

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 Cooper Towers, 1422 Oak Tree Road, Iselin, NJ, in the Township of Woodbridge, New Jersey at 7:00 PM on November 9, 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.

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 October 6, 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:

Mark Barbee, Commissioner
Gregg Ficarra, Chairman
John Kenny, Commissioner
Ketan Shah, Commissioner

Council Liaison:

Lizbeth DeJesus, Councilwoman

Authority General Counsel:

Terrence Corriston, Esq., Breslin & Breslin

Administration:

Donna Brightman, Executive Director
Kathy Blaha, Housing Director
Maureen Guiney, Executive Asst.
Mike Yannuzzi, Maintenance Manager

ABSENT

Commissioners:

Terri Briante, Commissioner
Pedro Rosario, Commissioner
Betsy Rudowski, Commissioner

Administration:

Larry Stecker, Maintenance Director

A motion to approve the minutes of the Regular Meeting held on October 5, 2015 was made by Commissioner Kenny and seconded by Commissioner Barbee and upon roll call the vote was as follows:

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

PUBLIC COMMENT

Ranjan Bhalja, 2B, stated that her oven is not working as it is not level.

A man from 4D stated that his oven is not level.

Ms. Bhalja stated that her kitchen sink has soap suds in it.

A resident from 1B stated that they have the same problem.

Chairman Ficarra asked that residents not speak over each other so that we may get the proper apartments and problems noted.

Mrs. Lal stated that elevator #2 has no fan.

Maintenance Manager Yannuzzi stated that it was called in today and the vents work through the roof as the elevator moves.

Cathy Martorelli, apt. 2M, asked about a rebate regarding heating and cooling.

Executive Director Brightman stated that they are not eligible for a heating rebate as they do not pay heating costs.

Cathy Martorelli stated that she will look into the cooling costs when the time comes.

Steven Hruska, 5Q, stated that Indian people are parking in the lot and shopping and they are not residents.

Executive Director Brightman asked that he call the towing company.

Councilwoman DeJesus stated the same as did Maintenance Manager Yannuzzi.

Executive Director Brightman told him not to confront the people but just call the towing company.

Chairman Ficarra told Mr. Hruska that perhaps a neighborhood watch could be done through the resident council and people could take shifts to watch this matter. He also reiterated that residents should not confront the people illegally parked.

A resident stated that elevator #1 has been out of service for 15 days.

Maintenance Manager Yannuzzi stated that we need new controls and that Larry Stecker is taking care of this matter.

Two residents complained about pull cords not working.

Maintenance Manager Yannuzzi recorded their apartment numbers.

Cathy Martorelli asked if people have keys to a quad and that someone on the 5th floor is intruding into her apartment and leaving black marks on the furniture, bedding and burners on the stove. She stated that there has not been a problem since she put scotch tape on her door.

Chairman Ficarra asked that she let us know if the problem continues.

The resident from 3F stated that the electric bulb in her stove keeps shorting out.

Ms. Bhalja stated that the front door is hard to open.

Chairman Ficarra asked that the residents fill out work order forms and not wait until we have a meeting as the next one is probably six months away. He asked that people help their neighbors with communication problems.

Mr. Shah asked where the form is.

Executive Director Brightman stated that the problem is called into the office.

Chairman Ficarra asked that a notice be put on the bulletin board regarding the telephone number of the office and the extension to call.

Ms. Bhalja asked that a hearing light bell be put on her door as her husband is hard of hearing.

Housing Manager Blaha stated that she will see that she receives a reasonable accommodation form.

Other people from the audience shouted out that they also want the same.

It was explained to them that this is a reasonable accommodation for the hard of hearing.

COMMUNICATIONS - none

REPORTS

Chairman Ficarra proceeded to review the report section of the packet.

Chairman Ficarra asked about Housing Manager Blaha's report and if we have reached out to the top ten tenants.

Executive Director Brightman stated that we will not be able to give Section 8 until after we close.

Chairman Ficarra then asked about the project and when it will happen.

Executive Director Brightman stated that the rules changed after the WGA preference point and that we are in touch with the RAD lawyer.

Counsel Corrison stated that what was approved is now disapproved.

Executive Director Brightman stated that this is holding up the developer's fee if one is not compliant.

Chairman Ficarra asked if Executive Director Brightman could give the commissioners a report on this before the next BOC meeting. He then asked about the training for the staff and noted that it was difficult.

Executive Director Brightman stated that we don't know if employees passed or not. She thought that the training would be about the files but it was regarding how the deal is made.

Counsel Corrison stated that they had the wrong audience.

Commissioner Barbee stated that it seems that they keep changing the rules.

Executive Director Brightman explained that it involves tenant eligibility, tax credits and Section 8 and that tax credits don't count toward medical expenses. She stated that if mistakes are made the investor loses money.

Chairman Ficarra then spoke of the resident services portion of the packet and stated that it seems that bugs are on the rise and asked if it was a seasonal problem

Housing Manager Blaha stated that it is not as a couple of our tenants are not the best housekeepers but luckily Joe Vandenberg volunteered to help clean-up.

Chairman Ficarra then asked about councils.

Executive Director Brightman explained that there is no resident council at Cooper as no one wants to volunteer. Also, Olsen no longer has a resident council as they had a problem with their books.

Chairman Ficarra asked Commissioner Shah if he would be able to help the residents at Cooper Towers stating that maybe the leaders could organize a resident council.

Commissioner Shah stated that he would try to help as he speaks their language.

Commissioner Barbee agreed with Chairman Ficarra as a point of contact is always better.

Commissioner Shah stated that they need someone to lead.

Executive Director Brightman stated that Ramesh has always been helpful.

Commissioner Shah stated that he is free Monday evenings and will figure out a date and then he can come to help the residents.

Executive Director Brightman then handed out a new operational budget to the commissioners as the old one didn't have percentages.

Chairman Ficarra then spoke of the WGA soil testing and asked if this has been done yet.

Executive Director Brightman stated that it has not.

Commissioner Kenny asked what the risk is if they find anything.

Executive Director Brightman stated that it can be negotiated between us.

Commissioner Kenny asked if they find a serious problem would we have to remediate it.

Chairman Ficarra stated that we would.

Maintenance Director Yannuzzi stated that they are only boring for pilings to see what the soil is like.

Chairman Ficarra stated that the turnpike was built in the early 50's and the WHA was around the same time in relationship to a soil problem if one is found.

Commissioner Kenny asked why there is no demo as yet.

Executive Director Brightman stated that this is another rule that involves the community center and the office and we will probably close in the spring.

Chairman Ficarra asked about the developers.

Executive Director Brightman stated that the developers are fine. She stated that the program is too new and is under scrutiny and they are proceeding with extreme caution.

Chairman Ficarra stated that he is concerned about utility issues and everything running safely and if we have the funding to take care of that.

Executive Director Brightman responded that we do.

Commissioner Barbee asked if this will be a band aid effect.

Executive Director Brightman stated that we don't want to spend too much money.

Chairman Ficarra stated that Jim Reese seems to be helping out.

Executive Director Brightman stated that he does a lot of plumbing work for us and saves us a lot of money.

Chairman Ficarra stated that he takes after his father.

NEW BUSINESS

a) Reso #2757 - Adopting Monthly Bill List for October 2015

Motion moved by Commissioner Kenny and seconded by Commissioner Barbee to adopt Resolution #2757.

Discussion

Chairman Ficarra asked about check #2976 and stated that this addresses the concerns of the elevator.

Executive Director Brightman stated that this is for a new motor for this building.

Commissioner Shah asked who fixes this.

Executive Director Brightman stated that the elevator company does. She stated that we are fortunate to have Jim Reese who does our plumbing work.

Chairman Ficarra asked about Susan Lenz.

Executive Director Brightman stated that she is taking care of our tax credit application to get us money.

Chairman Ficarra then asked about Bayway and if the service is alright.

Housing manager Blaha stated that they are still not delivering on time and has Phyllis Wilcher working on it.

Chairman Ficarra stated that if this is the problem maybe we should be slow with our payment.

Counsel Corriston stated that we have to pay at the end of the 30 days.

Executive Director Brightman stated that this is the only provider that responded to the RFP's.

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

The Chair thereupon declared said motion approved.

b) Reso #2758 – FYE 15 Annual SEMAP Certification Form 52648

Motion moved by Commissioner Kenny and seconded by Commissioner Barbee to adopt Resolution #2758.

Discussion

Chairman Ficarra stated that this is a housekeeping matter.

Executive Director Brightman stated that this is required by HUD.

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

The Chair thereupon declared said motion approved.

Comments

Commissioner Barbee stated that he has been doing a lot of travelling with his job but is glad to be at this meeting tonight.

ADJOURNMENT

Motion by Commissioner Kenny and seconded by Commissioner Barbee to adjourn at 7:50PM.

All commissioners present voted in favor.

Donna Brightman
Executive Director/Secretary