

MINUTES OF THE 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 regular meeting in the community room of Greiner Towers, 460 Inman Ave., Colonia, NJ, in the Township of Woodbridge, New Jersey at 7:00 PM on November 13, 2018, the hour and date duly established for the holding of such meeting.

Chairman Ficarra called the meeting to order, led the Pledge of Allegiance, and held a moment of silence.

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 9, 2018, a copy of the notice of this 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 10 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:

Ryan Michelson, Commissioner
Jenny Perez-Rosado, Commissioner
Shontay Walker, Commissioner
Gregg Ficarra, Chairman

Authority General Counsel:
Terrence Corriston, Esq., Breslin & Breslin

Administration:
Larry Stecker, Maintenance Director
Maureen Guiney, Executive Assistant

ABSENT

Commissioners:

Sharad Agarwal, Commissioner
John Kenny, Vice Chair

Council Liaison:
Lizbeth DeJesus, Councilwoman

Administration:
Donna Brightman, Executive Director
Mike Yannuzzi, Maintenance Manager

A motion to approve the minutes of the Reorg/Regular Meeting held on October 4, 2018 was made by Commissioner Rosado and seconded by Commissioner Michelson and upon roll call the vote was as follows:

ROLL CALL: Agarwal Kenny Michelson Perez-Rosado Walker Ficarra
AYES: Michelson Perez-Rosado Walker Ficarra
NAYS: None
Abstain: None
Absent: Agarwal Kenny

PUBLIC COMMENT

Marge Struben, Apt. #111, Resident Council President had several issues that she and the residents would like taken care of as follows:

- Have Auxiliary police at the building late at night
- Cameras in the front and back of the building and have them available to Police
- A person in the building creates problems
- Smoking in the front should be 100 ft. away from the building
- Some first floor apartments have mold
- Back door is broken
- Windows are hard to open in some apartments
- Floors in the building need to be stripped
- The building is dirty

Ms. Struben stated that there is a person in the building that creates problems and causes fights, pushes people and that there was a problem last night with this individual.

Counsel Corrison asked if Executive Director Brightman is aware of this.

Ms. Struben stated that she is and nothing is being done.

Counsel Corrison stated that he would like the name of the person after the meeting.

Ms. Struben stated that smoking is happening too close to the building and people are smoking in their apartments.

Ms. Struben stated that some first floor apartments have mold. She mentioned 102 and 103 in particular.

Chairman Ficarra asked if this is only the first floor.

Ms. Struben stated that it is as far as she knows.

Chairman Ficarra asked if she knows the reason.

Ms. Struben stated that two apartments had it and one of them is 114.

Ms. Struben stated that a person in the building lets people into his window and they walk around the building.

Ms. Struben stated that the back door is broken as people put coins in it (to keep the door unlocked) but have now stopped and due to this have broken the door. People can't get in but can get out.

Maintenance Director Stecker stated that it is better that they can't get in.

Chairman Ficarra asked where the people come into the window.

Ms. Struben stated that it is the first floor.

Ms. Struben then stated that windows are hard to open in the building and that all of them should be checked in the building.

Chairman Ficarra asked Ms. Struben if she can get a list together and we do not have the personnel to check every apartment.

Ms. Struben stated that the floors and hallways need to be stripped again.

Ms. Struben stated that the first concern is to take care of the person in the building that is causing problems.

Chairman Ficarra asked if any of the residents have issues that were not spoken of already.

Ms. Struben then spoke of someone sleeping in the gazebo and stated that she doesn't let people into the building that she doesn't know. She will only let relatives of residents that she knows into the building.

Counsel Corrison addressed the window, mold and floor problems and asked if work orders were called in. He stated that the residents should be aware that there is a process to follow when reporting problems. He mentioned that this comment is not directed at her but that residents need to know that we have to follow a work order process.

Ms. Struben stated that since she saw Maintenance Director Stecker at the meeting that it would be a good time to tell him as he should be aware of the problems.

Counsel Corrison stated that he learns of these problems through the work order system.

Ms. Struben stated that she tells people to go to the office.

Maintenance Director Stecker stated that mold issues have to be addressed immediately and stated that some tenants are responsible due to housekeeping issues.

Ms. Struben stated that the mold is around the windows.

Maintenance Director Stecker stated that it would be impossible to look at every window and that is why we have a work order system in place.

Ms. Struben then continued with the back door situation and stated that it has been broken for one month.

Maintenance Director Stecker stated that he was aware of the matter but thought that it was taken care of as we have a door company. He stated that he will follow up.

Ms. Struben stated that they were here today but did not complete the work.

Chairman Ficarra thanked Ms. Struben for her input.

Diane Janasie, apt. 226, spoke of the broken door and a concern for Police officers coming to the building at night as they have to walk around the building into mud as there is a high water table in the back that comes forward.

Ms. Struben stated that the police do not come to the building after 8 PM.

Ms. Janasie stated that she has seen them late at night.

Chairman Ficarra stated that he will follow up on the matter.

A resident stated that the lawn mower was stuck in the mud.

Counsel Corrison stated that it sounds like a grading issue.

Rosie Papa, apt. 208, stated that a washing machine has been out of order for the past 4 weeks and that there is still water in the machine.

Chairman Ficarra asked if she is calling the office.

Ms. Struben stated that they are told to call the laundry company.

Maintenance Director Stecker stated that if they are taking that long to come out, then the office should be notified.

It was also mentioned that Diane Boyle is in the building as the housing representative.

Chairman Ficarra stated that if the company doesn't come out within a week then Diane Boyle should be notified so that we can handle the matter.

Maggie Morone, apt. 221, stated that she lives next to the garbage chute and it smells very bad. She stated that this includes human waste and this is seeping through the wall affecting her quality of life.

Counsel Corrison asked if the trash room is next to her apartment.

Ms. Morone stated that the garbage sits there for 8 days.

Maintenance Director Stecker stated that maintenance takes care of this during the week and that tenants are supposed to take their garbage to the dumpster on the weekend and not supposed to leave it in the building.

Ms. Morone stated that the dumpster is in the boiler room.

Ms. Struben stated that each floor has a chute.

Ms. Morone stated that she called the office but nothing has been done.

A resident stated that the outside dumpster is only for recyclables.

Chairman Ficarra stated that he will look into the matter.

Ms. Morone then stated that her door doesn't close properly.

Maintenance Director Stecker then asked if she can open the door without a key.

Ms. Morone stated that she doesn't know.

Chairman Ficarra asked that this be fixed.

Judith Higgins, apt. 314, stated that she would like to see the dumpster washed out at least once a week.

Counsel Corrison asked Ms. Higgins if she brought this up to the representative from housing that is in her building.

Ms. Higgins stated that nothing gets done.

Grace Shaffery, apt. #303, stated that the third floor never gets mopped.

Chairman Ficarra asked if she was referring to the hallway.

Ms. Shaffery responded, yes.

Ms. Struben again reiterated that the floor should be stripped and waxed every other year and that she realizes that one person is taking care of two buildings.

Maintenance Director Stecker asked that residents please use the work order system.

COMMUNICATIONS

Chairman Ficarra reviewed the communication section of the packet.

REPORTS

Chairman Ficarra reviewed the reports and stated that there is a memo from Executive Director Brightman regarding maintenance issues.

Maintenance Director Stecker stated that he was not aware that the door vendor was here today.

Chairman Ficarra stated that he will discuss the monitoring situation with the Police.

Maintenance Director Stecker stated that two maintenance workers were released from the WHA leaving two workers on-call and it is difficult for them to manage.

Chairman Ficarra mentioned to residents that if someone is looking for a maintenance job, they should contact the office.

NEW BUSINESS

a) Reso #2962 – Reso Revising the Starting Salaries

Motion moved by Commissioner Walker and seconded by Commissioner Michelson to adopt Resolution #2962.

ROLL CALL: Agarwal Kenny Michelson Perez-Rosado Walker Ficarra
AYES: Michelson Perez-Rosado Walker Ficarra
NAYS: None
Abstain: None
Absent: Agarwal Kenny

The Chair thereupon declared said motion approved.

b) Reso #2963 – Resolution to Adopt Revised Table of Organization

Motion moved by Commissioner Michelson and seconded by Commissioner Rosado to adopt Resolution #2963.

ROLL CALL: Agarwal Kenny Michelson Perez-Rosado Walker Ficarra
AYES: Michelson Perez-Rosado Walker Ficarra
NAYS: None
Abstain: None
Absent: Agarwal Kenny

The Chair thereupon declared said motion approved.

c) Reso #2964 – FYE 18 Annual SEMAP Certification Form 52648

Motion moved by Commissioner Walker and seconded by Commissioner Rosado to adopt Resolution #2964.

ROLL CALL: Agarwal Kenny Michelson Perez-Rosado Walker Ficarra
AYES: Michelson Perez-Rosado Walker Ficarra
NAYS: None
Abstain: None
Absent: Agarwal Kenny

The Chair thereupon declared said motion approved.

d) Reso #2965 – Award Auditing Services for FYE 9/30/18 to Hymanson, Parnes and Giampolo for \$12,320

Motion moved by Commissioner Michelson and seconded by Commissioner Walker to adopt Resolution #2965.

ROLL CALL: Agarwal Kenny Michelson Perez-Rosado Walker Ficarra
AYES: Michelson Perez-Rosado Walker Ficarra
NAYS: None
Abstain: None
Absent: Agarwal Kenny

The Chair thereupon declared said motion approved.

e) Reso #2966 – Adopting Monthly Bill List for October 2018

Motion moved by Commissioner Rosado and seconded by Commissioner Michelson to adopt Resolution #2966.

ROLL CALL: Agarwal Kenny Michelson Perez-Rosado Walker Ficarra
AYES: Michelson Perez-Rosado Walker Ficarra
NAYS: None
Abstain: None
Absent: Agarwal Kenny

The Chair thereupon declared said motion approved.

f) Reso #2967 – Authorizing a New Lease Agreement between the WHA and NY SMSA Ltd. d/b/a Verizon Wireless

Motion moved by Commissioner Michelson and seconded by Commissioner Walker to adopt Resolution #2967.

ROLL CALL: Agarwal Kenny Michelson Perez-Rosado Walker Ficarra
AYES: Michelson Perez-Rosado Walker Ficarra
NAYS: None
Abstain: None
Absent: Agarwal Kenny

The Chair thereupon declared said motion approved.

g) Reso #2968 – Extend Contract for Elevator Services to Current Elevator from 11/1/18 through 10/31/20

Motion moved by Commissioner Rosado and seconded by Commissioner Walker to adopt Resolution #2968.

ROLL CALL: Agarwal Kenny Michelson Perez-Rosado Walker Ficarra
AYES: Michelson Perez-Rosado Walker Ficarra
NAYS: None

Abstain: None
Absent: Agarwal Kenny

The Chair thereupon declared said motion approved.

COMMISSIONER COMMENTS

Commissioner Rosado stated that her toy drive is taking place and there will be a party on the December 14th in Rahway.

All of the commissioners wished everyone a Happy Thanksgiving.

COUNSEL COMMENTS

Counsel Corrison wished all a Happy Thanksgiving.

ADJOURNMENT

Motion by Commissioner Rosado and seconded by Commissioner Walker to adjourn at 7:47 PM.

All commissioners present voted in favor.

Donna Brightman
Executive Director/Secretary