

MINUTES OF A RESCHEDULED MEETING OF THE COMMISSIONERS OF THE HOUSING AUTHORITY OF THE TOWNSHIP OF WOODBRIDGE



The Commissioners of the Housing Authority of the Township of Woodbridge met in a Rescheduled Session in the community center of Finn Towers, 19 Martin Terrace, Woodbridge, NJ at 7:00 PM on February 5, 2015, the hour and date duly established for the holding of said meeting.

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 February 2, 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
Betsy Rudowski, Commissioner

Administration:

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

Councilwoman:

Lizbeth DeJesus, Councilwoman

ABSENT

Commissioners:

Mark Barbee, Commissioner
Ketan Shah, Commissioner

Authority General Counsel:

Terrence Corriston, Esq., Breslin & Breslin

Administration:

Larry Stecker, Maintenance Director
Maureen Guiney, Executive Asst.

Chairman Ficarra introduced Lizbeth DeJesus.

A motion to approve the minutes of the Regular Meeting held on January 5, 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 Rudowski Ficarra
NAYS: None
Abstain: None
Absent: Barbee Shah

PUBLIC COMMENT

Elvira Wisnewski, Apt. 5G, stated that someone keeps stealing the TV remote from the community room.

Theresa Basile, 4E, stated that the radiators in the community room are blowing cold air.

Maintenance Manager Yannuzzi stated that he would look at it. It was found that they were not working; therefore, we will replace them. Unfortunately, no work order was called in.

John Bundschuk, 3D, stated that maybe we should put a cord on the remote and put it on the wall so it can't be removed.

Ms. Wisnewski stated that there is not heat in the hallway.

Maintenance Manager Yannuzzi stated that we are aware of it, and it can't be repaired until some snow melts off the roof.

Mr. Bundschuk, 3D, asked about Wi-Fi for the community room.

Executive Director Brightman stated that Joyce Pydeski will price Wi-Fi for the buildings but feels that it might be cost prohibited.

Anna Magera, 4M, stated that there is not enough hot water in the morning.

Executive Director Brightman stated that Maintenance Manager Yannuzzi checked the system and it's working fine.

COMMUNICATIONS

Chairman Ficarra noted that Commissioners Barbee and Briante were reappointed.

Chairman Ficarra acknowledged the award from the U.S. Marine Corps regarding Toys for Tots.

Chairman Ficarra also noted the correspondence from Constellation regarding the wind turbines.

Commissioner Rudowski asked why the BOC approved this ECM if it had a 99 year payback. She noted that she was not at that meeting. She also noted that she did see them move recently but you need 10 mile per hour winds for it to spin. She asked Chairman Ficarra at what point do we decide that they are not working?

Chairman Ficarra stated that they were not meant to be a big energy payback and that we approved an entire package.

Commissioner Rudowski stated that the cost of \$280,000 could have been used on something else.

Executive Director Brightman stated that originally the ECM was for one million dollars to do the facades at WGA and this ECM had no payback value.

Commissioner Rudowski stated it had aesthetic value.

Commissioner Kenny stated they should be moving tonight and we need to get to the bottom of this matter. We may have to hire someone to get our own data.

Chairman Ficarra asked what our options were.

Commissioner Kenny stated that Constellation has not lived up to their commitment and at the end of the day, they are responsible.

Executive Director Brightman stated she would consult Counsel Corrison.

REPORTS

Chairman Ficarra thanked Kathy Blaha for her work with the tenant at Adams Towers. He then asked about Danielle Fusco's report and Greiner Towers resident council.

Commissioner Briante stated that Danielle Fusco did not answer her calls and the \$100 was an error.

Chairman Ficarra asked Executive Director Brightman if things were better at Highland Park.

Executive Director Brightman responded that they were.

Executive Director Brightman's report:

Commissioner Rudowski asked about the water heaters.

Executive Director Brightman responded that it is a warranty problem and Counsel Corrison is involved.

Commissioner Rudowski asked about the Cooper floors.

Executive Director Brightman stated that five floors were replaced at a cost of \$13,000 paid by Capital Fund.

NEW BUSINESS

a) Reso #2698 – Adopt Revised Personnel Policy

Motion moved by Commissioner Rosario and seconded by Commissioner Kenny to adopt Resolution #2698.

Discussion

Chairman Ficarra thanked Maureen Guiney for highlighting the changes in the policy.

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

The Chair thereupon declared said motion approved.

b) Reso #2703 – Extend Contract for Landscaping Services

Motion moved by Commissioner Briante and seconded by Commissioner Rudowski to adopt Resolution #2703.

Discussion

Chairman Ficarra asked if they were doing a good job.

Maintenance Manager Yannuzzi stated that they were.

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

The Chair thereupon declared said motion approved.

c) Reso #2704 – Revised Award Contract for Plumbing

Motion moved by Commissioner Briante and seconded by Commissioner Rosario to adopt Resolution #2704.

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

The Chair thereupon declared said motion approved.

d) Reso #2705 – Adopting Monthly Bill List

Motion moved by Commissioner Rosario and seconded by Commissioner Kenny to adopt Resolution #2705.

Discussion

Commissioner Rudowski asked about the JIF bill and how it will be paid.

Executive Director Brightman answered out of operating funds.

Commissioner Rudowski asked about the oil purchase.

Executive Director Brightman said that three prices are usually obtained for small purchases.

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

The Chair thereupon declared said motion approved.

e) Reso #2706 – Award Contract for Painting

Motion moved by Commissioner Kenny and seconded by Commissioner Rudowski to adopt Resolution #2706.

Discussion

Commissioner Rudowski stated that she was concerned about the disparity in prices so she emailed Christina Smolder. She stated that she was advised that the Authority buys the paint so this is based on labor only.

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

The Chair thereupon declared said motion approved.

Commissioner Comments:

Commissioner Kenny wished all a Happy Valentine's Day and hopes that spring gets here soon.

Commissioner Rosario thanked Maintenance Manager Yannuzzi for the excellent snow removal, especially around the dumpsters making garbage disposal easier.

Commissioner Rudowski stated that maintenance did a great job with snow removal and welcomed Lizbeth. She wished all a Happy Valentine's day.

Commissioner Briante stated that she is happy to be here as she has been ill. She stated that maintenance did a great job with snow removal and wished all a Happy Valentine's day.

Council Liaison

Lizbeth DeJesus stated that she is happy to be here and is looking forward to working with all of us.

Executive Director

Executive Director Brightman stated that the Audit is February 9th and 10th and REAC is inspecting on February 23.

ADJOURNMENT

Motion by Commissioner Rudowski and seconded by Commissioner Briante to adjourn at 7:50 PM.

All commissioners present voted in favor.

Donna Brightman
Executive Director/Secretary