

**LINDEN PUBLIC HOUSING AUTHORITY
BOARD OF TRUSTEES MONTHLY MEETING
NOVEMBER 12th, 2025, 5:30 pm**

MEETING MINUTES

- 1. CALL TO ORDER**
- 2. FLAG SALUTE**
- 3. STATEMENTS/NOTICES**

- **STATEMENT OF ADEQUATE NOTICE:** In accordance with the New Open Public Meeting Act N.J.S.A. 10:4-6 et seq., The Housing Authority of the City of Linden (HACL") Board of Commissioners meeting will be held on **NOVEMBER 12th at 5:30 PM**. The meeting will be held in person at the Ann J. Ferguson Towers, Community Room, 1601 Dill Avenue, Linden NJ 07036.
- **NOTICE** In addition to the listed items on this agenda, this Board may discuss and act upon others.

Roll Call:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
JOSEPH INFANTE,					X
SHERI HUMPHREY, CHAIR		X			
SHARON BACOT		X			
GARY MANNUZZA					X
PETER MATLOSZ		X			
DANI ORELIEN VICE CHAIR		X			
YVONNE BOYD		X			

- 4. MOTION TO TABLE THE APPROVAL OF MINUTES FOR THE MEETING HELD ON SEPTEMBER 10TH AND OCTOBER 8TH.**

Motion /ROLL CALL

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
JOSEPH INFANTE,					X
SHERI HUMPHREY, CHAIR	motion	X			
SHARON BACOT		X			
GARY MANNUZZA					X
PETER MATLOSZ			X		
DANI ORELIEN, VICE CHAIR			X		
YVONNE BOYD	second	X			

5. FINANCE REPORT:

- Resolution to Authorize the payment of bills.

Motion/ROLL CALL

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
JOSEPH INFANTE,					X
SHERI HUMPHREY, CHAIR		X			
SHARON BACOT		X			
GARY MANNUZZA					X
PETER MATLOSZ	second	X			
DANI ORELIEN, VICE CHAIR	motion	X			
YVONNE BOYD		X			

MOTION TO CLOSE MEETING AND GO INTO EXECUTIVE SESSION

Roll Call:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
JOSEPH INFANTE,					X
SHERI HUMPHREY, CHAIR		X			
SHARON BACOT		X			
GARY MANNUZZA					X
PETER MATLOSZ		X			
DANI ORELIEN, VICE CHAIR	motion	X			
YVONNE BOYD	second	X			

Motion to come out of Executive Session:

Roll Call:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
JOSEPH INFANTE,					X
SHERI HUMPHREY, CHAIR		X			
SHARON BACOT	motion	X			
GARY MANNUZZA					X
PETER MATLOSZ	second	X			
DANI ORELIEN VICE CHAIR					X
YVONNE BOYD		X			

Board Member Dani Orelien had to leave due to an emergency.

Motion to re-open meeting:

Roll Call:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
JOSEPH INFANTE,					X
SHERI HUMPHREY, CHAIR	second	X			
SHARON BACOT		X			
GARY MANNUZZA					X
PETER MATLOSZ		X			
DANI ORELIESEN VICE CHAIR					X
YVONNE BOYD	motion	X			

6. Resolution to approve the revised property manager job description to include social services certification.

Roll Call:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
JOSEPH INFANTE,					X
SHERI HUMPHREY, CHAIR				X	
SHARON BACOT	second	X			
GARY MANNUZZA					X
PETER MATLOSZ	motion	X			
DANI ORELIESEN VICE CHAIR					X
YVONNE BOYD				X	

7. RESOLUTION TO APPROVE THE REVISED JOB DESCRIPTION FOR SECTION 8 TENANT SUPERVISOR

Roll Call:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
JOSEPH INFANTE,					X
SHERI HUMPHREY, CHAIR				X	
SHARON BACOT		X			
GARY MANNUZZA					X
PETER MATLOSZ	motion	X			
DANI ORELIESEN VICE CHAIR					X

YVONNE BOYD	second	X			
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**8. Resolution to award contract to Antonelli Kantor Rivera P.C.
As the Linden Housing Authority General Counsel**

Roll Call:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
JOSEPH INFANTE,					X
SHERI HUMPHREY, CHAIR	second	X			
SHARON BACOT		X			
GARY MANNUZZA					X
PETER MATLOSZ	motion	X			
DANI ORELIEN VICE CHAIR					X
YVONNE BOYD		X			

**9. RESOLUTION TO APPROVE THE REVISED JOB DESCRIPTION FOR A
LANDLORD SUPERVISOR**

Roll Call:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
JOSEPH INFANTE,					X
SHERI HUMPHREY, CHAIR	second			X	
SHARON BACOT		X			
GARY MANNUZZA					X
PETER MATLOSZ		X			
DANI ORELIEN VICE CHAIR					X
YVONNE BOYD	motion	X			

**10. Resolution to award legal contract to Post Polak as our
Special Counsel**

Roll Call:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
JOSEPH INFANTE,					X
SHERI HUMPHREY, CHAIR		X			
SHARON BACOT	motion	X			
GARY MANNUZZA					X
PETER MATLOSZ	second	X			
DANI ORELIEN VICE CHAIR					X

YVONNE BOYD		X			
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11. RESOLUTION TO APPROVE THE REVISED JOB DESCRIPTION TO HIRE A LICENSED PART-TIME BOILER MAN

Roll Call:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
JOSEPH INFANTE,					X
SHERI HUMPHREY, CHAIR				X	
SHARON BACOT	motion	X			
GARY MANNUZZA					X
PETER MATLOSZ		X			
DANI ORELLEN VICE CHAIR					X
YVONNE BOYD	second	X			

12. APPROVE THE REVISED JOB DESCRIPTION TO HIRE A LICENSED PART-TIME MAINTENANCE EXTERMINATOR

Roll Call:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
JOSEPH INFANTE,					X
SHERI HUMPHREY, CHAIR		X			
SHARON BACOT	second	X			
GARY MANNUZZA					X
PETER MATLOSZ		X			
DANI ORELLEN VICE CHAIR					X
YVONNE BOYD	motion	X			

13. RESOLUTION TO APPROVE THE REVISED JOB DESCRIPTION TO HIRE A LICENSED PART-TIME PLUMBER

Roll Call:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
JOSEPH INFANTE,					X
SHERI HUMPHREY, CHAIR				X	
SHARON BACOT	motion	X			
GARY MANNUZZA					X
PETER MATLOSZ	second	X			
DANI ORELLEN VICE CHAIR					X
YVONNE BOYD		X			

14. Resolution to terminate the extermination contract with Titanium.

Roll Call:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
JOSEPH INFANTE,					X
SHERI HUMPHREY, CHAIR				X	
SHARON BACOT	motion	X			
GARY MANNUZZA					X
PETER MATLOSZ	second	X			
DANI ORELIER VICE CHAIR					X
YVONNE BOYD		X			

15. Resolution to approve a tenant to assist with housekeeping.

Roll Call:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
JOSEPH INFANTE,					X
SHERI HUMPHREY, CHAIR	second			X	
SHARON BACOT		X			
GARY MANNUZZA					X
PETER MATLOSZ	motion	X			
DANI ORELIER VICE CHAIR					X
YVONNE BOYD				X	

16. Resolution to approve the job description to hire volunteers to assist in the administration department.

Roll Call:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
JOSEPH INFANTE,					X
SHERI HUMPHREY, CHAIR				X	
SHARON BACOT	motion	X			
GARY MANNUZZA					X
PETER MATLOSZ	second	X			
DANI ORELIER VICE CHAIR					X
YVONNE BOYD		X			

17. Resolution to approve and hire part-time high school or college to assist with maintenance, administration, and/or housekeeping.

Roll Call:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
JOSEPH INFANTE,					X
SHERI HUMPHREY, CHAIR				X	
SHARON BACOT	second	X			
GARY MANNUZZA					X
PETER MATLOSZ	motion	X			
DANI ORELIER VICE CHAIR					X
YVONNE BOYD		X			

18. Resolution to hire a part-time assistant to the Executive Director

Roll Call:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
JOSEPH INFANTE,					X
SHERI HUMPHREY, CHAIR		X			
SHARON BACOT		X			
GARY MANNUZZA					X
PETER MATLOSZ	second	X			
DANI ORELIER VICE CHAIR					X
YVONNE BOYD	motion	X			

Meeting - Adjourn Meeting

Roll Call:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
JOSEPH INFANTE,					X
SHERI HUMPHREY, CHAIR	motion	X			
SHARON BACOT		X			
GARY MANNUZZA					X
PETER MATLOSZ		X			

DANI ORELLEN VICE CHAIR					X
YVONNE BOYD	second	X			

ALL IN FAVOR