

**Minutes from Meeting – March 18, 2025**  
**Paramus Affordable Housing**  
**Caucus Room, lower level, Borough Hall**  
**4:30 pm**

**A meeting of the Paramus Affordable Housing Corp, In Borough Hall, was called to order at 4:36 PM, by Mayor Christopher DiPiazza.**

PLEDGE OF ALLEGIANCE

ROLL CALL

Present: Mayor Christopher DiPiazza, Councilman Ace Antonio, Trustee Sandi Gunderson  
Not Present: Trustee Alan Brundage  
Also present: Brian Giblin, Sr., Esq.  
Brian Giblin, Jr., Esq.  
Bill Katchen, CPA  
Patricia Smith, Secretary  
Dan Ritchy, Marzulli Properties, managing agent.

NOTICE OF MEETING

The board secretary announced that in accordance with the Open Public Meeting Act, adequate notice of this meeting was given.

Notice sent to The Record on March 13<sup>th</sup>, 2025

Copy of notice posted on the public announcement bulletin board

Copy of the same submitted to the Borough Clerk's office

REORGANIZATION OF THE BOARD

Swearing in of Trustee Sandi Gunderson – Three (3) year term

APPROVAL OF MINUTES (2024)

MOTION: S. Gunderson

SECOND: A. Antonio

ALL IN FAVOR

MOTION CARRIED

SCHEDULE OF 2025 MEETING DATES:

To be scheduled before the first Mayor and Council meeting of each month.

**NEW BUSINESS:**

Discussion of signatories on PAHC checks.  
Should it be, Mayor, Alan Brundage or Lin Stobe

**REHABILITATION**

Updating programs  
Sending out fliers  
Do a presentation at the library  
Post on town bulletin board  
Put information in the tax bills

Are all residents eligible?  
If funds sit in the account, can the State take back. Answer: Yes

**BEHNKE**

Loan to do improvements to the building? A new AC/boiler most important over generator, security access and bathrooms.  
\$400,000 in the account  
New boiler is approximately \$200,000

**\*RESOLUTION:**

***Authorizing to get solicitation of upgrading heating and air conditioning units for Behnke Housing Complex***

MOTION: S. Gunderson  
SECOND: A. Antonio  
ALL IN FAVOR  
MOTION CARRIED

CDBG grant has been submitted for capital improvements, by Borough Administrator Hector Olmo  
\$80,000 towards activities  
\$300,000 per unit

VIP  
Recertification letter for renewal of rents.  
Discussion on the qualifications to live in the VIP apartments?

**SOLDIER HILL**

Discussion on criminal background checks

APPROVAL TO PAY BILLS

Removal of M. Schaffer invoices

Payment of Attorney Giblin for years of 2022 & 2023

MOTION: A. Antonio

SECOND: Mayor C. DiPiazza

ALL IN FAVOR

MOTION CARRIED

MOTION TO GO INTO CLOSED:

MOTION: A. Antonio

SECOND: Mayor C. DiPiazza

ALL IN FAVOR

MOTION CARRIED

CLOSED SESSION: Functions of the board

MOTION TO OPEN BACK TO THE PUBLIC

MOTION: Mayor C. DiPiazza

SECOND: A. Antonio

ALL IN FAVOR

MOTION CARRIED

MOTION OF ADJOURN

MOTION: Mayor C. DiPiazza

SECOND: A. Antonio

ALL IN FAVOR

MOTION CARRIED

Adjourned: 5:52pm