

MINUTES OF THE REGULAR MEETING
OF THE COMMISSIONERS OF THE HOUSING AUTHORITY
OF THE TOWNSHIP OF WOODBRIDGE



The Commissioners of the Housing Authority of the Township of Woodbridge held its regular meeting in the community room of Stern Towers, 55 Brook Street, Woodbridge, NJ, in the Township of Woodbridge, New Jersey at 7:00 PM on January 4, 2016, the hour and date duly established for the holding of such meeting.

The Chair called the meeting to order, led the Pledge of Allegiance, and held a moment of silence.

Kathy Blaha read the Notice of Compliance with the Open Public Meetings Act P.L. 1975, C.231 which provided that notice of this meeting of the Board of Commissioners of the Housing Authority of the Township of Woodbridge was provided in the following manner:

On October 6, 2015, a copy of the notice of this meeting setting forth the date, time and location of this reorganizational and regular meeting was posted on the Housing Authority's official designated bulletin board located at 20 Bunns Lane, Woodbridge, NJ, sent to Town Hall for posting and was faxed to the Home News Tribune and Star Ledger.

Upon roll call, those present and absent were as follows:

PRESENT

Commissioners:

John Kenny, Commissioner
Pedro Rosario, Commissioner
Gregg Ficarra, Chairman
Ketan Shah, Commissioner

Council Liaison:

Lizbeth DeJesus, Councilwoman

Authority General Counsel:

Terrence Corriston, Esq., Breslin & Breslin

Administration:

Donna Brightman, Executive Director
Larry Stecker, Maintenance Director
Maureen Guiney, Executive Asst

ABSENT

Commissioners:

Terri Briante, Commissioner
Mark Barbee, Commissioner

Administration:

Kathy Blaha, Housing Director
Mike Yannuzzi, Maintenance Manager

A motion to approve the minutes of the Regular Meeting held on December 7, 2015 was made by Commissioner Rosario and seconded by Commissioner Shah and upon roll call the vote was as follows:

ROLL CALL: Barbee Briante Kenny Rosario Shah Ficarra
AYES: Kenny Rosario Shah Ficarra
NAYS: None
Abstain: None
Absent: Barbee Briante

PUBLIC COMMENT

A gentleman from the audience from apt. 2H stated that he wanted us to keep doing a good job.

COMMUNICATIONS

Chairman Ficarra asked about the certifications that the employees received.

Executive Director Brightman stated that it is in preparation for the RAD program.

Chairman Ficarra then asked about the notice of violation regarding the Cooper boiler that we received.

Maintenance Director Stecker stated that they took care of the matter.

Executive Director Brightman stated that it was a long time coming.

Chairman Ficarra asked about the renewal of the FSS grant.

Executive Director Brightman stated that this provides for one-half of a staff person and gets incorporated into the budget.

REPORTS

Chairman Ficarra proceeded to review the report section of the packet and congratulated Stern Towers for 100% rent collection and asked Maintenance Director Stecker if everything was alright.

Maintenance Director Stecker gave a short explanation of his reports.

Chairman Ficarra then mentioned that there seems to be a rash of stolen vehicles in the area and that a car was taken from a garage near Strawberry's.

Chairman Ficarra asked if all of the buildings have a resident council.

Executive Director Brightman stated that Stern, Cooper and Olsen do not have a resident council.

Chairman Ficarra then asked about the party on the Barge.

Executive Director Brightman stated that this was an extra event sponsored by Phyllis and Danielle.

Chairman Ficarra then asked Executive Director Brightman about her report to the commissioners and if she would report on the RAD program.

Executive Director Brightman proceeded to explain RAD and stated that the CHAPS needed to be updated and that this was challenging. She also stated that PIC is the big brother regarding leasing rates.

Counsel Corrison stated that PIC checks the social security numbers of residents and some of them are found to be deceased.

Maintenance Director Stecker stated that PIC is a scoring system.

Chairman Ficarra stated that they review the information that we send them and that HUD has access to data that we do not.

Executive Director Brightman spoke about Stern Towers and that it is going to be torn down and that there will be new housing in Port Reading.

Chairman Ficarra stated that it is the Sycamore building and that Executive Director Brightman is working with the Town to have a more contemporary building.

Chairman Ficarra stated that the building will be more modern.

Commissioner Shah asked what they will be building in the current Stern location.

Chairman Ficarra stated that the Town has a plan.

Executive Director Brightman stated that this is a chance to build a new building.

Commissioner Shah asked who funds this.

Executive Director Brightman stated that HUD pays the rent and the developer gets money.

Commissioner Shah asked if this is part of RAD.

Executive Director Brightman stated that it is.

Chairman Ficarra asked how WGA is going.

Executive Director Brightman stated that we are at a standstill until we close.

Chairman Ficarra stated that Ingerman is doing both projects.

Commissioner Rosario mentioned that we need a traffic light at the new building.

Executive Director Brightman stated that maybe Lizbeth could suggest this to the Town.

Commissioner Rosario stated that it would be needed at Port Reading Avenue and Old Road.

NEW BUSINESS

- a) Reso #2765 – Adopting Monthly Bill List for December

Motion moved by Commissioner Rosario and seconded by Commissioner Kenny to adopt Resolution #2765.

Discussion

Chairman Ficarra asked about F M Generator #29409 and if this was for all the properties.

Executive Director Brightman responded that it was.

Maintenance Director Stecker stated that big repairs were done at Greiner as oil was going into the coolant. He also stated that the fuel pump went bad and needed to be rebuilt in Finn Towers.

Chairman Ficarra stated that \$6,500 is not a lot of money for this.

ROLL CALL: Barbee Briante Kenny Rosario Shah Ficarra
AYES: Kenny Rosario Shah Ficarra
NAYS: None
Abstain: None
Absent: Barbee Briante

The Chair thereupon declared said motion approved.

- b) Reso #2766 – Establishing the Payment Standards for the HCV Program

Motion moved by Commissioner Kenny and seconded by Commissioner Shah to adopt Resolution #2766.

Discussion

Chairman Ficarra noted that the important paragraph is the ninth paragraph of the resolution and that there is no change.

Executive Director Brightman stated that this is just a housekeeping issue and that the FMR's are within range.

ROLL CALL: Barbee Briante Kenny Rosario Shah Ficarra
AYES: Kenny Rosario Shah Ficarra
NAYS: None
Abstain: None
Absent: Barbee Briante

The Chair thereupon declared said motion approved.

c) Reso #2767 – Revision of Flat Rents

Motion moved by Commissioner Rosario and seconded by Commissioner Shah to adopt Resolution #2767.

Discussion

Chairman Ficarra noted that this is just a housekeeping issue.

ROLL CALL: Barbee Briante Kenny Rosario Shah Ficarra
AYES: Kenny Rosario Shah Ficarra
NAYS: None
Abstain: None
Absent: Barbee Briante

The Chair thereupon declared said motion approved.

Comments

Commissioner Shah wished all a Happy New Year and stated that at his Rutgers' courses that he just completed nobody seems to know about RAD.

Chairman Ficarra stated that anytime that the government pushes we have to go along with it.

Executive Director Brightman stated that she and Maintenance Director Stecker work miracles as we have constant cuts in funding.

Commissioner Shah stated that people are worried about funding the pension and healthcare.

Maintenance Director Stecker mentioned that healthcare is partially paid for by employees according to a tier system.

Executive Director Brightman stated that we would not be in this mess with the pension system if the Governor's paid what they were supposed to and that traditionally public workers received less pay for a pension later.

Counsel Corrison stated that healthcare costs keep rising.

Chairman Ficarra stated that the administrative staff at the WHA does more with less and that this is a tribute to the staff.

Commissioner Shah stated that he is concerned about property taxes going up and then homes will be worthless because people will not be able to afford the taxes.

The meeting concluded with well wishes for the New Year.

ADJOURNMENT

Motion by Commissioner Kenny and seconded by Commissioner Rosario to adjourn at 7:32 PM.

All commissioners present voted in favor.

Donna Brightman
Executive Director/Secretary