take it away seems like a reasonable thing because it's quick to do. I personally shoveled out 16 cars to help my neighbors, and not for a penny did I ask for. I wanted to help them. Nobody in this office or nobody else sees 90 and 80 year olds. Bill told me I wasn't allowed to talk about snow removal because it was the largest blizzard we had in a long time. Wouldn't that consideration fall on us as well as it being the largest blizzard that when snow exits were still blocked for 13 days that I had to go out there with an employee and clear it myself? I brought it to the attention of one of the maintenance workers. You know what he said? Quote/unquote – They can push the door open.

MS. RAVEL, ESQ.: Sir, at the public meeting, we have given you your 3-5 minutes. Thank you very much. (Applause.)

LINDA - #304 – I've been here 13 years and we never were told about pushing the snow and getting fined. Chairman Harper: No one has ever been fined. Never happened.

SUZANNE - #G03 – She has draft at her window. She lives in basement/ground floor. She has lived here 5 years. Chairman Harper: That is one of the things that will be part of contract and is being bid. Suzanne: Woman who lived before her was there 5 years, Suzanne has been asking to have carpet removed as there was flooding in the apartment. Chairman Harper: That is also in contract out for bid. Replacement of apartment flooring will take place in carpeted units only at RIT.

CAROL - #216 (Kroll Heights) – I gave a suggestion to this Board 3 years ago about garbage (inaudible). I said put them on the tables, what goes where, have a session in English and a Spanish session so people would understand where things go. Our garbage situation has escalated. People have to be taught in person. Signs don't mean anything to them. Please reconsider my good suggestion. Sometimes you can't get in the garbage room. Recycles in with food, so mixed up. Put up signs over cans: this goes here – this goes there. I'm here 27 years.

ED MOORE: Many of the concerns you have raised regarding carpet odor, water infiltration, and wind infiltration at Rocco Improveduto Towers (RIT) are included within the scope of the Architecture/Engineering (A/E) Request for Proposals (RFP). The selected A/E firm will conduct an on-site assessment of the property and develop project specifications and bid documents for contractors to competitively bid on the necessary work. The scope of the project will address these issues and identify appropriate corrective measures.

One of the things about doing a façade replacement, stucco, we get to look at waterproofing and what are the issues as our Commissioners already answered that we may do like an infrared to look to see where the water penetration or window penetration lies so we definitely will make sure to look at all of the technical tools that we have to ensure that our building envelope is sealed appropriately. Thank you for your patience. These are things that happen as buildings become more obsolete, but we are working hard to address these matters. I do hear you regarding the windows, water, basement window issue.

In addition to that, we'll also have our maintenance look at the garbage, grounds and when you see these things, please give us a call at the office. I'm here now so I'll have a pulse on what's going on to really address it. If you call the office and nothing is happening, you can reach out to me so I'm made aware, but I have a good feeling that our staff in the office will be taking care of it. Your voices are heard.

Email of ED Jonathan Moore is: JMoore@secaucussha.org. Normal process is to create a Work Order so that we can address. We always want to make sure your in alignment with you lease and our Work Order process.

LINDA – We now have mice running up and down the halls. ED Moore: We'll have the exterminator look into that and address.

Chairman Harper asked for motion to adjourn the meeting.

Commissioner Fairman: Bill, in your comment regarding the Board and investments. It is very helpful and appreciated. I would suggest that any time we do this, those banks need to tell you current rate. Some have done that; others have not done it. Second to that, amount invested in one of the banks currently exceeds FDIC limit and one other is so close that the interest accrual is going to kick it into excess. I just wanted to point that out, particularly to Jon, to look at the rolling over and reinvesting, we have to really stay on that. ED Snyder: That limit doesn't apply to a housing authority because we're covered by something called Governmental Unit Deposit Protection Act, which insures us above and beyond the FSLIC and FDIC limits. In addition to that, we have a HUD General Depository Agreement and actually Jonathan just got a statement today from Bogota Bank. What they do is: they take every dollar we have invested with them, a security that they invest in our name so if there is a problem with the bank, we (inaudible). So we really don't have to worry about that that much. Commissioner Fairman: Two observations: 1. That's good information. We should memorialize that so that we don't go down the other road. 2. I wouldn't be forthcoming if I didn't tell you that some in the Wall Street that GUDPA should not be relied upon. It's a real debatable matter, obviously, but I just want to share that.

Second item I have is that as Jonathan has gotten onboard and settled in, I continue to ask that conducting a resident survey be given the highest priority so asking our residents how they feel, what they want, etc., so that you have a data base offered to everyone – digitally, paper, two languages, particularly as you get started. Do you think that could be done by September? ED Moore: Certainly.

MORE REMARKS OF CITIZENS

JERRY - #907 – When I moved in here, every apartment rug was to be shampooed and walls painted. When are we getting new carpets? ED Moore: All the carpets in the common areas are going to be replaced. We're also painting in all the apartments. Carpets will be replaced with laminate so it's much easier to clean – in the common areas.

MARIA - #401 – I know they are supposed to replace the carpets, but in the meantime, who is going to clean the carpets every week because they are not doing that like before. Chairman Harper: Nothing has changed, we're still paying the same people to do the same job. If it's not being done, we'll look into that. Maria: When Mr. Marra was here they took the sofa near the elevator and we have no where to sit while waiting for elevator. We are not young and people older than me and they have to stand waiting until it comes. Can they put something there so people can sit while waiting for elevator. Chairman Harper: Yes, we can.

DE BLASSIO - #307 – Are apartments getting new carpeting also? Chairman Harper: Yes.

CHAIRMAN HARPER: I make a motion that we amend our holiday list on all applicable lists to include Juneteenth as a Federal holiday moving forward; 2nd by Commissioner Padasani.

VOTE: AYES/All Present Commissioners (6) Absent: Mondadori

MARIA - #401 – I am requesting that we have an Interpreter at meetings as many people don't understand.

ED MOORE: We will take care of that. Thank you for bringing this matter to our attention and for sharing your concern.

ADJOURNMENT

Motion to adjourn the meeting made by Commissioner Bennett; 2nd by Commissioner Bujnowski.

VOTE: AYES/All Present Commissioners (6) Absent: Mondadori

Respectfully submitted,

Deborah L. Alvarez
Secretary/Transcriber