

SECAUCUS HOUSING AUTHORITY
KROLL HEIGHTS, 700 COUNTY AVENUE
SECAUCUS, NEW JERSEY

JULY 16, 2026

(This is a condensed version of taped minutes
Taken on Thursday, July 16, 2026.)

ROLL CALL

Chairman Michael Harper
Commissioner Richard Fairman
Commissioner Vincent Bennett
Vice-Chairman Raj Pardasani
Commissioner John Bujnowski

Absent: Commissioner Patricia Mondadori
Commissioner Michael Schlemm

ALSO PRESENT: Executive Director Jonahan Moore
Jakairo Alexander Campusano, 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

MINUTES OF JUNE 18, 2026

Motion to accept minutes of June, 18, 2026 made by Commissioner Pardasani; 2nd by Commissioner Bennett.

VOTE: AYES/All Present Commissioners (5)

Absent: Mondadori/Schlemm

PAYMENT OF CLAIMS FOR JULY 2026

Commissioner Pardasani: Why is Ferguson bill of \$16,693. ED Moore will give an explanation. Commissioner Pardasani: What about Red Line Fire Watch - \$14,000.

Chairman Harper: It was for parts that ended Red Line Fire Watch, which is expensive when you have to do it. Commissioner Pardasani: Triple A Facility Solution - \$6,000. ED Moore: (Inaudible).

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

VOTE: AYES/All Present Commissioners (5) Absent: Mondadori/Schlemm

REMARKS OF CITIZENS – Agenda Items – Nothing at this time

RESOLUTIONS #2026-7.1 THROUGH AND INCLUDING #2026-7.3

1. RESOLUTION #2026-7.1 – RENEWAL OF CONTRACT 3 MONTHS – ED CONSULTING SERVICES – WILLIAM SNYDER/EXECU-TECH

ED Moore: We've had a meet & greet at each building. Chairman Harper: Execu-Tech came in and helped SHA find ED Moore, doing their assessment of building, giving SHA a plan as to how to move forward, using their services another 3 months.

Commissioner Schlemm and I spoke today. He is very much in favor of that also.

Commissioner Fairman: Why is it 3 months and not longer? Wasn't there a discussion that Mr. Snyder would be available until end of the year? In my view, we should take advantage of that. Instead of having to do a future Resolution, why not 6 months?

Chairman Harper: It was 3 months from the beginning as we never wanted to be locked into anything, I was comfortable with that also. I don't want to change Resolution right now. We can vote on this now and if we do again, we'll do it to January 1st or however. Commissioner Fairman: Will Mr. Snyder be available to us through December? Chairman Harper: I believe he has made it clear to me and you, yes, that will always be the case.

Motion to approve Resolution #2026-7.1 made by Chairman Harper; 2nd by Commissioner Bennett.

VOTE: AYES/All Present Commissioners (5) Absent: Mondadori/Schlemm

2. RESOLUTION #2026-7.2 – PERSONNEL POLICY REVISION – ABSENTEEISM & TARDINESS, PAID LEAVE REQUEST FOR TIME OFF

ED Moore: WHEREAS, the Board of Commissioners desires to maintain clear and effective personnel policies governing employee attendance, tardiness, absentee and request for paid leave, -- goal is really to enhance and monitor our scope of work and make sure that we are on top of everything for auditing purposes and to address the needs of our residents.

Motion to approve Resolution #2026-7-2 made by Commissioner Pardasani; 2nd by Commissioner Bennett.

VOTE: AYES/All Present Commissioners (5)

Absent: Mondadori/Schlemm

3. RESOLUTION #2026-7.3 – SHA BANK ACCOUNT SIGNATORIES – TO ADD:
EXECUTIVE DIRECTOR JONATHAN B. MOORE

Motion to approve Resolution #2026-7.3 made by Chairman Harper; 2nd by Commissioner Pardasani.

VOTE: AYES/All Present Commissioners (5)

Absent: Mondadori/Schlemm

Chairman Harper: Resolution #2026-7.4 pulled for this meeting. Supplemental Resolution #2026-7.5A – New Jersey Cooperative Purchasing Alliance #CK04 – Join Membership

ED Moore: Goal of this Cooperative, it's in partnership with Bergen County Cooperative Pricing Council, which is in alignment with the State, but it allows us to source a pool of pre-approved/pre-vetted awarded contractors to use them for goods and services at all of our building, as opposed to having to put together a comprehensive request for proposal that includes specifications. This pool of awarded vendors that have already been pre-bid. Pricing is more economical and already been vetted, and that will help to streamline hiring contractors to address the needs of our sites, buildings, administrative staff. I think it will be a wonderful membership to join.

Motion to approve Resolution #2026-7.5A made by Chairman Harper; 2nd by Commissioner Bennett.

Commissioner Fairman asked if there are other local housing authorities that are involved currently with Bergen County in this co-op? ED Moore: Weehawken HA, Woodcliff HA, Paterson HA, Secaucus BOE as well as Secaucus Township.

VOTE: AYES/All Present Commissioners (5)

Absent: Mondadori/Schlemm

Resolution #2026-7.4 was pulled as it was voted on earlier in the year, not necessary on a regular update basis.

EXECUTIVE DIRECTOR'S REPORT – Jonathan Moore

I did a tour at all of SHA sites. It is an honor and pleasure going to each site, meeting residents and a wonderful experience. I'm here to enhance the quality of life and continue on excellence of Agency.

In addition, at RIT we were able to resolve Fire Alarm Panel issue, as we had a Fire Watch every night, a big issue.

With regard to our architect/engineer that we awarded at our last Commissioners' meeting, I met with them, did an on-site assessment at each of our sites. Today they did their second survey of a drone at Kroll Heights and RIT, of which we had to receive approval from Chief of Police because World Cup is playing and it could pose as a safety risk. We provided everyone with notice in the event you saw a drone going around. We're looking forward to make improvements here at Kroll Heights as well as RIT and The Elms. Drone looked at parking lots here as well as RIT and the water infiltration where it sort of requires a façade restoration upgrade.

At The Elms we are looking at replacing the parking lots as well as painting apartments, etc. As you know, here we plan to replace all carpeted apartments with laminate flooring, paint apartments as well; working very hard to modernize your units. Given that our budget is only so big, as we are waiting to get cost estimates, it may change some things – if cost is too large, then we may phase out the work: a first phase, 2nd phase. This way we can still get to it and modernize and good schedule.

Company we awarded as architect/engineer is Cappa Montalbano Architects and they came with high recommendations. We posted in newspaper and on our website a RFP for commercial laundry equipment at the 3 sites. They are for debit card use – to be coinless. We have a wonderful staff in our office and maintenance. Some of our staff are here tonight. Thank you to them and our residents. Team work makes the dream work.

COMMENTS FROM CITIZENS

DEBORAH – Thank you for using drones and now I know façade will get done. Laundry room thank you.

I'm piggybacking something from last meeting regarding PSE&G. Months ago one resident was very upset when he got his bill. I called PSE&G, asked if they could do something to adjust all these meters in the building. They said SHA needs to request a retabulation of the building. I mentioned it to Mr. Marra; he said no, we don't do that. It never got done. Some tenants' bills are hundreds of dollars – still happening. One person hardly uses any electric and has extremely high bill. Please check into that.

ED MOORE: I spoke with Mr. Snyder this week about that and want us to have a utility assessment done at each of our sites, so that we can see if it's accurate and meets cost of what's actually happening. Chairman Harper: I'm sorry Commissioner Mondadori isn't here as she just retired from PSE&G, but I'm sure she can point us in the right direction to move it along.

DEBORAH: Last issue was cigarette smoke in my apartment in bathroom and closet. I kept a list of dates and times: since July 7th, it stopped in my apartment. I don't know if you issued a warning to apartment numbers I gave you or person decided to go somewhere else to smoke. ED Moore: We are enforcing our smoking policy.

CORRADO MINERVINI: (Speaks on behalf of his mother, a long-time resident) Introduced himself noting he is an architect, Director of N.J. School Development Authority for 20 years, construction also. Would like an opportunity to sit down with ED Moore discussing resources. He has worked with Mr. Snyder; there was mention of a report, but not seen any results of that report. Minutes of these meetings have not been posted to web site – last one was April 2026. Commissioner Bennett: Last posting was in January 2026. Corrado: Walking into this room tonight, it is much brighter. Deborah: New bulbs put in. Corrado: People here and in other buildings don't get out at all, I'm coming as an outsider, but when I come in, the hallways are dimly lit. You get stench from recycling room – it's the little things. In schools, sometimes they are nicer than where they come from. When you give them something nice and when you give them those amenities it helps. Would like to sit and talk with you as many residents feel they're unheard, there's been a long time of complacency. I'm here for my mom, she's 92. Welcome, you have challenges and a great Board, but residents need to see results.

COMMISSIONER FAIRMAN: This Board a few meetings ago, asked if we could do a resident survey of all our residents, two languages, and have that available in September for review of the Board. That I think is on its way for September. ED Moore: Yes. I also have to share in the credit with Board of Commissioners and Mr. Snyder because they started the foundation and ground work for the architect/engineer improvements. The handoff was there. I'm able to hit the ground running. I can't take all the credit.

ANTHONY FLORIO: I'm here about 1-1/2 years; my mom lived here before me. Anybody that drives into these parking spaces, like an 85 year old trying to get into her spot and someone else is there, then find a spot in visitors, and if none there it's very frustrating, especially if they have a lot of items to bring in. I was told we can't put up signs on the island because of the snow plow, but there are no other signs. Only sign is by the elevator and unless you're 6'4", you can't see the sign because it's so high. When you go to press the button, you're not looking at the sign. Put a big sign by the side of the elevator – DON'T PARK IN TENANTS SPOT. Chairman Harper: Is that an issue, do we have a lot of people parking in other people's spots? Deborah: The sign says NO VISITORS PARKING, but they ignore. Person calls the Office, Office makes an announcement – plate number, etc. – move your car or you're going to get towed. With delivery people, that happens all the time. A WOMAN IN AUDIENCE: Maybe more distinct signs and one-way in would help. Chairman Harper: Do we think that should be one-way all the way around? (Everyone agreed.) Corrado: I know when visitors parking lot is full and Office staff isn't here, I got a note in my car: Corrado Minervini,

Apt. #509. Markings are old. Anthony: I've had no problems living here. Gals in Office are terrific; Ronnie does maintenance. You would think he lives in the building, the way he takes care of the building.

COMMISSIONER FAIRMAN: In addition to the resident survey to be ready in September, I asked about a meeting to have our By-Laws relooked at and essentially updated to make sure we have all the issues that need to be addressed.

CHAIRMAN HARPER: Our attorney said she would take a look at them and next meeting, we'll get an update.

COMMISSIONER FAIRMAN: Third item is as ED Moore gets settled in and before Mr. Snyder leaves, we need to review and update our application for residency and that would also include a update, if needed, to our local preferences that govern so much of the activity. I don't know when these were last updated or looked at.

CHAIRMAN HARPER: ED Moore, if you're in a position to start that, but Mr. Snyder would certainly have some background and we'd talk to our attorney as I think a lot of our application is going to be locked in by Federal Standards – allowed/not allowed.

COMMISSIONER FAIRMAN: Going to the preference side, that is something we would have greater input to consider. CHAIRMAN HARPER: To some extent, we'd be guided by Mr. Snyder on that to know the parameters – some were looked at a few years ago.

COMMISSIONER FAIRMAN: If possible, and Jonathan feels comfortable, have that for the September Board meeting? Discussion and findings of what flexibility we may have and then put that in motion. CHAIRMAN HARPER: That's a Policy Committee, I would say, and I don't know if you're on Policy Committee, but if you would like to sit in.

COMMISSIONER FAIRMAN: Who are on Finance, Personnel, Policy, etc.? CHAIRMAN HARPER: I don't know we updated them since our last reorganization, except we've had no member changes, so they'd be the same, but I will take a look and make changes, if necessary, and get them out to everybody in a week or so.

Motion to adjourn made by Commissioner Bennett; 2nd by Commissioner Pardasani.

VOTE: AYES/All Present Commissioners (5)

Absent: Mondadori/Schlemm

Respectfully submitted,

Deborah L. Alvarez
Secretary/Transcriber

"Advertisement for Employment"

EXECUTIVE DIRECTOR

The Secaucus Housing Authority, New Jersey is seeking a highly qualified and motivated individual to serve as the Executive Director. The selected candidate will be responsible for supervising all aspects of the Housing Authority's operations including management of 275 Project Based (RAD converted PBV) units. The Authority also has a Housing Choice Voucher Program of approximately 175 units and a staff of approximately 5 full-time employees. Candidates must have a minimum of a 4-year college degree from an accredited college or university, with 5 years related experience (Master's degree may be substituted for 2 years' experience). Interested candidates must obtain an application package from the Secaucus Housing Authority at: secaucusha.org. Candidates must complete all forms and submit all documents as requested in the application package. Completed applications should be mailed to: William F. Snyder, Interim Executive Director, c/o Secaucus Housing Authority, 700 County Avenue, Secaucus, New Jersey 07094 (201 867-2957). The application deadline is Friday, February 27th, 2026.

**RESOLUTION FOR MEMBER PARTICIPATION
IN A COOPERATIVE PRICING SYSTEM**

A RESOLUTION AUTHORIZING THE SECAUCUS HOUSING AUTHORITY
TO ENTER INTO the New Jersey Cooperative Purchasing Alliance
COOPERATIVE PRICING AGREEMENT

RESOLUTION NUMBER 2026-7.5A

WHEREAS, N.J.S.A. 40A:11-11(5) authorizes contracting units to establish a Cooperative Pricing System and to enter into Cooperative Pricing Agreements for its administration; and

WHEREAS, the County of Bergen, hereinafter referred to as the "Lead Agency " has offered voluntary participation in the New Jersey Cooperative Purchasing Alliance # CK04- a Cooperative Pricing System for the purchase of goods and services;

WHEREAS, on July 16; 2026 the governing body of the SECAUCUS HOUSING AUTHORITY, County of Hudson, State of New Jersey duly considered participation in a Cooperative Pricing System for the provision and performance of goods and services;

NOW, THEREFORE BE IT RESOLVED as follows:

TITLE

This RESOLUTION shall be known and may be cited as the Cooperative Pricing Resolution of the (CONTRACTING UNIT)

AUTHORITY

Pursuant to the provisions of *N.J.S.A. 40A:11-11(5)*, the EXECUTIVE DIRECTOR is hereby authorized to enter into a Cooperative Pricing Agreement with the Lead Agency.

CONTRACTING UNIT

The Lead Agency shall be responsible for complying with the provisions of the *Local Public Contracts Law (N.J.S.A. 40A:11-1 et seq.)* and all other provisions of the revised statutes of the State of New Jersey.

EFFECTIVE DATE

This resolution shall take effect immediately upon passage.

Commissioner	Ayes	Nays	Abstain
Michael Harper, Chairman	✓		
Raj Pardasani, Vice Chairman	✓		
Vincent Bennett, Commissioner	✓		
John Bujnowski, Commissioner	✓		
Richard Fairman, Commissioner	✓		
Patricia Mondadori, Commissioner			✓
Michael Schlemm, Commissioner			✓

Motion Made By: Chairman Harper
 Seconded By: Commissioner Bennett
 Resolution Adopted: July 16, 2026

CERTIFICATION

I hereby certify that the foregoing Resolution was adopted by the Board of Commissioners at its Regular Meeting held on July 16, 2026.

Jonathan B. Moore
 Jonathan B. Moore, Secretary
 Executive Director