

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 at Red Oak Manor located at 300 Old Road, in Sewaren, New Jersey at 7:00 PM on February 3, 2020, 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.

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 September 11, 2019, 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 800B 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:

Jenny Perez-Rosado, Commissioner
Paul Pires, Commissioner
Jack Kenny, Commissioner (7:04)
Gregg Ficarra, Chairman

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

Administration:
Larry Stecker, Director of Maintenance &
Modernization
Mike Yannuzzi, Maintenance Supervisor
Kathy Blaha

ABSENT

Sharad Agarwal, Commissioner
Ryan Michelson, Commissioner
Shontay Walker, Commissioner

Council Liaison:
Lizbeth DeJesus, Councilwoman

Donna Brightman, Executive Director

A motion to approve the minutes of the Regular Meeting held on January 6, 2020 was made by Commissioner Pires and seconded by Commissioner Perez-Rosado and upon roll call the vote was as follows:

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

PUBLIC COMMENT – Moira Kalina from unit 304 and Janice Samuels-Sienna from unit 308 were the only members of the public in attendance. Both residents were extremely complimentary and expressed how happy they were with their new home. Ms. Kalina noted that the Fed-X delivery man remarked that Red Oak looked like a 5 star hotel. She went on to note that there had been a problem with the mail, but it has been straightened out. Both Ms. Kalina and Ms. Samuels-Sienna conveyed that Joyce was a big help with running interference with the Post office. The ladies went on to express that everyone in the building was extremely happy with the Township bus service provided as it is very helpful to residents without cars and family to transport them to doctor's appointments and such. The ladies thanked everyone involved in the construction of Red Oak.

Chairman Ficarra responded that he was glad they were so happy and stated that Donna, Larry and all of the WHA staff always does whatever they can to improve the living conditions for the residents.

Chairman Ficarra went on to express to the ladies that while he realized they were no longer the active Resident Council representatives, he would very much appreciate if they could spread the word to other residents the importance of everyone completing the census. He advised them that Kettly would be available in the community room to assist anyone who needed such assistance. He mentioned that New Jersey lost three representatives and substantial funding after the last census.

The ladies in attendance assured the Chairman that they would post signs and encourage other residents to be sure to complete and submit the census when they are received.

COMMUNICATIONS – Chairman Ficarra asked if all of the Commissioners had received their packet electronically and stated that he feels this is preferable. The Chairman then went on to state that we still do not have an appropriate sign at the main office to allow clients to be aware of our location. Director Stecker stated that had recently met with an Ingerman representative, but was not happy with his proposal.

Chairman Ficarra then questioned whether voting at the new building had been set. He stated that Pat Trombetta was not happy with the parking situation.

REPORTS – The Chairman mentioned the various staff reports contained in the packet.

NEW BUSINESS

a) Reso #3037 – Adopting Monthly Bill List for the Month of January 2020

Motion moved by Commissioner Perez-Rosado and seconded by Commissioner Kenny to adopt Resolution #3037.

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

The Chair thereupon declared said motion approved.

b) Reso #3038 – Adopting Monthly Bill List for the Month of January 2020 for Red Oak

Motion moved by Commissioner Pires and seconded by Commissioner Perez-Rosado to adopt Resolution #3038.

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

The Chair thereupon declared said motion approved.

c) Reso #3039– Appointment of Kathleen DiTomaso as Fund Commissioner for 2020

Motion moved by Commissioner Perez-Rosado and seconded by Commissioner Kenny to adopt Resolution #3039.

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

The Chair thereupon declared said motion approved.

d) Reso #3040 – Reappointment of Larry Stecker as Alternate Fund Commissioner

Motion moved by Commissioner Pires and seconded by Commissioner Perez-Rosado to adopt Resolution #3040.

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

The Chair thereupon declared said motion approved.

e) Reso #3041 – Designate Larry Stecker as Compliance Officer

Motion moved by Commissioner Kenny and seconded by Commissioner Perez-Rosado to adopt Resolution #3041.

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

The Chair thereupon declared said motion approved.

f) Reso #3042 – Adopt Policy on Non-Fraternization between Employees

Motion to adopt Resolution #3042 moved by Commissioner Perez-Rosado and seconded by Commissioner Pires and upon roll call, the vote was as follows:

Chairman Ficarra asked Counsel if he had approved this policy. Mr. Corriston responded that this was initiated by the labor attorney, not him, but that he found nothing objectionable in it. The Chairman then stated that this is a touchy subject, but is good to cover all bases.

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

The Chair thereupon declared said motion approved.

g) Reso #3043 – Adopt Policy on Non-Fraternization with Tenants

Motion to adopt Resolution #3043 moved by Commissioner Kenny and seconded by Commissioner Perez-Rosado and upon roll call, the vote was as follows:

Mr. Corriston state that this is always a good policy to follow.

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

The Chair thereupon declared said motion approved.

COMMENTS FROM COMMISSIONERS Chairman Ficarra stated that there is currently a lot of new housing being developed around town and as many folks may pose questions to the staff of the housing authority, he just wanted to keep us apprised so we could answer questions that may arise. He said that the mayor is traveling around town attending PTO/PTA meetings because the Township is looking to replace Woodbridge Middle School. He stated that the two main concerns people seem to have regarding the redevelopment are increased traffic and over-crowded schools. The Chairman stated that none of our schools are currently at full capacity. Following completion of the complex in Avenel, only 30 additional children were

enrolled in the Avenel schools. Redevelopment plans are responding to resident's desire for a more vibrant down-town. The Township has bought the old bank building on Main Street and are looking to attract the institution of a high-end steak house. It should be known that new facilities are doubling and tripling tax revenue.

COMMENTS FROM COUNCIL LIAISON none

COMMENTS FROM THE EXECUTIVE DIRECTOR none

COMMENTS FROM COUNSEL - none

ADJOURNMENT

Motion by Commissioner Pires and seconded by Commissioner Kenny to adjourn at 7:30 PM.

All commissioners present voted in favor.

Donna Brightman
Executive Director/Secretary