

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

**Special 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 12<sup>th</sup> 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. MOTON TO TABLE THE MINUTES FOR THE MEETING HELD ON SEPTEMBER 10<sup>TH</sup>, OCTOBER 8<sup>TH</sup>.**

**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:**

- **Motion 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			

## **6. BUDGET PRESENTATION FROM ACCOUNTANT BY BDO**

## **7. COMMENTS FROM THE PUBLIC (agenda items only)**

Members of the public desiring to make a comment may come forward at this time. Please begin your comment by stating your name and address. Individuals are invited to speak on one topic at a time, and no person will speak more than once until all individuals desire to speak have spoken once.

## **8. BOARD MEMBERS' UPDATES**

## **9. 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	SECOND	X			
GARY MANNUZZA					X
PETER MATLOSZ		X			
DANI ORELIEN VICE CHAIR		X			
YVONNE BOYD	MOTION	XMOTION			

## **Motion to come out of Executive Session:**

### **Roll Call:**

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
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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			

## 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 ORELIEN VICE CHAIR					X
YVONNE BOYD	MOTION	X			

## RESOLUTION TO ACCEPT THE AMMENDED 2026 ANNUAL BUDGET

**Motion /Roll Call. THE AMMENDMENT WAS PRESENTED TO BE TABLED BUT WAS NOT VOTED ON.**

Roll Call:

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

## RESOLUTION TO APPROVE the revised property manager job description to include social services certification.

### MOTION

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 ORELIEN VICE CHAIR					X
YVONNE BOYD				X	

**RESOLUTION TO APPROVE THE REVISED JOB DESCRIPTION FOR SECTION 8  
TENANT, SUPERVISOR**

Roll Call:

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

**Resolution to award contract to Antonelli Kantor Rivera P.C.  
As the Linden Housing Authority General Council**

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			

**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			

## Resolution to award legal contract to Post Polak as our Special Council

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			

## 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	SECOND	X			
DANI ORELIEN VICE CHAIR					X
YVONNE BOYD		X			

## 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 ORELIEN VICE CHAIR					X
YVONNE BOYD	MOTION	X			

**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 ORELIEN VICE CHAIR					X
YVONNE BOYD		X			

**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 ORELIEN VICE CHAIR					X
YVONNE BOYD		X			

**Resolution to hire 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 ORELIEN VICE CHAIR					
YVONNE BOYD				x	X

## Resolution to approve the job description to hire volunteers to assist in 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 ORELIEN VICE CHAIR					X
YVONNE BOYD		x			

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

Roll Call:

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 ORELIEN VICE CHAIR					X
YVONNE BOYD	Second	x			

## Resolution to hire a part-time administrative assistant.

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					X
YVONNE BOYD	motion	x			

## **Motion to adjourn meeting.**

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 ORELIEN VICE CHAIR					X
YVONNE BOYD	second	X			

## **Meeting - Adjourn Meeting**

**ALL IN FAVOR**