

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 September 8, 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:

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

Council Liaison:

Lizbeth DeJesus, Councilwoman

Authority General Counsel:

Terrence Corriston, Esq., Breslin & Breslin

Administration:

Kathy Blaha, Housing Director  
Larry Stecker, Maintenance Director  
Maureen Guiney, Executive Asst.  
Mike Yannuzzi, Maintenance Manager

ABSENT

Commissioners:

Terri Briante, Commissioner  
Ryan Michelson, Commissioner

Administration:

Donna Brightman, Executive Director

A motion to approve the minutes of the Regular Meeting held on June 6, 2016 was made by Commissioner Kenny and seconded by Commissioner Rosario and upon roll call the vote was as follows:

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

## **PUBLIC COMMENT**

Charles Banko, 1F, stated that there is a problem with bugs in the building as the man that got evicted had a problem with them. He stated that they are now in the hallways, elevators and community room and asked why the apartment wasn't bombed first.

Housing Manager Blaha stated that the apartment was scrubbed and fogged and will be again on Monday. She stated that Vinnie Sammartino is working very hard on this situation.

Chairman Ficarra asked if the surrounding areas are also being treated.

Housing Manager Blaha stated that they are.

Ms. Samuels-Siena asked if this will be checked and realizes that the housing authority has to go through the legal system in order to evict someone.

Counsel Corrison stated that it is a plus having an exterminator on staff.

Chairman Ficarra asked that the residents let Vinnie Sammartino know if there is a problem.

Housing Manager Blaha stated that he is aware and working on the matter.

Maintenance Manager Yannuzzi stated that the apartment will be bombed again tomorrow.

Housing Manager Blaha stated that there is also a lot of grease in the unit.

Ms. Samuels-Siena asked if the apartment will be refurbished.

Maintenance Manager Yannuzzi stated that the walls will be washed, rugs will be replaced and the apartment will be repainted.

Mr. Banko asked where the residents of Stern will be moved to.

Chairman Ficarra stated that it will be to Port Reading by the Sycamore building but a process needs to be followed.

Mr. Banko asked if the soil will be checked.

Chairman Ficarra stated that it will be checked.

Mr. Banko then asked if there is housing in Hopelawn.

Chairman Ficarra stated that the VFW is going to be the site of a private development for senior housing similar to Meryl Park. He stated that this will be affordable housing.

Mr. Banko stated that he is concerned about the traffic pattern in Port Reading.

Chairman Ficarra stated that there will be a shuttle bus as buses were recently purchased and they are in the process of interviewing drivers. He stated that we are looking to supplement county bussing before the building is available.

Walter Bond, 4E, stated that where the building is going to be built there is no traffic light and mentioned bussing.

Councilwoman DeJesus stated that this is going to be discussed and investigated.

Chairman Ficarra stated that he will bring this up to the Township and that he is also aware that there are a lot of trucks in that area as well.

## **COMMUNICATIONS**

Chairman Ficarra mentioned that Gerald Vargas, one of our residents, received a scholarship.

Housing Manager Blaha stated that he also received another scholarship from the school.

Chairman Ficarra then mentioned the FSS award.

Housing Manager Blaha stated that it is for the same amount every year, 25 slots.

## **REPORTS**

Chairman Ficarra proceeded to mention the reports in the packet and noted that the reports from the summer months were included. He then asked Maintenance Director Stecker about his reports.

Maintenance Director Stecker stated that numbers are not dropping a lot due to the RAD conversion.

Chairman Ficarra asked Housing Manager Blaha about the first paragraph of her report.

Housing Manager Blaha stated that she has a court date. She stated that there are a few problems but nothing major.

Chairman Ficarra then asked about the second paragraph and asked if we can work with the Police to ban him.

Housing Manager Blaha stated that we can but that the problem has subsided.

Chairman Ficarra then asked about the last paragraph.

Housing Manager Blaha stated that she just received a response from HUD and left it for Executive Director Brightman and her assistance will continue but we will collect the money.

Chairman Ficarra asked how Phyllis Williams is doing.

Housing Manager Blaha stated that she is doing fine.

Chairman Ficarra stated that it seems that we have a steady number of residents receiving meals.

Housing Manager Blaha responded that we do.

Chairman Ficarra then mentioned the monthly expenses and stated that we have a resolution for tonight's meeting regarding same. He then asked how the relocation is going.

Housing Manager Blaha stated that we had a Section 8 briefing for buildings 16, 17 and 18. We received an email yesterday that only building #18 is being knocked down and that the maintenance team is getting units ready and we should be able to transfer the residents. She stated that Elizabeth Noll is taking care of the Section 8 interest. She stated that the commissioners approved an extra three points for the residents of buildings 16, 17 and 18 and that she is waiting for the new FMR standards to be published and this usually happens in October.

Counsel Corrison then asked if there were any problems with residents trying to get housed on Section 8 concerning their credit report.

Housing Manager Blaha stated that credit checks are done by landlords.

Counsel Corrison stated that most of the money for the landlord comes from a third party and that the credit checks should not be as important due to this fact. He mentioned that there is court case and fines are involved regarding same.

Housing Manager Blaha asked if the Mayor could help with the voucher credit check problem.

Chairman Ficarra stated that he will see how it shakes out.

Counsel Corrison stated that when an individual looks for an apartment they should not mention voucher.

Housing Manager Blaha stated that she told the residents that it is illegal for the landlord to ask.

Counsel Corrison stated that a report should be filed.

Housing Manager Blaha then stated that building 10 is ready for us to move into when we have to.

Chairman Ficarra stated that he recognizes what a terrible inconvenience this is to the staff especially with them being separated but there is light at the end of the tunnel when the project will be completed.

Housing Manager Blaha spoke to the residents and thanked them for welcoming Joyce Pydeski and Ana Veliz.

## NEW BUSINESS

a) Reso #2799 – Adopting Monthly Bill List for August 2016

Motion moved by Commissioner Rosario and seconded by Commissioner Shah to adopt Resolution #2799.

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

The Chair thereupon declared said motion approved.

b) Reso #2800 – Designate Official Newspapers – FYE 9/30/17

Motion moved by Commissioner Shah and seconded by Commissioner Rosario to adopt Resolution #2800.

### Discussion

Housing Manager Blaha stated that there is a notice in the newspaper and on the website regarding the closing of the senior/disabled waiting list for September 30<sup>th</sup> as she doesn't know if we will be going to site-based housing and that we have more than enough applicants.

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

The Chair thereupon declared said motion approved.

c) Reso #2801 – Write-off Uncollectable Rent Balances FYE 9/30/16

Motion moved by Commissioner Kenny and seconded by Commissioner Rosario to adopt Resolution #2801.

### Discussion

Chairman Ficarra stated that this is a common practice that is done every year at this time.

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

The Chair thereupon declared said motion approved.

- d) Reso #2802 – Amend Resolution #2790 Designating General Counsel from June 1, 2016 to May 31, 2017

Motion moved by Commissioner Shah and seconded by Commissioner Rosario to adopt Resolution #2802.

Discussion

Chairman Ficarra stated that this is an amendment to the original resolution.

Counsel Corrison stated that the original resolution was done with a cut and paste and; therefore, had the wrong amount. He stated that they had to go back to the original paperwork but the reviewers did see the proper amount. He stated that this year's amount is higher and the new amended resolution has the correct figure.

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

The Chair thereupon declared said motion approved.

- e) Reso #2803 – Resolution by the Commissioners of the WHA Amending an Approved Budget

Motion moved by Commissioner Rosario and seconded by Commissioner Kenny to adopt Resolution #2803.

Discussion

Chairman Ficarra stated that this is an amendment to the budget.

Maintenance Director Stecker stated that this came from our accountant, Bill Katchen and has amended amounts. He stated that it is patterned after State resolutions.

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

The Chair thereupon declared said motion approved.

Commissioner/Liaison Comments

Councilwoman DeJesus stated that there will be a 911 remembrance tomorrow and also first responders will be honored and this will take place at 6 PM. Also, on September 25<sup>th</sup> there will be a Hispanic Heritage event.

**ADJOURNMENT**

Motion by Commissioner Kenny and seconded by Commissioner Rosario to adjourn at 7:35 PM.

All commissioners present voted in favor.

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Donna Brightman  
Executive Director/Secretary