

Guttenberg Housing Authority Board of Commissioners

Open Public Meeting Agenda

**December 1, 2025 at 5:00 p.m.
7005 Blvd East, Guttenberg, NJ**

1. Call to Order
2. Reading of the Open Public Meetings Act Notice
3. Roll Call
4. Pledge of Allegiance
5. Executive Director's Report
6. Financial Report and Bill List
7. Approval of Minutes

November 3, 2025 Board Meeting

8. Old Business

9. New Business
 - Swearing in of new Commissioner

10. Resolutions
 - Resolution 2025-17 Appointment of NJ Joint Insurance Fund Commissioner

11. Public Comment

12. Adjournment

(THE BOARD MAY CONVENE TO CLOSED SESSION DURING THE MEETING)

**HOUSING AUTHORITY OF THE TOWN OF GUTTENBERG
MEETING MINUTES**

This regular meeting of the Board of Commissioners was held on November 3, 2025, in person at 136 69th Street, Guttenberg, New Jersey. The meeting was opened at 5:00 p.m. and the Open Public Meetings Act Notice was recited.

Adequate notice of this Meeting of the Board of Commissioners of the Housing Authority of the Town of Guttenberg was given in accordance with Chapter 231 of the Laws of New Jersey by publishing the meeting date in the El Especialito and the Bergen Record, by posting the meeting date at the Guttenberg Town Hall, by posting the meeting date on the Bulletin Board at the main office of the Housing Authority at 6900 Broadway, Guttenberg, New Jersey 07093 and by posting the meeting date on the official website of the Housing Authority of the Town of Guttenberg.

A roll call of the Commissioners was taken.

COMMISSIONER	PRESENT	ABSENT
LINDA HABERMANN-WARD, CHAIR		X
JOLENE MANTINEO, VICE CHAIR	X	
DR. GONZALO PEREZ	X	
LUZ TORRES		X
JORGE DEARMAS	X	
JORGE GOMEZ	X	
MARISOL MONTANEZ		X

Also attending the meeting were Executive Director Ruddys E. Andrade and General Counsel, Francis J. Borin, Esq. of DeCotiis, FitzPatrick, Cole & Giblin, LLP.

PLEDGE OF ALLEGIANCE

EXECUTIVE DIRECTOR’S REPORT:

1. The Executive Director reported on the U.S. Government shutdown. Anything not currently automated will be delayed and the Government has funded public housing authorities through December 31, 2025.
2. The Executive Director reported that the waiting list will be opened on December 9th. The residency preference will continue to exist
3. The Executive Director reported that, due to the Government shutdown, the Family Self-Sufficiency Grant will not be funded for 2026. Hopefully this will change if the Government re-opens.

FINANCIAL REPORT / PAYMENT OF BILLS:

A motion was made to approve the Financial Report and to accept and pay all bills. The following vote ensued:

COMMISSIONER	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
LINDA HABERMANN-WARD, CHAIR						X
JOLENE MANTINEO, VICE CHAIR	X		X			
DR. GONZALO PEREZ			X			
LUX TORRES						X
JORGE DEARMAS			X			
JORGE GOMEZ		X	X			
MARISOL MARTINEZ						X

The motion is adopted.

APPROVAL OF MINUTES:

A motion was made to approve the minutes of the October 6, 2025, meeting of the Board of Commissioners. The following vote ensued:

COMMISSIONER	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
LINDA HABERMANN-WARD, CHAIR						X
JOLENE MANTINEO, VICE CHAIR	X		X			
DR. GONZALO PEREZ			X			
LUX TORRES						X
JORGE DEARMAS			X			
JORGE GOMEZ		X	X			
MARISOL MARTINEZ						X

The motion is adopted.

OLD BUSINESS:

None.

NEW BUSINESS:

The Executive Director and General Counsel reported on the Authority beginning the process of undertaking a RAD/Section 18 Blend Conversion. This conversion should help to place the Authority in a much better financial position. The first step in the process is to issue an RFP for the RAD Consultant.

The Executive Director also reported that the Authority’s Annual Landlord Event will be on September 18th.

RESOLUTIONS:

Resolution No. 2025-14 Accepting and Approving the FY2025 Audit

COMMISSIONER	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
LINDA HABERMANN-WARD, CHAIR						X
JOLENE MANTINEO, VICE CHAIR	X		X			
DR. GONZALO PEREZ			X			
LUX TORRES						X
JORGE DEARMAS			X			
JORGE GOMEZ		X	X			
MARISOL MARTINEZ						X

Resolution No. 2025-15 Authorizing and Approving the Award of a Contract for Special Rad Counsel to DeCotiis, FitzPatrick, Cole & Giblin, LLP

COMMISSIONER	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
LINDA HABERMANN-WARD, CHAIR						X
JOLENE MANTINEO, VICE CHAIR	X		X			
DR. GONZALO PEREZ			X			
LUX TORRES						X
JORGE DEARMAS			X			
JORGE GOMEZ		X	X			
MARISOL MARTINEZ						X

COMMISSIONER	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
LINDA HABERMANN-WARD, CHAIR						X
JOLENE MANTINEO, VICE CHAIR	X		X			
DR. GONZALO PEREZ			X			
LUX TORRES						X

JORGE DEARMAS			X			
JORGE GOMEZ		X	X			
MARISOL MARTINEZ						X

PUBLIC COMMENT:

None.

ADJOURNMENT:

A motion was made to adjourn the meeting. The following vote ensued:

COMMISSIONER	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
LINDA HABERMANN-WARD, CHAIR	X		X			
JOLENE MANTINEO, VICE CHAIR			X			
DR. GONZALO PEREZ						X
BLANCA POPIEL			X			
LUZ TORRES		X	X			
JORGE DEARMAS						X
JORGE GOMEZ			X			

The meeting was adjourned at 5:20 p.m.

Ruddys E. Andrade, Executive Director/Secretary

Linda Habermann-Ward, Chairperson

**RESOLUTION
of the
HOUSING AUTHORITY OF THE
TOWN OF GUTTENBERG**

Resolution No. 2025-17

**RESOLUTION REAPPOINTING RUDDYS ANDRADE AS THE HOUSING
AUTHORITY'S NEW JERSEY PUBLIC HOUSING AUTHORITY JOINT INSURANCE
FUND COMMISSIONER FOR FUND YEAR 2026**

Date Introduced: December 1, 2025 Date Adopted: December 1, 2025

WHEREAS, the Housing Authority of the Town of Guttenberg ("Housing Authority"), a public entity organized and existing pursuant to the Code of Federal Regulations, the Department of Housing and Urban Development ("HUD"), and the laws of the State of New Jersey, is a member of the New Jersey Public Housing Authority Joint Insurance Fund ("JIF"); and

WHEREAS, the bylaws of the JIF require that each member appoint a Fund Commissioner to serve as its representative to the JIF for each fund year; and

WHEREAS, the Housing Authority is in need of appointing a Fund Commissioner for the upcoming fund year 2026; and

WHEREAS, upon review, the Housing Authority's Board of Commissioners ("Board") has determined that Ruddys Andrade is duly qualified to serve as the Housing Authority's Fund Commissioner for the current fund year; and

WHEREAS, the Board has found that it is in the best interest of the Housing Authority and its overall goal of providing quality affordable housing to its residents to appoint Ruddys Andrade as the Housing Authority's Fund Commissioner;

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WHEREAS, upon review, the Housing Authority's Board of Commissioners ("Board") has determined that Ruddys Andrade is duly qualified to serve as the Housing Authority's Fund Commissioner for the current fund year; and

WHEREAS, the Board has found that it is in the best interest of the Housing Authority and its overall goal of providing quality affordable housing to its residents to appoint Ruddys Andrade as the Housing Authority's Fund Commissioner;

NOW THEREFORE,

BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the Town of Guttenberg hereby appoints Ruddys Andrade as the Housing Authority's Fund Commissioner to the New Jersey Public Housing Authority Joint Insurance Fund for the fund year 2026; and

BE IT FURTHER RESOLVED that the Board hereby authorizes and directs the Executive Director of the Housing Authority of the Town of Guttenberg to take any and all necessary administrative actions to implement this resolution.

COMMISSIONER	MOTION/SECOND	YES	NO	ABSTAIN	ABSENT
LINDA HABERMANN, CHAIR		X			
JOLENE MANTINEO, VICE CHAIR					X
Marisol Montanez	1	X			
Jorge Gomez		X			
JORGE DEARMAS		X			
LUZ TORRES	2	X			
DR. GONZALO PEREZ		X			

Linda Habermann-Ward, Chairperson

Ruddys E. Andrade, Secretary