

MINUTES OF THE ANNUAL
REORGANIZATION/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 Annual Reorganization/Regular meeting in the community room of Adams Towers, 555 Rahway Ave in the Township of Woodbridge, New Jersey at 7:00 PM on October 3, 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.

Maureen Guiney 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:

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

Council Liaison:

Lizbeth DeJesus, Councilwoman

Authority General Counsel:

Terrence Corriston, Esq., Breslin & Breslin

Administration:

Donna Brightman, Executive Director
Maureen Guiney, Executive Asst.
Larry Stecker, Maintenance Director
Mike Yannuzzi, Maintenance Manager

ABSENT

Commissioners:

Rukmal Rupasinghe, Commissioner

Motion to designate Counsel Corrison to be temporary chairperson for the reorganization moved by Commissioner Kenny and seconded by Commissioner Rosario, and upon roll call, the vote was as follows:

ROLL CALL: Kenny Michelson Rosario Rupasinghe Shah Ficarra
AYES: Kenny Michelson Rosario Shah Ficarra
NAYS: None
Abstain: None
Absent: Rupasinghe

Counsel Corrison opened the floor to nominations for chairperson.

Motion to nominate Commissioner Ficarra for Chairperson of the Housing Authority of the Township of Woodbridge for the ensuing fiscal year moved by Commissioner Kenny and seconded by Commissioner Rosario.

Counsel Corrison inquired as to whether there were any more nominations for Chairperson.

There were no more nominations for Chairperson.

Motion to close nominations for Chairperson and elect Chairman Ficarra to be Chairman was moved by Commissioner Kenny and seconded by Commissioner Rosario.

ROLL CALL: Kenny Michelson Rosario Rupasinghe Shah Ficarra
AYES: Kenny Michelson Rosario Shah Ficarra
NAYS: None
Abstain: None
Absent: Rupasinghe

Counsel Corrison returned the Chair to the Chairman.

Motion to nominate Commissioner Kenny for Vice Chairman moved by Commissioner Shah and seconded by Commissioner Rosario.

ROLL CALL: Kenny Michelson Rosario Rupasinghe Shah Ficarra
AYES: Kenny Michelson Rosario Shah Ficarra
NAYS: None
Abstain: None
Absent: Rupasinghe

There were no more nominations for Vice Chair.

Motion to close nominations for Vice Chairperson and elect Commissioner Kenny as Vice Chair was moved by Commissioner Shah and seconded by Commissioner Rosario.

ROLL CALL: Kenny Michelson Rosario Rupasinghe Shah Ficarra
AYES: Kenny Michelson Rosario Shah Ficarra
NAYS: None
Abstain: None
Absent: Rupasinghe

A motion to approve the minutes of the Regular Meeting held on September 8, 2016 was made by Commissioner Shah and seconded by Commissioner Kenny and upon roll call the vote was as follows:

ROLL CALL: Kenny Michelson Rosario Rupasinghe Shah Ficarra
AYES: Kenny Michelson Rosario Shah Ficarra
NAYS: None

Abstain: None
Absent: Rupasinghe

PUBLIC COMMENT

Richard Estock, Stern Towers, stated that there should be open public access to these meetings and they are held behind closed doors. He stated that he has been banging on the windows and there should be someone posted at the door to let people into the meeting.

Chairman Ficarra stated that this is true and duly noted.

Mr. Estock then stated that the website is not up-to-date.

Chairman Ficarra stated that we are waiting for two commissioner appointments.

Mr. Estock stated that Jack Kenny's term expired in 2014.

Executive Director Brightman informed Mr. Estock that Commissioner Kenny's appointment continues even though the governor didn't reappoint him and; therefore, he continues to sit on the Board.

Mr. Estock then spoke of the fact that the air conditioners are being removed on October 11th and he is paid up through the 15th of the month and asked about using the air conditioner until that time.

Executive Director Brightman stated that she will have to double check on that. She stated that as far as she knows the air conditioners are paid for the months of July, August and September, not October. She stated that there is no charge for the month of October.

Mr. Estock stated that it is paid up through October 15th.

Executive Director Brightman stated that there is no charge for October.

Mr. Estock stated that he wrote a check in September.

Executive Director Brightman stated that the check would be for September, not October.

Mr. Estock then spoke of the upcoming storm and that it is due to hit South and North Carolina on Sunday or Monday and New Jersey on the 11th. He asked if we have a disaster preparation plan.

Chairman Ficarra stated that the Emergency Management team is working with the Township and the Housing Authority will be part of the meetings. He stated that right now there are a few different models regarding the storm.

Mr. Estock then asked if we are taking reservations from Stern Towers.

Executive Director Brightman stated that it was made clear that if residents do not want to go to the new facility they should inform us.

COMMUNICATIONS

Chairman Ficarra mentioned the letter from Terri Briante and stated that for health reasons she is stepping down.

REPORTS

Chairman Ficarra proceeded to peruse the report section of the packet. He asked about rents uncollected and mentioned that they are status quo.

Executive Director Brightman stated that WGA is vacant by design. She stated that she was just talking to Bill Katchen, our accountant, and we are going to write a letter to HUD asking them to not penalize us regarding our operating subsidy.

Chairman Ficarra asked Maintenance Director Stecker about his reports.

Maintenance Director Stecker stated that we are doing everything that we need to do.

Executive Director Brightman stated that we are no longer going to wait for Constellation to fix the turbines as we have been waiting far too long.

Commissioner Shah asked if we will get our money back.

Executive Director Brightman answered that hopefully we will.

Chairman Ficarra stated that they are not functioning and we have definitely tried.

Chairman Ficarra then asked about the problems at Cooper Towers.

Executive Director Brightman stated that we just installed a camera today for the back parking lot as it took a long time to schedule the installation as it had to be ordered.

Commissioner Shah stated that this is good as the residents come to his workplace asking questions.

Executive Director Brightman stated that tires were cut at Cooper Towers and the residents wanted us to pay for them. Unfortunately, some residents' tires were cut more than once. She stated that they arrested a person but he was not the culprit. We have cameras now and this should help.

Councilwoman DeJesus asked if this just happened in the parking lot or the neighborhood.

Executive Director Brightman stated that it was just the parking lot.

Chairman Ficarra spoke of Housing Manager Blaha's report and asked about the 4th paragraph regarding the bugs at Stern Towers.

Executive Director Brightman stated that the situation is resolved.

Chairman Ficarra asked if there was anything further regarding the resident at Finn Towers.

Executive Director Brightman responded that there is not.

Chairman Ficarra then asked about the elevator at Greiner towers.

Maintenance Manager Yannuzzi stated that it has been fixed.

NEW BUSINESS

- a) Reso #2804 - Annual Notice of Regular Meetings 11/16-10/17

Motion moved by Commissioner Kenny and seconded by Commissioner Rosario to adopt Resolution #2804.

Discussion

ROLL CALL: Kenny Michelson Rosario Rupasinghe Shah Ficarra
AYES: Kenny Michelson Rosario Shah Ficarra
NAYS: None
Abstain: None
Absent: Rupasinghe

The Chair thereupon declared said motion approved.

- b) Reso #2805 – Establishing the Payment Standards for the HCV Program 11/1/16 through 10/31/17

Motion moved by Commissioner Michelson and seconded by Commissioner Kenny to adopt Resolution #2805.

Discussion

Chairman Ficarra asked if there were any changes to the payment standards.

Executive Director Brightman stated that there are to the second and third bedrooms as every year it changes. She stated that this amount had to be raised.

ROLL CALL: Kenny Michelson Rosario Rupasinghe Shah Ficarra
AYES: Kenny Michelson Rosario Shah Ficarra
NAYS: None
Abstain: None
Absent: Rupasinghe

The Chair thereupon declared said motion approved.

- c) Reso #2806 – Annual Update of HCV Utility Allowance Effective 11/1/16

Motion moved by Commissioner Rosario and seconded by Commissioner Michelson to adopt Resolution #2806.

Discussion

Executive Director Brightman stated that there is no change.

ROLL CALL: Kenny Michelson Rosario Rupasinghe Shah Ficarra
AYES: Kenny Michelson Rosario Shah Ficarra
NAYS: None
Abstain: None

Absent: Rupasinghe

The Chair thereupon declared said motion approved.

d) Reso #2807 – Renewal of Public Housing Utility Allowance Effective 11/1/16

Motion moved by Commissioner Shah and seconded by Commissioner Michelson to adopt Resolution #2807.

Discussion

Executive Director Brightman stated that there is no change.

ROLL CALL: Kenny Michelson Rosario Rupasinghe Shah Ficarra
AYES: Kenny Michelson Rosario Shah Ficarra
NAYS: None
Abstain: None
Absent: Rupasinghe

The Chair thereupon declared said motion approved.

e) Reso #2808 – Revision of Flat Rents Effective 11/1/16

Motion moved by Commissioner Shah and seconded by Commissioner Rosario to adopt Resolution #2808.

Discussion

Executive Director Brightman stated that there is no change.

ROLL CALL: Kenny Michelson Rosario Rupasinghe Shah Ficarra
AYES: Kenny Michelson Rosario Shah Ficarra
NAYS: None
Abstain: None
Absent: Rupasinghe

The Chair thereupon declared said motion approved.

f) Reso #2809 – Adopting Monthly Bill List for September 2016

Motion moved by Commissioner Rosario and seconded by Commissioner Michelson to adopt Resolution #2809.

Discussion

It was noted that the title should read “September” 2016 and not “August” 2016 as this was a typo.

ROLL CALL: Kenny Michelson Rosario Rupasinghe Shah Ficarra
AYES: Kenny Michelson Rosario Shah Ficarra
NAYS: None

Abstain: None
Absent: Rupasinghe

The Chair thereupon declared said motion approved.

g) Reso #2810 – Adopted Budget Reso – 10/1/16-9/30/17

Motion moved by Commissioner Kenny and seconded by Commissioner Rosario to adopt Resolution #2810.

Discussion

Executive Director Brightman explained the budget resolution scenario to the commissioners and stated that the commissioners have seen this before.

Chairman Ficarra stated that the Feds have also done the same and asked if there were any changes.

Executive Director Brightman stated, not really.

Maintenance Director Stecker stated that there is an amendment to the previous month and the changes are with the resolution. He stated that this resolution has to be sent to the State.

ROLL CALL: Kenny Michelson Rosario Rupasinghe Shah Ficarra
AYES: Kenny Michelson Rosario Shah Ficarra
NAYS: None
Abstain: None
Absent: Rupasinghe

The Chair thereupon declared said motion approved.

Comments

Chairman Ficarra stated that he appreciates the commissioners' support with his re-election to Chairman. He stated that he is looking forward to a successful year with the transition to RAD.

Commissioner Kenny thanked everyone and appreciates their confidence in him. He stated that we are moving forward to a new horizon.

Commissioner Shah asked when the construction was going to take place on Bunns Lane.

Executive Director Brightman stated that we will close on March 1st and the construction should start in the late spring. She stated that the plans have changed. She also mentioned that we had all the approvals needed but at the last minute there was a construction overrun and we have to do the paperwork all over again.

Chairman Ficarra thanked the administration for their efforts. He stated that employees have made necessary moves to open the process and they could have stayed in-place with the changes that are happening. He commended the staff for their efforts.

Commissioner Rosario asked about the homeless day for late October.

Executive Director Brightman stated that homeless day is in January and possibly he is thinking about coats in October.

Commissioner Rosario stated that "Got Threads" is looking to give away apparel as they have closed.

Councilwoman DeJesus stated that there is discussion regarding the traffic light at the new development being built in Sewaren and this will be revisited again. She also mentioned that there is Ghost Walk.

Executive Assistant Guiney congratulated Chairman Ficarra and Commissioner Kenny on their reappointment.

Staff members and commissioners in attendance also congratulated them.

ADJOURNMENT

Motion by Commissioner Kenny and seconded by Commissioner Rosario to adjourn at 7:34 PM.

All commissioners present voted in favor.

Donna Brightman
Executive Director/Secretary