

# 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 Rescheduled Session in the community room of the Campus of Learners, 10 Bunns Lane, Woodbridge, NJ at 7:22 PM on January 3, 2013, the hour and date duly established for the holding of said meeting.

Kathy Blaha read a 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 December 21, 2012, a copy of this regular meeting setting forth the date, time and location of this 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:

Mark Barbee, Commissioner  
Gregg Ficarra, Chairman  
John Kenny, Commissioner  
Pedro Rosario, Commissioner

Council Liaison:

Brenda Yori Velasco, Councilwoman

Authority General Counsel:

Terrence Corrison, Esq., Breslin & Breslin

Administration:

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

## ABSENT

Commissioners:

Terri Briante, Commissioner  
Nayan Parikh, Vice Chair  
Betsy Rudowski, Commissioner

Administration:

Donna Brightman, Executive Director

A motion to approve the minutes of the Regular Meeting held December 3, 2012 was made by Commissioner Barbee and seconded by Commissioner Kenny and upon roll call the vote was as follows:

ROLL CALL: Barbee Briante Kenny Parikh Rosario Rudowski Ficarra  
AYES: Barbee Kenny Rosario Ficarra  
NAYS: None

Abstain: None  
Absent: Briante Parikh Rudowski

At this time Chairman Ficarra wished all a Happy New Year and stated that Executive Director Brightman did a very good job in answering the questions that developed from the last BOC meeting.

#### Public Comment

There was no public in attendance to comment.

#### COMMUNICATIONS

Chairman Ficarra mentioned the communication section of the packet and asked if the commissioners had any questions.

Maintenance Director Stecker responded regarding the letter from LS Engineering and stated that there are no structural issues at the stair bulkhead at Adams Towers.

Commissioner Barbee stated that you have to be careful with these things as they sometimes do not work out.

Maintenance Manager Yannuzzi stated that it was only a hairline crack and was plastered and repaired.

#### REPORTS

##### Maintenance & Modernization Operations

Chairman Ficarra asked Maintenance Director Stecker about his report.

Maintenance Director Stecker stated that we are being careful due to cuts and went on further to explain his report.

##### Resident Services Report & Other Reports

Chairman Ficarra stated that he is concerned about emotional and anger issues and stated that the staff is not properly equipped to deal with this. He mentioned that he is also concerned about the safety of residents and staff members and that maybe Executive Director Brightman could get together with other Executive Directors regarding this matter as safety is a priority.

Housing Manager Blaha stated that there is a FOCUS group that Executive Director Brightman goes to with Madeline Cook, Doug Dzema and Eric from Carteret and maybe this would help.

Councilwoman Velasco stated that a woman by the name of Peggy may also be able to help.

Housing Manager Blaha stated that is Peggy Chester.

Councilwoman Velasco stated that this is a regional matter.

Chairman Ficarra then stated that the employees visited the Developmental Center and that this is above and beyond our duties and was certainly a nice thing to do.

Councilwoman Velasco then asked about WGA – Nov. 14 - #4 and the legal action.

Housing Manager Blaha stated that she needs to issue a notice to cease.

Councilwoman Velasco then asked about #1.

Housing Manager Blaha stated that a phone message came through to the Campus of Learners stating that “two shootings - you got to go.” She mentioned that Executive Director Brightman thought that possibly the message was for her.

Commissioner Barbee asked about the unattended cooking.

Housing Manager Blaha stated that this was a grease fire.

Maintenance Manager Yannuzzi stated that some seniors start to cook and then sit on the couch and forget the stove.

Housing Manager Blaha stated that there was soot and the floor needed to be replaced.

Counsel Corrison stated that we could get safe burners for the stoves although they are pricey.

Housing Manager Blaha stated that if there is a problem for the second time, the stove is disconnected.

Chairman Ficarra then asked about the leaking roof.

Maintenance Manager Yannuzzi stated that we lost roof shingles at Adams Towers with Hurricane Sandy but that the adjuster was just there.

Chairman Ficarra asked what the COCC was for the office.

Housing Manager Blaha stated that it is the Central Cost Center for the office and that Executive Director Brightman already came up with ideas to spread money out. She stated that pest control is eating up money and that this manager is taking HQS training to do inspections and; therefore, we will be able to reallocate his salary.

## **NEW BUSINESS**

a) Reso #2570 – Appointing Two WHA Commissioners to the WAHC

Motion moved by Commissioner Barbee and seconded by Commissioner Rosario to adopt Resolution #2570.

## Discussion

Chairman Ficarra stated that the Township wants to be more aggressive with affordable housing.

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

The Chair thereupon declared said motion approved.

b) Reso #2571 – Adopting Monthly Bill List

Motion moved by Commissioner Kenny and seconded by Commissioner Rosario to adopt Resolution #2571.

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

The Chair thereupon declared said motion approved.

## Comments from Commissioners

Chairman Ficarra was using Housing Manager Blaha's phone before the meeting as he forgot his at home. He asked that we take a look at updating our phones since the phone was old. He then wished all a Happy & Healthy 2013. He said that 2012 was a great year for the Housing Authority and thanked the staff for all of their good work. He asked that a plaque be prepared for former Commissioner Pierce and that we invite her to the next meeting for a presentation.

Councilwoman Velasco thanked the staff that helped out with Hurricane Sandy and stated that they did a great job. She stated that there was a news article regarding the Housing Authority in NYC and that no one visited them to help. She wished all a Happy, Healthy New Year.

Commissioner Kenny wished all a Happy New Year.

Commissioner Barbee congratulated the Chair and Vice Chair upon their reappointment and thanked the administration for their support as he had a medical problem in 2012. He wished all a Happy New Year.

Commissioner Rosario thanked Executive Assistant Guiney, Housing Director Blaha and Executive Director Brightman for all of their help. He stated that they answer his questions accurately and promptly.

## **ADJOURNMENT**

Motion by Commissioner Kenny and seconded by Commissioner Barbee to adjourn at 7:51 PM.

All commissioners voted in favor.

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Donna Brightman  
Executive Director/Secretary