

**Guttenberg Housing Authority Board of Commissioners**

**Open Public Meeting Agenda**

**June 2, 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

May 5, 2025 Board Meeting

8. Old Business
  
9. New Business
  
  
10. Resolutions
  
  
  
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 May 5, 2025, remotely. The meeting was opened at 5:05 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.

| <b>COMMISSIONER</b>         | <b>PRESENT</b> | <b>ABSENT</b> |
|-----------------------------|----------------|---------------|
| LINDA HABERMANN-WARD, CHAIR | X              |               |
| JOLENE MANTINEO, VICE CHAIR | X              |               |
| DR. GONZALO PEREZ           | X              |               |
| BLANCA POPIEL               | X              |               |
| LUZ TORRES                  |                | X             |
| JORGE DEARMAS               | X              |               |
| JORGE GOMEZ                 | 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 continues to monitor what is happening in Washington. All housing authorities have been directed by HUD to not issue any new section 8 vouchers.
2. The Executive Director reported on the completion of the video intercoms at 400 68<sup>th</sup> Street, 6900 Broadway and 136 69<sup>th</sup> Street. The residents are very happy with the new system.
3. The Executive Director reported on the proposed parking arm at 400 68<sup>th</sup> Street. This is the Authority's next project. The Executive Director will be looking at the potential cost for this project.
4. The Executive Director reported on a claim received from someone who fell at 6900 Broadway. Video of the incident has been preserved and the insurance carrier has been notified.

**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:

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

The motion is adopted.

**APPROVAL OF MINUTES:**

A motion was made to approve the minutes of the April 7, 2025, meeting of the Board of Commissioners. The following vote ensued:

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

The motion is adopted.

**OLD BUSINESS:**

None.

**NEW BUSINESS:**

None.

**RESOLUTIONS:**

**Resolution 2025-12 Authorizing the award of a contract for a Public Housing Policy and Training Consulting Agreement.**

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

The resolution is adopted.

**PUBLIC COMMENT:**

None.

**ADJOURNMENT:**

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

The meeting was adjourned at 5:22 p.m.

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Ruddys E. Andrade, Executive Director/Secretary

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Linda Habermann-Ward, Chairperson