

# MINUTES OF A REGULAR SCHEDULED 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 Regular Session in the community center of Stern Towers, 55 Brook Street, Woodbridge, NJ at 7:00 PM on January 5, 2015, the hour and date duly established for the holding of said meeting.

Executive Asst. 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 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.

A moment of silence was held.

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

## PRESENT

Commissioners:

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

Guest:

Brenda Yori Velasco, Councilwoman

## ABSENT

Commissioners:

Mark Barbee, Commissioner  
Terri Briante, Commissioner  
Betsy Rudowski, Commissioner

Administration:

Kathy Blaha, Housing Director

Chairman Ficarra stated that Councilwoman Velasco stepped down as our Council Liaison and that she has done a wonderful job for the WHA and has been a mentor to him. He stated that she served from 1998 through 2014 and then presented her with a plaque for her 16 years of service.

Councilwoman Velasco thanked the commissioners and staff.

Executive Director Brightman stated that she has always been supportive and then asked about her replacement.

Councilwoman Velasco stated that she will know more at tomorrow's council meeting.

A motion to approve the minutes of the Regular Meeting held on December 1, 2014 was made by Commissioner Rosario and seconded by Commissioner Shah and upon roll call the vote was as follows:

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

**PUBLIC COMMENT** - none

## **COMMUNICATIONS**

Chairman Ficarra reviewed the communication section of the packet.

Maintenance Director Stecker spoke of the wind turbines and stated that this report is essentially regarding payment not the operational function.

Chairman Ficarra asked if there is still payment to be made.

Maintenance Director Stecker stated that there is \$28,000 and he asked them to hold it until the matter is concluded. He stated that he is waiting for an analysis, in writing. He also stated that data has been collected on the turbines for a period of 10 days.

Chairman Ficarra asked if anyone has seen the turbines turn.

Executive Director Brightman and Maintenance Director Stecker stated that they have. She stated that they are not turning as they were in the beginning.

Maintenance Director Stecker mentioned that we may need to go back to the manufacturer and have them treated as a warrantee issue.

Chairman Ficarra stated that \$280,000 was spent to get them in and as green energy he thought we would offset costs.

Maintenance Director Stecker stated that the cost analysis did not show that and that they were part of the whole set of ECM's and the facades were dropped.

Chairman Ficarra then stated that they were part of the overall package.

Maintenance Director Stecker mentioned that Constellation is trying to see how to measure the energy.

Chairman Ficarra asked how do we know that they are working.

Maintenance Director Stecker stated that we are waiting to see.

Commissioner Shah asked if there was a 30 year payback.

Executive Director Brightman stated that it is something like 90 years.

Maintenance Director Stecker stated that this was clear from the start.

Commissioner Kenny asked if the amount was \$280,000 just for two turbines.

Maintenance Director Stecker responded that this is correct.

Commissioner Kenny stated that there has to be a meter due to the invertors regarding measurement. He stated that the south one is not moving and the north one is moving like a snail.

Maintenance Director Stecker stated that Mike and he saw them spinning steadily and that he told Constellation and they say it depends on which way the wind is blowing.

Chairman Ficarra asked that we please send the information to the commissioners when we receive it.

At this time the letter from JIF was discussed and Chairman Ficarra stated that the claims are high.

Executive Director Brightman stated that this is a moot point as this has to do with people, not with us and that we are have to deal with worker's comp.

Counsel Corrison stated that it also has to do with property damage.

Chairman Ficarra asked if this would be Hurricane Sandy.

Executive Director Brightman stated that this would be part of it.

Counsel Corrison stated that as time goes on other people will be hit with additional rates as well.

## **REPORTS**

Chairman Ficarra reviewed the report section of the packet and asked about the last paragraph of section D.

Counsel Corrison stated that this is in court tonight and that the first paragraph is gone and the last paragraph is also gone.

## **NEW BUSINESS**

a) Reso #2695 – Amend Resolution #2693 for Towing Services

Motion moved by Commissioner Rosario and seconded by Commissioner Shah to adopt Resolution #2695.

### Discussion

Chairman Ficarra stated that there is a difference in the time period of the resolution.

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

The Chair thereupon declared said motion approved.

b) Reso #2696 – Adopt Revised Table of Organization Chart

Motion moved by Commissioner Kenny and seconded by Commissioner Rosario to adopt Resolution #2696.

### Discussion

Chairman Ficarra stated that this reflects a very lean and multi-tasking unit of employees and is in compliance with the Union.

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

The Chair thereupon declared said motion approved.

c) Reso #2697 – Reso Revising the Starting Salaries

Motion moved by Commissioner Kenny and seconded by Commissioner Shah to adopt Resolution #2697.

### Discussion

Counsel Corrison asked about the cap.

Executive Director Brightman responded that there is no cap. She stated that almost all of the employees have been with the WHA for a very long time and have exceeded their cap; therefore, it is easier to just list the starting salaries.

Counsel Corrison stated that perhaps we could reword the resolution to state “starting salaries”. The reworded resolution was moved and voted upon by the same commissioners.

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

The Chair thereupon declared said motion approved.

d) Reso #2698 – Adopt Revised Personnel Policy

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

#### Discussion

Chairman Ficarra stated that the cell phone usage on p. 23 has changed.

Executive Director Brightman stated that the changes coincide with the Union Contract changes and the snow policy changes.

Chairman Ficarra asked what page these changes are on.

Executive Director Brightman stated that they are page 36 and state that the storm policy was negotiated by the Union.

Counsel Corrison stated that maybe the resolution should be reworded.

Executive Director Brightman stated that she had to amend the Personnel Policy and that Union changes were already approved by the commissioners and that the cell phone policy is hers. She stated that there are several changes.

Chairman Ficarra stated that he saw the paragraph in the resolution where the cell phone policy is mentioned but didn't consider other changes and asked that the changes in the policy be highlighted.

Counsel Corrison suggested that the resolution be tabled for one month as we need to know the verbiage that is new.

The motion was rescinded and then another motion was made to table Resolution #2698 moved by Commissioner Kenny and seconded by Commissioner Rosario.

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

The Chair thereupon declared said motion approved.

e) Reso #2699 – Appointment of a Fund Commissioner

Motion moved by Commissioner Kenny and seconded by Commissioner Rosario to adopt Resolution #2699.

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

The Chair thereupon declared said motion approved.

f) Reso #2700 – Authorizing the Reappointment of the Alternate Fund Commissioner

Motion moved by Commissioner Rosario and seconded by Commissioner Shah to adopt Resolution #2700.

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

The Chair thereupon declared said motion approved.

g) Reso #2701 – Adopting Monthly Bill List

Motion moved by Commissioner Rosario and seconded by Commissioner Shah to adopt Resolution #2701.

### Discussion

The board questioned #28422 – WGA electric on page 1 and also stated that there is #28477 – WGA electric on page 2 for \$10,917.

Executive Director Brightman stated that she doesn't know why this is but will pull the vouchers and look at them.

Maintenance Manager Yannuzzi stated that there are two meters.

Chairman Ficarra then asked who D'Onofrio was.

Executive Director Brightman responded that it is our landscaper bid contractor.

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

The Chair thereupon declared said motion approved.

h) Reso #2702 – Award Contract for Plumbing Services

Motion moved by Commissioner Shah and seconded by Commissioner Kenny to adopt Resolution #2702.

### Discussion

Chairman Ficarra asked how Dunigan is.

Maintenance Manager Yannuzzi stated that he is excellent.

Executive Director Brightman stated that other contractors have been terminated due to non-responsiveness.

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

The Chair thereupon declared said motion approved.

### Comments

Commissioner Kenny told everyone to have a safe winter.

Commissioner Shah wished all a Happy New Year.

Commissioner Rosario stated that his daughter's team took first place at Nationals in Disney.

Executive Director Brightman stated that next week the WHA staff is going to Trinity Church from Sunday through Friday and that if Commissioner Rosario would like to come with his daughter, he is definitely welcome.

## **ADJOURNMENT**

Motion by Commissioner Kenny and seconded by Commissioner Rosario to adjourn at 7:52 PM.

All commissioners present voted in favor.

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Donna Brightman  
Executive Director/Secretary