



# CLIFFSIDE PARK HOUSING AUTHORITY

QUARTERLY  
NEWSLETTER

WINTER 2024  
ISSUE NO 2



## CLIFFSIDE PARK HOUSING AUTHORITY

ELECTRONIC NOTIFICATIONS  
NEW HUD REGULATIONS  
NEW EMPLOYEE SPOTLIGHT  
PAPERLESS CERTIFICATION

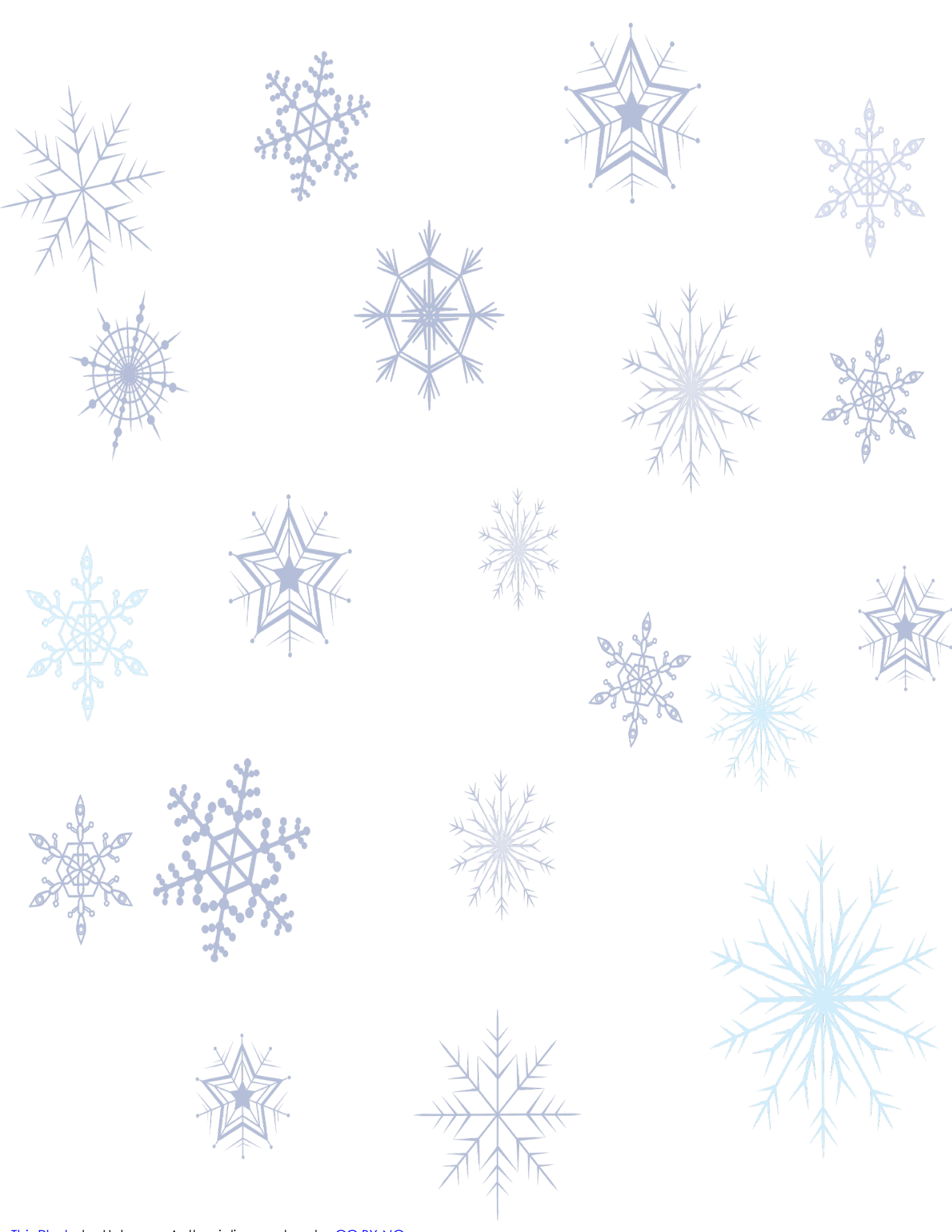
## PORTAL FOR LANDLORDS & SECTION 8 TENANTS

215 RIVERVIEW AVENUE

18 MULTIFAMILY UNITS FOR INCOME  
ELIGIBLE FAMILIES

## SENIOR ACTIVITY CENTER

EXPANSION OF SENIOR CENTER  
NEW EMPLOYEE SPOTLIGHT  
PROGRAMMING & EVENTS





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## MESSAGE FROM MAYOR THOMAS CALABRESE

Dear Senior Community of Cliffside Park:

As we head into this holiday season and new year, I am reminded of how blessed we are to live in a community where our Seniors are so full of life enjoying their golden years to the fullest. As I always tell you when I see you, that you are a very huge part of our Community!

I would like to take this opportunity to thank each and every one of you for all that you do to make this Activity Center, Senior Complex, and Community as AARP determined that Cliffside Park provides a high quality of life for its seniors, and that the Borough of Cliffside is the most "magnificent" community for livability in the United States having a population of between 25,000 to 99,000."

It is always a great time seeing our Seniors at our community events, participating in all of the incredible programming offered by the phenomenal staff at the Cliffside Park Senior Activity Center and Cliffside Park Housing Authority.

From events, to improvements, to grants, the Borough of Cliffside Park and the Cliffside Housing Authority & Senior Activity Center continue to raise the standard of excellence in order to provide the best services possible to our Senior Community, because our seniors are the heart of our community deserving the very best of the best.

Rest assured, that as your Mayor, I will continue to work my hardest with the Borough Council, the Cliffside Park Housing Authority Board of Commissioners, and Executive Director, Joseph Capano, to provide quality and safe affordable housing in our community, along with ensuring that our Senior Activity Center continues to be the best in the State.

The Borough of Cliffside Park wishes you a joyous Holiday season as well as a happy, healthy and prosperous New Year. As always, we will continue to do our very best to provide our seniors with an impeccable standard of excellence as we welcome 2025!

I look forward to seeing everyone at your New Year Celebration!

**All the Best,  
Mayor Thomas Calabrese**



# FROM THE DESK OF THE EXECUTIVE DIRECTOR, JOSEPH CAPANO, PHM, AHP



Dear Friends,

As fall breezes by, the approach of winter carries thoughts of cold and snow; however, it also brings the thoughts of family, celebration, and the Holiday Season. Once again, the Cliffside Park Housing Authority and Senior Activity Center hosted the annual Senior Holiday Party on Friday December 13, 2024. As always, it was a joyful and successful event.

We are pleased to report that the Housing Authority and Senior Activity Center Expansion Project is in the beginning phases, and the water proofing projects are complete.

To offset funding cuts, the Cliffside Park Housing Authority, in conjunction with the Mayor and Council, has applied for, and received grants to purchase a new Senior Transport Van and

replace the roof at our Multifamily Complex at 215 Riverview Avenue Apartments. I would like to thank our Board of Commissioners and Staff for all they do to ensure that the day-to-day routine of our Housing Authority goes according to plan. Most of all, I would like to thank our seniors for their continued support and cooperation throughout all of our projects this past year.

Everyone, enjoy a happy, healthy and safe Holiday and joyous and prosperous New Year.

Sincerely,  
**Joseph Capano, PHM, AHP**  
Executive Director

# CAPITAL IMPROVEMENT PROJECTS 2024

- ♦ GENERATOR REPLACEMENT AT THE 500 BUILDING -BEGINNING PHASE
- ♦ EAST SIDE WATERPROOFING PROJECT - COMPLETE AND INTERIOR REPAIRS COMPLETE
- ♦ HOUSING AUTHORITY & ACTIVITY CENTER EXPANSION PROJECT - BEGINNING PHASE
- ♦ CONCRETE REPLACEMENT - COMPLETE



## UPCOMING PROJECTS

- ♦ FIRE PUMP REPLACEMENT: 500 & 550 BUILDINGS
- ♦ ROOF REPLACEMENT: 215 RIVERVIEW AVENUE APARTMENTS
- ♦ DOMESTIC WATERLINE REPLACEMENT: 500 GORGE ROAD
- ♦ ASPHALT REPLACEMENT: 215 RIVERVIEW AVENUE



# NEW HUD REGULATIONS

## HUD CHANGES

- HOTMA (Housing Opportunity Through Modernization Act)
  - delivers important benefits to tenants and reduces administrative burdens for public housing agencies), multifamily housing owners, and participating jurisdictions. Some of the highlights of the Final Rule are outlined below:

-Fewer Interim Reexaminations

-Increased Standard Deduction for Elderly/Disabled Households

-Threshold for Claiming Medical/Disability Expenses Increased

-Asset Limitation

-Exclusion of Retirement and Educational Savings Accounts

-and more

- NSPIRE (National Standards for the Physical Inspection of Real Estate)
  - NSPIRE defines the inspectable areas for inspection under the standards as inside, outside and unit. However, the inspection requirement for the HCV and PBV programs only applies to units occupied or to be occupied by HCV or PBV participants and common areas and exterior areas which either service or are associated with such units.
  - NSPIRE provides for minimum, or affirmative, habitability requirements for each area (unit, inside, outside). These areas must meet these requirements for habitability, which are listed in Exhibit 8-1 in our Administrative Plan.





# NEW EMPLOYEE SPOTLIGHT

## Angelo D'Amore

Let's welcome our newest staff member Angelo D'Amore.

As we keep striving to maintain a safe and clean environment for all tenants, what a better way than to welcome a new pair of hands.

We are happy to welcome Angelo D'amore on board to the maintenance team. Being the quick learner that he is, Angelo has proven to be a positive addition to The Cliffside Park Housing Authority. Feel free to share a friendly Hello when you see him.



## Laura Kerkendall

Let's welcome our newest staff member, Laura Kerkendall.

In continuing to make the Activity Center a welcoming and comfortable place for all our seniors. We are thrilled to announce that Laura Kerkendall, our Recreational Leader, has joined the team. With new ideas and a fresh perspective, we are confident she will be an asset to the staff and seniors. Say "Hello" when you see her!

**Upcoming Events**

**Jan. 15- Monthly Casino Trip- Wind Creek Casino**

**Jan. 24- Memory Screening w/ ACT NOW**

**Jan. 31-AARP Safe Driver Class**

**Feb. 1- Valentine Party**

**Feb. 9- Super Bowl Party**

**Feb. 19- Monthly Casino Trip**

**Mar. 17- St. Patrick's Day Party  
Summer Concerts Series, Summer Picnic, Shore Trips,**

**And many more....**

**Please check our monthly calendars for all our activities and events.**



**Dear Friends,**

**As the Cliffside Park Senior Activity Center closes out the year 2024 with the Annual Holiday Party and ushers in the new year with a festive New Year's Eve 2025 Party; we look forward to meeting new members in January and throughout the coming months.**

**The year 2025 will be an exciting one as we will be expanding our facility making room for our ever growing fitness classes as well as our many community events.**

**The center offers a wide variety of educational speakers & workshops, physical fitness & wellness classes, fun and lively events. We also provide essential and non-essential bus outings to seniors 60 or older. Outings include shopping excursions, luncheons, museums, gardens and fun day trips.**

**The Annual or Bi-annual vacation destinations are a big hit and always have a waiting list so plan early.**

**Just a reminder, The Cliffside Park Senior Activity Center supports and promotes a diverse and inclusive community, and does not discriminate based race, creed, gender, gender identity, physical disability, national origin, political affiliation, or sexual orientation in its provision of services.**

**We encourage you to stop by, meet our staff, and experience this very special place and all it offers the local senior population. We will be happy to show you around, go over the schedule with you, and answer any questions you may have regarding transportation, lunch or event and trip procedures.**

**The staff and I invite you to become part of our family and have some fun the way only the Cliffside Park Senior Center can.**



## **Meet Our Staff**

**Linda Phillips-Perez**  
Program Coordinator

**Vincent Locurcio**  
Kitchen Supervisor

**Alba Hadzovic**  
Transportation Coordinator

**Anton Nisler**  
Maintenance

**Laura Kerkendall**  
Recreational Leader

**Steve Gardonyi**  
Bus Driver

**Suzette McKiethan**  
Health & Wellness Ambassador

**Joao Desouza**  
Bus Driver

**Miguelina Vivar**  
Nutrition Coordinator/Recreation Leader

**Tim Gusto**  
Bus Driver

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## **Weekly Events**

**Mondays: Jammin with Jeremy Class - 10am & Wednesdays - 10:30am & Thursdays 2:30pm**

**Mondays & Wednesdays: Zumba Gold - 1pm**

**Tuesdays: Bingo - 12:15pm & Fridays - 12:30pm**

**Tuesdays, Wednesdays & Thursdays: Art with Aspasia - 1pm**

**Thursdays: Art with Peri via Zoom - 1pm**

**Fridays: Tai Chi - 10am**

**Visit our website for a complete  
list of our activities and upcoming trips!**

Art Show



BOCCE League Dinner



The Cliffside Senior Transportation offers Cliffside Park and Fairview residents transportation to and from the Activity Center. We also offer a wide variety of essential and non-essential bus outings including several shopping options, day trips, and vacations to all registered participants. We also provide Cliffside and Fairview residents with transportation to doctors' appointments.

But that's not all! "The Cliffside Park Senior Center Rocks" is our motto. Throughout the year we celebrate holidays, seasons and events with dance parties and outdoor summer concerts. It has been said that "No place parties like CPHA!" Fun day trips and fabulous vacations put our center in a different category than other Senior Centers. Check our schedule and join us every other Thursday for performances by our very own rock star Richie Ranno!

Veterans Day Celebration



The staff and I invite and encourage you to stop by and experience this very special place and all it offers the local senior population. Come have some fun the way only the Cliffside Park Senior Center can. We will be happy to show you around, go over the schedule with you, and answer any questions you may have regarding transportation, lunch or event registration.

Holiday Party



Please check our monthly calendar and flyers for all our activities and events.

For more information about our programs, we can be reached at 201-943-3768 or at [Lperez@cp-ha.org](mailto:Lperez@cp-ha.org) .

You can also find us online at: [cpseniorcenter.org](http://cpseniorcenter.org), on Facebook: at Cliffside Park Senior Activity Center and on Instagram: [Cliffsidepark\\_seniorcenter](https://www.instagram.com/Cliffsidepark_seniorcenter).

## TRANSPORTATION - WHAT WE DO:

The Cliffside Park/Fairview Senior Transport offers Cliffside Park and Fairview Seniors 60 and older transportation to the Activity Center Monday–Friday.

We also transport Cliffside and Fairview residents to doctors' appointments in Southeast Bergen County on Monday & Wednesday and locally on Fridays.

The 3rd Tuesday of the month is set aside for Veterans who need to visit the Veterans Hospital in East Orange, NJ.

In addition, we provide weekly transportation to **all registered seniors** to several local supermarkets, pharmacies, and banks. Along with our regular weekly shopping schedule, we also go to different specialty stores, malls, and outlets. Included in our weekly schedule (usually Mondays & Wednesdays) are day trips to various scenic destinations depending on the season and time of year. All passengers must register with the Cliffside Park Senior Center.



## CLIFFSIDE PARK SENIOR ACTIVITY CENTER

The Cliffside Park Senior Activity Center operates as a community focal point providing services and programs to seniors living independently or with families in the community. We offer recreational, cultural, health and social activities to seniors aged sixty years and over, in order to promote independence, personal enrichment and an enhanced quality of life.

**Stay Connected**



201-943-3768



[www.cpseniorcenter.org](http://www.cpseniorcenter.org)



500 Gorge Road at the  
Gerald A. Calabrese Complex,  
Cliffside Park, NJ 07010

Follow Us on Social Media



@cliffsidepark\_seniorcenter

@cliffsideparksenioractivitycenter







## Important Phone Numbers

**Cliffside Park Senior Activity Center:**

**Phone: (201) 943-3768 Fax: (201) 941-4038**

***Linda Phillips-Perez***

Program Coordinator

Email: [lperez@cp-ha.org](mailto:lperez@cp-ha.org)

**Cliffside Park Housing Authority: (201) 941-0655**

**Cliffside Park Borough Hall: (201) 945-3456**

**Cliffside Park Police Department: (201) 945-3600**

**Community Transportation: (201) 368-5955**

**Division of Senior Services: (201) 336-7400**

**Division of Disability Services: (201) 336-6500**

**Meals on Wheels: (201) 336-7420**

**Bergen County Social Services: (201) 368-7420**

Food Stamps

## Cliffside Park Housing Authority and Senior Activity Center

The Cliffside Park Housing Authority/Senior Activity Center operates its programs and services without regard to race, color or natural origin in accordance with Title VI of the Civil Rights Act of 1964, as amended. Any person who believes that she or he has been aggrieved by any unlawful discriminatory practice under Title VI may file a complaint in writing to Cliffside Park Housing Authority/Senior Activity Center.

To File a complaint, or for more information on Cliffside Park Housing Authority/Senior Activity Center obligations under Title VI write to: Joseph Capano, Executive Director, Cliffside Park Housing Authority/Senior Activity Center 500 A Gorge Road, Cliffside Park, New Jersey 07010 or visit: [www.cphousingauthority.com](http://www.cphousingauthority.com)

Transportation services provided by this agency are in whole or part funded through federal funds through FTA, 1200 New Jersey Avenue, SE, Washington D.C., 20590.

If information is needed in another language, contact Joseph Capano, Executive Director or Vanessa Paradiso, Housing Programs Coordinator, Phone 201-941-0655, 500 Gorge Road, Cliffside Park, New Jersey, [www.cphousingauthority.com](http://www.cphousingauthority.com).

Si necesita información en otro idioma, Contacta con 201-941-0655



# Cliffside Park Housing Authority Board of Commissioners



**Thomas Calabrese**  
Mayor

**Peter Colao**  
Chairman

**Ralph Calabrese**  
Vice Chairman

**Janet Merrill**  
**Peter Tworowski**  
**Vincent Conforti**  
**Bruce Bonaventuro**

**Joseph Capano**  
Executive Director

**James Santasiero**  
Assistant Executive Director

## Important Phone Numbers

**Administrative Offices: (201) 941-0655**

Email: [jromano@cp-ha.org](mailto:jromano@cp-ha.org)

**Maintenance (Emergency): 1(844) 330-9725**

Email: [mturek@cp-ha.org](mailto:mturek@cp-ha.org)

**Senior Activity Center: (201) 943-3768**

Email: [lperez@cp-ha.org](mailto:lperez@cp-ha.org)

**Borough of Cliffside Park: (201) 945-3456**

**Cliffside Park Police Department: (201) 945-3600**