

MINUTES OF A REGULAR MEETING OF THE COMMISSIONERS OF THE HOUSING AUTHORITY OF THE TOWNSHIP OF WOODBIDGE



The Commissioners of the Housing Authority of the Township of Woodbridge met in a Regular Session in the community room of Greiner Towers, 460 Inman Ave., Colonia, NJ at 7:00 PM on April 6, 2015, the hour and date duly established for the holding of said meeting.

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 8, 2014, a copy of the notice of this rescheduled meeting setting forth the date, time and location of this rescheduled 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.

A moment of silence was held.

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

PRESENT

Commissioners:

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

Authority General Counsel:

Terrence Corriston, Esq., Breslin & Breslin

Administration:

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

Councilwoman:

Lizbeth DeJesus, Councilwoman

ABSENT

Commissioners:

Mark Barbee, Commissioner
Betsy Rudowski, Commissioner

Administration:

Kathy Blaha, Housing Director
Larry Stecker, Maintenance Director

A motion to approve the minutes of the Regular Meeting held on March 2, 2015 was made by Commissioner Rosario and seconded by Commissioner Kenny and upon roll call the vote was as follows:

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

PUBLIC COMMENT

Judith Higgins, Apt. #314, stated that the door saddle to the laundry room is too high and she has a problem wheeling a neighbor, who is in a wheel chair, over the saddle.

Maintenance Manager Yannuzzi stated that he will look at it tomorrow and asked what floor she is talking about.

Ms. Higgins stated that it is the third floor.

Maureen Vladik, Apt. #319, stated that she is unable to open her windows.

Maintenance Manager Yannuzzi stated that he will have the maintenance person, at the building, look at it tomorrow.

Dianna Suswal, Apt. #320, stated that Mohammed took her stove knob to see if he could get a replacement. She stated that the stove was old.

Maintenance Manager Yannuzzi stated that he will look into the matter.

COMMUNICATIONS

Executive Director Brightman stated that they installed the meter this week at Adams Towers.

Monthly Reports

Chairman Ficarra reviewed the reports from administration. He also stated that the commissioners received the packet well in advance and are not looking at it for the first time.

Executive Director Brightman's Report

Executive Director Brightman stated that she just received an update regarding our PHAS score which is 98% and passed out paperwork regarding same.

Chairman Ficarra stated that this is remarkable.

Executive Director Brightman explained to the audience that the HUD person comes to the buildings and inspects and that we did an excellent job and received a 98%. She then stated that we just were accepted into the RAD program which will change the way that the Authority operates. She stated that we will be going from Public Housing to Section 8. She mentioned that a seminar was held at the buildings to explain this program but personnel will come again to overview the program.

Chairman Ficarra stated that this is hot off the press and complimented the staff for their hard work.

NEW BUSINESS

- a) Reso #2712 – Award Contract for Fire Alarm Monitoring, Inspection & Preventative Maintenance

Motion moved by Commissioner Rosario and seconded by Commissioner Briante to adopt Resolution #2712.

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

The Chair thereupon declared said motion approved.

- b) Reso #2713 – Award Contract for Mason Contractor

Motion moved by Commissioner Shah and seconded by Commissioner Kenny to adopt Resolution #2713.

Discussion

Chairman Ficarra asked about the history regarding the mason.

Mike Yannuzzi stated that they are good and that they have been working for us for 3 years.

Executive Director Brightman stated that at first we use shared services and then this is the backup.

Maintenance Manager Yannuzzi stated that Dennis Henry provided two masons from the Township to work on the two porches that collapsed and they accomplished this in two days.

Executive Director Brightman then informed the BOC that there is a problem at Cooper Towers as a truck went into the building. It went down the ramp in the back of the building, knocking out the light polls.

Maintenance Manager Yannuzzi stated that we don't know who did this.

Commissioner Kenny asked if the lights are on now.

Maintenance Manager Yannuzzi stated that we do not have all the lights, just partial, as we have to wait until the weather is better in order to cut concrete.

Executive Director Brightman stated that the residents go into the building through the front entrance.

ROLL CALL: Barbee Briante Kenny Rosario Rudowski Shah Ficarra

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

The Chair thereupon declared said motion approved.

c) Reso #2714 – Adopting Monthly Bill List

Motion moved by Commissioner Briante and seconded by Commissioner Kenny to adopt Resolution #2714.

Discussion

Chairman Ficarra asked about the roof top duct work at Finn Towers.

Maintenance Manager Yannuzzi stated that this was needed as a replacement from Hurricane Sandy damage.

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

The Chair thereupon declared said motion approved.

d) Reso #2715 – Extend Contract for Boiler Repair Contractor

Motion moved by Commissioner Kenny and seconded by Commissioner Rosario to adopt Resolution #2715.

Discussion

Chairman Ficarra asked if this contractor is responsive.

Maintenance Manager Yannuzzi stated that they are.

Chairman Ficarra asked if they will receive the same pay.

Maintenance Manager Yannuzzi answered that they will.

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

The Chair thereupon declared said motion approved.

e) Reso #2716 – Resolution to Accept the Audit for FYE 9/30/14

Motion moved by Commissioner Rosario and seconded by Commissioner Shah to adopt Resolution #2716.

Discussion

Chairman Ficarra introduced our auditor, Tony Giampolo, from Hymanson, Parnes and Giampolo.

Mr. Giampolo thanked us for the opportunity to present the audit to us. He stated that it was a clean audit. He went on to explain the details of the audit and stated that the heart of the audit is on page 12. He mentioned that with only 82% funding we still have a reserve fund. He stated that maintenance contracts were lowered from 2013 and utility costs decreased dramatically because of the ESCO. Tenant files were reviewed and there were no findings. He stated that we are in good financial condition and are not a troubled agency as we are above a 95% performer.

Chairman Ficarra thanked him for his presentation. He also mentioned that the utilities went down significantly and this plays as a part of the wind turbine program.

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

The Chair thereupon declared said motion approved.

Comments:

Commissioner Rosario stated that the Port Reading Saints program is getting new helmets. He mentioned that they are Zenith X2, youth sports safest helmets.

Chairman Ficarra stated that concussions are a serious matter in youth sports and asked how much the helmets are.

Commissioner Rosario stated that they are \$150 each with a total of about \$17,000. He mentioned that the helmets are form fitting.

Commissioner Briante stated that she hoped that everyone had a good Easter and congratulated the WHA on a good audit.

Councilwoman DeJesus introduced herself to the residents of Greiner Towers and stated that she lives in Woodbridge and has 4 children. She mentioned that ESL classes are starting in a couple of weeks in Hopelawn and Keasby and if we know of anyone that needs this class to have them look at the website.

Chairman Ficarra stated that Councilwoman DeJesus is involved with the community and that the Health Dept. is having a fair this Saturday with free giveaways and activities for seniors. He mentioned that there will be Big Wheels this coming Wednesday at the Woodbridge Mall and that May is senior month.

ADJOURNMENT

Motion by Commissioner Kenny and seconded by Commissioner Rosario to adjourn at 7:38 PM.

All commissioners present voted in favor.

Donna Brightman
Executive Director/Secretary