

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 Finn Towers, 19 Martin Terrace, Woodbridge, NJ, in the Township of Woodbridge, New Jersey at 7:10 PM on December 7, 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 Bunn's 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
John Kenny, Commissioner
Pedro Rosario, 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
Mike Yannuzzi, Maintenance Manager

ABSENT

Commissioners:

Mark Barbee, Commissioner
Gregg Ficarra, Chairman
Betsy Rudowski, Commissioner

Administration:

Maureen Guiney, Executive Asst.
Larry Stecker, Maintenance Director

A motion to approve the minutes of the Regular Meeting held on November 9, 2015 was made by Commissioner Rosario and seconded by Commissioner Briante and upon roll call the vote was as follows:

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

PUBLIC COMMENT

Elvira Wisnewski stated that she just came back from vacation and her helpers put all the Christmas decorations up and our new TV was mounted. Everything looks nice and it is good to be back home.

COMMUNICATIONS - none

REPORTS

Elizabeth DeJesus asked about Executive Director Brightman's report and if the elevator at Cooper was repaired.

Executive Director Brightman responded that it was.

NEW BUSINESS

a) Reso #2759 - Adopting Monthly Bill List for November 2015

Motion moved by Commissioner Shah and seconded by Commissioner Rosario to adopt Resolution #2759.

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

The Chair thereupon declared said motion approved.

b) Reso #2760 – Reso to Adopt the Budget for FY 10/1/14 to 9/30/15

Motion moved by Commissioner Rosario and seconded by Commissioner Shah to adopt Resolution #2760.

Discussion

Commissioner Shah asked if \$10,577,524 was the total budget amount.

Executive Director Brightman responded that it was and noted that this is last year's budget.

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

The Chair thereupon declared said motion approved.

c) Reso #2761 – Designate Auditor for FYE 9/30/15 to Hymanson, Parnes & Giampolo

Motion moved by Commissioner Shah and seconded by Commissioner Rosario to adopt Resolution #2761.

Discussion

Commissioner Kenny asked if this is the same auditor we had last year.

Executive Director Brightman responded that it is.

Commissioner Shah stated that it's a good quote as he is cheaper than the others.

Counsel Corrison noted that they work with a lot of PHA audits.

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

The Chair thereupon declared said motion approved.

d) Reso #2762 – Award Contract for the Removal of One Underground Fuel Tank and the Installation of an Above Ground Fuel Tank at Finn Towers to Aurora Environ.

Motion moved by Commissioner Rosario and seconded by Commissioner Shah to adopt Resolution #2762.

Discussion

Commissioner Kenny asked about the change in price.

Executive Director Brightman stated that the bids received did not note whether there prices were for a single or double wall tank; therefore, Mr. Stecker had to call all of them. We need a double wall tank.

Commissioner Shah stated that there was a large variation in prices.

Commissioner Kenny asked if the price includes remediation.

Executive Director Brightman stated that the contract is for installation.

Maintenance Manager Yannuzzi stated that the tank is leaking from inside.

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

Abstain: None
Absent: Barbee Rudowski Ficarra

The Chair thereupon declared said motion approved.

e) Reso #2763 – Award Phase I Environmental Site Assessment to Keres

Motion moved by Commissioner Shah and seconded by Commissioner Rosario to adopt Resolution #2763.

Discussion

Commissioner Shah asked if this was for all buildings.

Executive Director Brightman stated that it's for the five senior buildings. She also stated that Keres did the Physical Needs Assessment for RAD.

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

The Chair thereupon declared said motion approved.

f) Reso #2764 – Renew Electrical Repair Contract with Lou's Electric

Motion moved by Commissioner Rosario and seconded by Commissioner Briante to adopt Resolution #2764.

Discussion

Executive Director Brightman noted that this is an extension of our existing vendor's contract.

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

The Chair thereupon declared said motion approved.

Comments

Commissioner Shah wished everyone Happy Holidays and hopes it's a white Christmas.

Commissioner Briante stated that she will be in Florida.

Councilwoman DeJesus wished everyone Happy Holidays and a prosperous New Year. She asked for an update on Bunns Lane.

Executive Director Brightman stated that we received the tax credits but we did not get permission to do early demolition, so we will not be starting until the spring.

Those in attendance wished all a Merry Christmas, Happy Holidays and Happy New Year.

ADJOURNMENT

Motion by Commissioner Rosario and seconded by Commissioner Briante to adjourn at 7:25 PM.

All commissioners present voted in favor.

Donna Brightman
Executive Director/Secretary