

Minutes from Meeting – June 24, 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 4:34 PM, by Mayor Christopher DiPiazza.

PLEDGE OF ALLEGIANCE

ROLL CALL

Present: Mayor Christopher DiPiazza, Councilman Ace Antonio, Trustee Alan Brundage,
Also present: Brian Giblin, Sr., Esq.
Bill Katchen, CPA
Patricia Smith, Secretary
Dan Ritchy, Marzulli Properties, managing agent.
Lin Stobe, Assistant Director Affordable Housing
Carole Feeney, Affordable Housing office clerk

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 June 20th, 2025

Copy of notice posted on the public announcement bulletin board

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

OLD BUSINESS:

Corp resolution needed for signatures.

Signatories: Mayor DiPiazza, Ace Antonio, Sandi Gunderson

NEW BUSINESS:

REHABILITATION

Flyers about the program to go out with the tax bill

Rental assistance program – rent to come out of rehab trust account. Discussion on resident to be given 6 months rent due to hardship.

MOTION: TO COVER SIX (6) MONTHS RENT FOR RESIDENT JULY TO DECEMBER 2025; RENTAL ASSISTANCE PROGRAM

MOTION: A. Brundage

SECOND: A. Antonio

ALL IN FAVOR

MOTION CARRIED

VIP

Proposal to get curb fixed in parking lot

MOTION: TO USE AMERICAN BEAUTY LANDSCAPE TO FIX CURB IN VIP PARKING LOT

MOTION: A. Antonio

SECOND: A. Brundage

ALL IN FAVOR

MOTION CARRIED

BEHNKE

AC unit not working at Behnke complex

Discussion on replacing entire unit, cost will be upwards of \$75,000. To replace part, \$21,000. Each unit has its own AC unit, except hallways and common area. Due to the heat, should we have a plan if there is an emergency?

L. Stobe wanted authority to make monetary decisions for Behnke housing, Mr. Giblin explained L. Stobe is not authorized to spend large amounts of money without the Board's approval.

MOTION FOR EMERGENCY AC REPAIRS, CONTINGENT ON HMFA APPROVAL

MOTION: A. Antonio

SECOND: A. Brundage

ALL IN FAVOR

MOTION CARRIED

Discussion on coin laundry, the senior residents currently use cards, but laundry machine company is implementing using an app for the machines.

Giblin to look over contract. Also, looking into possibility of running our own vending laundry machines. Problem with the elevator #2, failed valve (\$13,600). Board asked for resolution on repair, but work was already approved and done.

Board needs to be notified of any spending before money is spent, by Marzulli.

Board authorized repairs

RESOLUTION AUTHORIZATION OF EMERGENCY REPAIR OF ELEVATOR IN THE AMOUNT OF \$13,600.00

MOTION: A. Antonio

SECOND: A. Brundage

ALL IN FAVOR

MOTION CARRIED

SOLDIER HILL

Giblin to look into pilot agreement, contact Soldier Hill for agreement.

Discussion on administrative agent.

MOTION TO APPROVE BILLS

MOTION: A. Antonio

SECOND: A. Brundage

ALL IN FAVOR

MOTION CARRIED.

MOTION OF ADJOURN

MOTION: Mayor C. DiPiazza

SECOND: A. Antonio

ALL IN FAVOR

MOTION CARRIED

Adjourned: 5:32pm