

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 Olsen Towers, 555 New Brunswick Ave., Fords, NJ, in the Township of Woodbridge, New Jersey at 7:00 PM on March 7, 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 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:

Terri Briante, Commissioner  
John Kenny, Commissioner (7:10 PM)  
Ryan Michelson, Commissioner  
Ketan Shah, Commissioner  
Gregg Ficarra, Chairman

Council Liaison:

Lizbeth DeJesus, Councilwoman

Administration:

Kathy Blaha, Housing Director  
Donna Brightman, Executive Director  
Mike Yannuzzi, Maintenance Manager

ABSENT

Commissioners:

Mark Barbee, Commissioner  
Pedro Rosario, Commissioner

Authority General Counsel:

Terrence Corrison, Esq., Breslin & Breslin

Administration:

Maureen Guiney  
Larry Stecker, Maintenance Director

A motion to approve the minutes of the Regular Meeting held on February 1, 2016 was made by Commissioner Shah and seconded by Commissioner Briante and upon roll call the vote was as follows:

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

## **PUBLIC COMMENT**

Richard Estock, 2H, Stern Towers, stated that the residents at Stern are being forced to move to a new building in Port Reading and the tenants are opposed to moving and want to transfer to other Authority buildings. The area is in a flood zone, it flooded during Sandy and it's by the turnpike and it will be very noisy and there is no parking.

Chairman Ficarra stated that he lives next to the turnpike and he has no issue with the noise and there will be a parking deck.

Executive Director Brightman stated that HUD will require an environmental review in which noise level is included.

Mr. Estock stated that no one want this.

Chairman Ficarra stated that he was at the Stern meeting when this was discussed and there was no push-back.

Mr. Estock asked if residents can transfer to another building and that he doesn't want Section 8.

Executive Director Brightman stated that all of our assistance will be converted to project based Section 8.

Mr. Estock stated that he has another issue: why do we get a span of 5 days for inspections and why can't it be pinned down to 1 day.

Housing Director Blaha stated that Vinnie Sammartino has 150 family units, 415 senior units and 124 units at Highland Park. Some units may need more time to inspect and emergencies do come up.

Executive Director Brightman stated that when you leased your apartment, you agreed to allow the Authority to come into your apartment to perform inspections, repairs, etc.

Ronald Sirak, 1M, stated that he is a former resident council president and he never saw a final audit of what happened to the money remaining in the resident council bank account.

Executive Director Brightman stated that she will have the report posted and the money was returned to the Authority.

Debbie Landmesser, 2N, stated that she verified what Mr. Sirak said.

Cynthia Simmons, 4D, questioned what project based assistance was and can she move to Florida.

Executive Director Brightman stated that she can after a one year period upon voucher availability.

Julianna Molte, 3C, asked when we have to move out.

Chairman Ficarra stated that you are just coming into the meeting and no one is being forced to move. We are changing from public housing to project based assistance with the RAD program.

Mr. Estock asked if utilities will be included in the Stern rent.

Executive Director Brightman stated that she doesn't know at this time. If they are, your rent will be reduced if you pay utilities. Rents will not change; you will still pay 30% of your income for rent.

Julianna Molte, 3C, stated that the trees need to be trimmed as a squirrel was on her window screen.

Dolores Barrett, 1K, stated that the heating system is uncomfortable and it is either too hot or too cold. She also stated that a tree branch is hanging over her car.

Ms. Molte stated the same about the heat and she liked the old kitchens better.

## **COMMUNICATIONS**

Chairman Ficarra commented on the nice letter from Toni Martorelli commenting on her sister's life at Cooper Towers.

Chairman Ficarra noted that once again the Authority received High Performer status on the SEMAP score. He thanked the staff for their hard work.

## **REPORTS**

Executive Director Brightman added to her report that she was putting out an RFP for a bank loan to finance the senior RAD program as opposed to waiting for tax credits.

## **NEW BUSINESS**

- a) Reso #2774 – Authorizing the Submission of the WHA Capital Fund Program Formula Grants Amendment

Motion moved by Commissioner Michelson and seconded by Commissioner Briante to adopt Resolution #2774.

### Discussion

Executive Director Brightman stated that this represents a slight increase from last year.

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

The Chair thereupon declared said motion approved.

- b) Reso #2775 – Revise Capitalization Procedure

Motion moved by Commissioner Kenny and seconded by Commissioner Michelson to adopt Resolution #2775.

Discussion

Executive Director Brightman stated that the amount of \$5,000 was revised.

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

The Chair thereupon declared said motion approved.

c) Reso #2776 – Adopting Monthly Bill List for February 2016

Motion moved by Commissioner Briante and seconded by Commissioner Michelson to adopt Resolution #2776.

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

The Chair thereupon declared said motion approved.

d) Reso #2777 – Adopting the Budget for FY 10/1/15 to 9/30/16

Motion moved by Commissioner Shah and seconded by Commissioner Briante to adopt Resolution #2777.

Discussion

Executive Director Brightman stated that this is the approval of the current budget. We previously introduced the budget, the State has reviewed the budget and now we adopt it formally.

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

The Chair thereupon declared said motion approved.

Commissioner Comments

Chairman Ficarra stated that the St. Patrick's Day parade is Sunday.

Commissioner Michelson thanked the staff and residents.

Commissioner Kenny wished all a Happy Easter.

Commissioner Shah stated that he will work on the JIF training.

Council Liaison Lizbeth DeJesus stated that she would take the Finn/Adams dumpster petition and discuss it with the Council President stating that the best situation might be to enclose the dumpster at its current location.

Council Liaison DeJesus asked for the commissioner training schedule.

Executive Director Brightman reminded the commissioners to take the JIF training so that we may take advantage of the \$500.00 discount.

**ADJOURNMENT**

Motion by Commissioner Kenny and seconded by Commissioner Shah to adjourn at 7:40PM.

All commissioners present voted in favor.

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Donna Brightman  
Executive Director/Secretary