

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 Olsen Towers, 555 New Brunswick Ave., Fords, NJ, in the Township of Woodbridge, New Jersey at 7:00 PM on April 2, 2018, 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.

Donna Brightman 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 4, 2017, 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 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:

Sharad Agarwal, Commissioner
John Kenny, Commissioner
Ryan Michelson, Commissioner
Jenny Perez-Rosado, Commissioner
Shontay Walker, Commissioner
Gregg Ficarra, Chairman

Administration:

Donna Brightman, Executive Director
Mike Yannuzzi, Maintenance Manager

ABSENT

Commissioners:

Rukmal Rupasinghe, Commissioner

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

Council Liaison:
Lizbeth DeJesus, Councilwoman

Administration:

Maureen Guiney, Executive Asst.
Larry Stecker, Maintenance Director

A motion to approve the minutes of the Regular Meeting held on March 5, 2018 was made by Commissioner Agarwal and seconded by Commissioner Michelson and upon roll call the vote was as follows:

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

PUBLIC COMMENT

Mary Toth, 1A, stated that her refrigerator makes a loud noise.

Maintenance Manager Yannuzzi responded that it's the compression and we are out to bid for new refrigerators.

Marge Gross, 5K, thanked the BOC for the new door locks

Edna Morrison, 5Q, asked if the crosswalk sign could be replaced in front of the building.

Chairman Ficarra stated that he will follow-up with the Township.

Ms. Morrison also asked if Elaine would be coming back to the building.

Ms. Morrison then reported that the outside faucet was broken.

Executive Director Brightman asked that she report it to Melanie Oliveras.

Celeste Young, 5F, stated that the dogs from next door come on to Olsen property.

Executive Director Brightman asked her to discuss it with Melanie Oliveras.

Ms. Young further stated that there are possums in the backyard.

Chairman Ficarra stated he would contact the Health Dept. and Animal Control.

Ms. Young also asked if the gazebo could be power washed.

Ms. Gross stated that there are people moving boxes in and out after hours and weekends.

Executive Director Brightman asked that she discuss it with Melanie Oliveras.

George Stanaway, 2P, stated that kids are running through the property.

Executive Director Brightman stated that the Township will be paving parking spaces on the side yard of Olsen in the near future to create additional parking.

Ms. Young stated that the police used to patrol but now she never sees them.

Chairman Ficarra responded this is considered private property and if there is a problem to let us know and we will contact the police. He also stated that the greenway, being so close, attracts kids and they could be cutting through Olsen to get there.

Ms. Young asked what changes will be done with RAD.

Chairman Ficarra stated there will be no charge for tenants as rent will remain the same.

COMMUNICATIONS - none

REPORTS

Chairman Ficarra commented on the Executive Director's report stating the Red Oak Chart was very helpful.

Chairman Ficarra and Vice Chairman Kenny inquired about the Union Contract and if there were any alternatives to the on-call provision. They wanted their frustration to be known to the Union representative due to the lack of progress to resolve this contract.

NEW BUSINESS

a) Reso #2924 – Award Increase to RAD Special Counsel Contract to \$100,000

Motion moved by Commissioner Michelson and seconded by Commissioner Walker to adopt Resolution #2924.

Discussion

Executive Director Brightman stated this increase is necessary due to the complexity of the Stern/Red Oak deal and all its legal issues.

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

The Chair thereupon declared said motion approved.

b) Reso #2925 – Reso to Accept the Audit for FYE 9/30/17

Motion moved by Commissioner Walker and seconded by Commissioner Perez-Rosado to adopt Resolution #2925.

Discussion

Chairman Ficarra stated that the most important page is 76 where it discusses Findings, there are none. It's a clean audit with no material weaknesses. The WHA is low risk. He thanked the staff for its good work.

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

The Chair thereupon declared said motion approved.

c) Reso #2926 – Award Contract for 2018 Landscaping Services to D'Onofrio & Son, Inc. in the Amount of \$25,645

Motion moved by Commissioner Kenny and seconded by Commissioner Agarwal to adopt Resolution #2926.

Discussion

Chairman Ficarra asked if the contract was pro-rated to eliminate Ingerman's portion of WGA.

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

The Chair thereupon declared said motion approved.

d) Reso #2927 – Adopting Monthly Bill List for March 2018

Motion moved by Commissioner Michelson and seconded by Commissioner Walker to adopt Resolution #2927.

Discussion

Chairman Kenny noted that the water and sewer bill still has buildings 19 and 20 on it and they have been demolished. He requested that the Executive Director check to make sure we are not being charged.

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

The Chair thereupon declared said motion approved.

e) Reso #2928 – Approve Groundlease for Phase III Redevelopment of WGA

Motion moved by Commissioner Michelson and seconded by Commissioner Kenny to adopt Resolution #2928.

Discussion

Executive Director Brightman stated this is for Phase III of Jacob's Landing.

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

The Chair thereupon declared said motion approved.

f) Reso #2929 – Local Finance Board

Motion moved by Commissioner Perez-Rosado and seconded by Commissioner Walker to adopt Resolution #2929.

Discussion

Executive Director Brightman stated that the Stern/RedOak deal was approved by the Local Finance Board as is. We had to appear twice as the deal is complicated and needed considerable explanation.

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

The Chair thereupon declared said motion approved.

g) Reso #2930 - Bond Resolution of the WHA Authorizing the Issuance of not to Exceed \$6,700,000 RAD Bonds and Related Instruments and Determining Other Matters in Connection Therewith

Motion moved by Commissioner Kenny and seconded by Commissioner Perez-Rosado to adopt Resolution #2930.

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

The Chair thereupon declared said motion approved.

COMMISSIONER COMMENTS

Commissioner Walker stated that she hoped that everyone had a good Easter.

Commissioner Perez-Rosado stated that she only has one more commissioner class to take.

Commissioner Agarwal stated that he met with Executive Director Brightman and signed up for two classes.

ADJOURNMENT

Motion by Commissioner Perez-Rosado and seconded by Commissioner Michelson to adjourn at 7:50 PM.

All commissioners present voted in favor.

Donna Brightman
Executive Director/Secretary