

MINUTES OF THE ANNUAL
REORGANIZATION/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 Annual Reorganization/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 October 5, 2015, 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.

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, 2015, a copy of the notice of this meeting setting forth the date, time and location of this reorganizational and 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:

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

ABSENT

Commissioners:

Mark Barbee, Commissioner
Betsy Rudowski, Commissioner

Council Liaison:

Lizbeth DeJesus, Councilwoman

Administration:

Kathy Blaha, Housing Director

Motion to designate Counsel Corriston to be temporary chairperson for the reorganization moved 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

Counsel Corriston opened the floor to nominations for chairperson.

Motion to nominate Commissioner Ficarra for Chairperson of the Housing Authority of the Township of Woodbridge for the ensuing fiscal year moved by Commissioner Rosario and seconded by Commissioner Shah.

Counsel Corriston inquired as to whether there were any more nominations for Chairperson.

There were no more nominations for Chairperson.

Motion to close nominations for Chairperson and elect Chairman Ficarra to be Chairman was moved by Commissioner Kenny and seconded by Commissioner Rosario.

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

Counsel Corriston returned the Chair to the Chairman.

Motion to nominate Commissioner Kenny for Vice Chairman moved by Commissioner Rosario and seconded by Commissioner Briante.

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

There were no more nominations for Vice Chair.

Motion to close nominations for Vice Chairperson and elect Commissioner Kenny as Vice Chair was moved by Commissioner Rosario and seconded by Commissioner Briante.

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

REMARKS FROM ELECTED OFFICERS

Chairman Ficarra and Vice-Chair Kenny thanked everyone.

A motion to approve the minutes of the Regular Meeting held on September 10, 2015 was made by Commissioner Kenny and seconded by Commissioner Rosario 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 – no public were present

COMMUNICATIONS

Chairman Ficarra stated that this is a watchdog group inquiring about both Commissioner Kenny and himself. He stated that the Fire Commission is a separate entity.

Counsel Corrison stated that there was no formal response to his letter as yet.

REPORTS

Chairman Ficarra proceeded to go over the details of the report section of the packet.

Maintenance & Modernization Report – Mr. Stecker stated that CFP2012 has until March to be spent and will be spent on Cooper elevator repair and Finn door operations.

Commissioner Kenny inquired as to Phase I and if a plan is in-place for capitalization plans.

Mr. Stecker stated that existing funding in capital and operational will be rolled over into RAD.

Commissioner Kenny asked about the 2013 money.

Mr. Stecker stated that we have until 2017 to spend this money.

Commissioner Kenny asked if the \$40,000 for WGA rolls into RAD.

Executive Director Brightman stated that she doesn't know and that with WGA some capital money is set aside to maintain Phase II. She stated that we have to wait and see what the transaction manager says regarding capital needs.

Commissioner Kenny asked if only essential work will be done on Bunns Lane.

Executive Director Brightman responded that is correct.

Housing Manager's report – Chairman Ficarra asked about Greiner (bullet point #3) and if the person got another live-in aid.

Executive Director Brightman responded that she doesn't know as they do this on their own.

Resident Services report – Chairman Ficarra asked if Bayway is cooperating.

Executive Director Brightman responded that they are adhering to the food delivery schedule.

Chairman Ficarra stated that we asked the staff to look into Bayway.

Chairman Ficarra asked about the deferment on the Section 8 voucher.

Executive Director Brightman stated that we took applications as a whole for WGA but that with Phase 2 we may not have funding and as of now only Phase I has funding for relocation. She stated that residents in Phase II will now be entitled to a deferment until funding is obtained and that this will allow people to move if they want to at that time. However, if a Phase II tenant still wants to move, they will not be given relocation money.

Chairman Ficarra then asked about the smell in Greiner.

Maintenance Manager Yannuzzi stated that the garbage recycling area was deodorized and cleaned more frequently.

Chairman Ficarra then asked about the A.C. trip.

Executive Director Brightman stated that she did not know how this went.

Chairman Ficarra asked about Executive Director Brightman's report – He asked if we had to dig up the sewer pipe.

Maintenance Manager Yannuzzi stated that this was done in-house and with cement repair.

Chairman Ficarra asked if the generator at Finn is ok.

Maintenance Director Stecker stated that the trouble is underground and that we have an above ground temporary tank until we can determine the extent of the problem.

Chairman Ficarra asked if there was a leak.

Maintenance Director Stecker stated that there was sludge and water in the tank which caused a failure on the start-up.

Maintenance Manager Yannuzzi stated that the generator was stalling out and that we cleaned it out. He stated that there was 2 inches of water as there seems to be a crack in the neck.

Chairman Ficarra asked if this was an environmental concern.

Executive Director Brightman stated that we are looking into the matter.

Chairman Ficarra then asked about the Teamsters and Mike Tkatch with relationship to the RAD program.

Executive Director Brightman stated that the meeting went well and this was essentially about one person and where they will live. She stated that when we get the master development with Ingerman, she will share it with him.

Chairman Ficarra asked when we are moving.

Executive Director Brightman stated that we do not have permission from HUD as yet for early demolition. She stated that some of the office will be going to building #10 and others will be going to senior buildings since building #10 is not handicapped accessible.

NEW BUSINESS

- a) Reso #2752 – Annual Notice of Regular Meetings 2015-2016

Motion moved by Commissioner Briante and seconded by Commissioner Rosario to adopt Resolution #2752.

Discussion

Commissioner Kenny asked about the November date and wanted to be sure that it was not the day before election.

Executive Assistant Guiney responded that she made sure that this did not happen and that is why she made the November date for November 9th.

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 #2753 - Adopting Monthly Bill List for September 2015

Motion moved by Commissioner Briante and seconded by Commissioner Kenny to adopt Resolution #2753.

Discussion

Chairman Ficarra asked about #29186 (boiler at Olsen) and asked if it was working.

Maintenance Manager Yannuzzi stated that the main line off the roof had a hairline crack and was leaking and the pipe had to be cut. He stated that we will need a new one.

Chairman Ficarra asked if this would be for hot water.

Maintenance Manager Yannuzzi stated that it has to do with rain runoff.

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 #2754 – Reso to Mandate Use of Direct Deposit

Motion moved by Commissioner Rosario and seconded by Commissioner Shah to adopt Resolution #2754.

Discussion

Commissioner Kenny asked if there are any issues with the union.

Executive Director Brightman responded that there are not.

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 #2755 – Renewal of Public Housing Utility Allowance

Motion moved by Commissioner Kenny and seconded by Commissioner Briante to adopt Resolution #2755.

Discussion

Chairman Ficarra asked if this was an increase.

Executive Director Brightman responded that it was not.

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 #2756 – Annual Update of HCV Utility Allowance

Motion moved by Commissioner Rosario and seconded by Commissioner Kenny to adopt Resolution #2756.

Discussion

Chairman Ficarra asked if this was an increase.

Executive Director Brightman responded that it was not.

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

Chairman Ficarra thanked the commissioners for re-electing Commissioner Kenny and himself.

Commissioner Kenny also thanked the board and stated that there is a problem at this building with parking during the day concerning commuters.

Chairman Ficarra stated that he will let the Council know and respond to him.

Commissioner Shah asked how many people were involved with the Section 8 list opening.

Executive Director Brightman stated that there were about 600.

Chairman Ficarra stated that there is a housing need and the supply does not meet the demand.

Commissioner Shah asked how the people were notified about the list.

Executive Director Brightman stated that it was advertised and by word of mouth.

Chairman Ficarra stated that social services notifies people in need.

Executive Director Brightman gave an update on RAD.

Commissioner Kenny asked if we have computer hook-up and electrical needs taken care of at building #10.

Executive Director Brightman stated that we are working on it and that the staff is in the midst of getting files together for a shredding service in order to cut down.

ADJOURNMENT

Motion by Commissioner Kenny and seconded by Commissioner Rosario to adjourn at 7:42PM.

All commissioners present voted in favor.

Donna Brightman
Executive Director/Secretary