

Minutes from Meeting – August 20, 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, Trustee Amit Amin

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 August 15th, 2025

Copy of notice posted on the public announcement bulletin board

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

OLD BUSINESS:

Discussion regarding laundry machine contract. Breach of contract due to any changes, to change the payment method considered a breach. Contract started in 2017, twenty (20) months left. D. Ritchey to look into alternatives to the laundry vendors, proposals.

Mayor to send information to D. Ritchey information regarding the Behnke activity account.

Mr. Giblin called Lou Kaufman, expressed interest in using Paramus as the Administrative Agent. Paramus has been doing the work for past two (2) years without compensation.

BEHNKE

New vendor for bathroom updates. Getting prices to possibly get the entire bathroom redone.

Waterproof tiles in the shower stalls, no tubs

Pictures of updates, included

Discussion on deferred operating account. Dormant account at Wells Fargo with \$37,000 just sitting since 2010. Subsidy we get from Bergen County Housing Authority, creates a surplus in the operating account, that money can be moved into this account for funds for each unit.

Hand out: waitlist discussion – tenant selection process; preferences. Veterans, families on waitlist, homeless seniors. Homeless discussion, what determines homelessness?

Power out from 5:17pm to 5:39pm

REHABILITATION PROGRAM

Issue with 3 S. Farview Ave – rehab from 2017. Paid off lien early. Lien/deed restriction stays on the property for the full ten (10) years, cannot be paid off as a rental property. Property owner still owes six (6) thousand. He must rent to low income tenant as he is still under the rehab parameters.

VIP

ADA ramps to the pantry. People entering the pantry are having issues. Ramps need to be fixed, possibly use rehab funds.

Handicap spot on opposite side of the building was painted over by old Director. Spot to be repainted back to handicap accessible.

MOTION TO APPROVE BILLS

MOTION: A. Brundage

SECOND: A. Antonio

ALL IN FAVOR

MOTION CARRIED.

MOTION OF ADJOURN

MOTION: A. Brundage

SECOND: A. Antonio

ALL IN FAVOR

MOTION CARRIED

Adjourned: 5:52 PM