

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 May 7, 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 (7:10 PM)
Gregg Ficarra, Chairman

Authority General Counsel:

Terrence Corriston, Esq., Breslin & Breslin

Council Liaison:

Lizbeth DeJesus, Councilwoman

Administration:

Donna Brightman, Executive Director
Mike Yannuzzi, Maintenance Manager

ABSENT

Commissioners:

Rukmal Rupasinghe, Commissioner

Administration:

Maureen Guiney, Executive Asst.
Larry Stecker, Maintenance Director

A motion to approve the minutes of the Special Meeting held on March 19, 2018 was made by Commissioner Perez-Rosado and seconded by Commissioner Kenny 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 Ficarra
NAYS: None
Abstain: None
Absent: Rupasinghe Walker

A motion to approve the minutes of the Regular Meeting held on April 2, 2018 was made by Commissioner Agarwal and seconded by Commissioner Kenny 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 Ficarra
NAYS: None
Abstain: None
Absent: Rupasinghe Walker

PUBLIC COMMENT

Marge Stuben, apt. 111, Resident Council President, had several issues:

- Rug in foyer needs to be replaced
- Common area bathrooms are locked and need to be open
- Residents are selling drugs – we need cameras
- Tenants leave things in the door to prevent them from closing so strangers can come in
- Strangers hang out in the parking lot.

Chairman Ficarra referred the drug issue to Councilwoman DeJesus to handle.

Executive Director Brightman stated that she is aware of the issue but is not at liberty to discuss it publically.

Commissioner Agarwal suggested posting a notice on the bulletin board.

Pat Settles, apt. 217, spoke about the snow not being cleared for four days.

Diane Janasie, apt. 115, spoke about the lawn and yard clean-ups.

COMMUNICATIONS

Chairman Ficarra noted from the annual Constellation Energy savings report that our water costs have increased.

Executive Director Brightman responded by saying the tenants are removing the aerators because they want more water pressure.

REPORTS

Commissioners commented on the Greiner report (evicting a deceased person).

Executive Director Brightman responded by informing the BOC that the family did not step forward to vacate the apartment after the tenant's death, so in order to regain control we needed to follow the eviction process.

Executive Director's Report

Executive Director Brightman reminded the BOC members to file their financial disclosure forms with the State of NJ.

Executive Director Brightman brought up an issue at Olsen Towers regarding the roof replacement. She informed the BOC that the two providers that have rooftop antennas wanted the WHA to pay to have them removed and then put back during the roof replacement. The cost for this is \$18,000 from one provider and \$39,000 from the other (will share the cost.) The BOC decided to address the issue via a resolution.

NEW BUSINESS

a) Reso #2931 – Adopting Monthly Bill List for April 2018

Motion moved by Commissioner Perez-Rosado and seconded by Commissioner Walker to adopt Resolution #2931.

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 #2932 – Award Contract for the Waterproofing at Adams and Finn Towers to MBT Contracting LLC for \$100,688.90

Motion moved by Commissioner Michelson and seconded by Commissioner Kenny to adopt Resolution #2932.

Discussion

Executive Director Brightman explained that the contractor who sealed the building misused the product resulting in the building's brick turning a different color. This will be addressed and the building will be restored to its normal condition.

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 #2933 – Award Contract for the Supply & Installation of 309 Air Conditions at Adams, Finn & Greiner Towers to Vanore Electric, Inc. for \$217,235.40

Motion moved by Commissioner Perez-Rosado and seconded by Commissioner Kenny to adopt Resolution #2933.

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 #2934 – Extend Contract for Laundry Services with FMB Laundry from July 1, 2018 through June 30, 2020

Motion moved by Commissioner Walker and seconded by Commissioner Kenny to adopt Resolution #2934.

Discussion

Chairman Ficarra asked if the problems with the company have been worked out.

Maintenance Manager Yannuzzi responded, yes.

Chairman Ficarra stated that he wants the company to know they need to keep up their service level to the tenants.

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 #2935 – Fee Accountant Renew

Motion moved by Commissioner Kenny and seconded by Commissioner Walker to adopt Resolution #2935.

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.

Reso #2936

Authorize the Executive Director to Send Notice to the Rooftop Antennae Lessees at Olsen Towers

WHEREAS, the roof needs to be replaced on Olsen Towers; and

WHEREAS, the WHA has rooftop antennae leases with T-Mobile and AT&T; and

WHEREAS, said lessees have noticed the WHA that they expect the WHA to pay for the removal and reinstallation of their equipment during the roof replacement; and

WHEREAS, the cost of this is \$18,000 from one provider and \$39,000 from the other in which they will pay half; and

WHEREAS, said removal and reinstallation would cost about \$40,000; and

WHEREAS, the Board of Commissioners of the Township of Woodbridge feel that it is in their best interest to send cancellation notices to both providers rather than pay for the equipment removal and re-installation.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Township of Woodbridge that the Executive Director is hereby authorized to send cancellation notices for the rooftop antennae to T-Mobile and AT&T in a form approved by Legal Counsel.

Motion moved by Commissioner Agarwal and seconded by Commissioner Walker to adopt Resolution #2936.

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 Perez-Rosado stated that she finished all of her classes and handed Executive Director Brightman her certificates. The BOC congratulated her.

Commissioner Perez-Rosado also stated that David's Touch will be having a billiards fund raiser on June 9th.

COUNCIL LIAISON COMMENTS

Councilwoman DeJesus reminded residents about the free summer concerts and that Parker Press will have flamingo dancing on 5/20/18.

ADJOURNMENT

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

All commissioners present voted in favor.

Donna Brightman
Executive Director/Secretary