

MINUTES OF A REGULAR MEETING OF THE COMMISSIONERS OF THE HOUSING AUTHORITY OF THE TOWNSHIP OF WOODBIDGE



The Commissioners of the Housing Authority of the Township of Woodbridge met in a Regular Session in the community room of Olsen Towers, 555 New Brunswick Ave., Fords, NJ at 7:03 PM on September 9, 2013, the hour and date duly established for the holding of said meeting.

Kathy Blaha read a 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 3, 2012, a copy of the notice of this regular meeting setting forth the date, time and location of this 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.

A moment of silence was held.

Upon roll call, those present and absent were as follows:

PRESENT

Commissioners:

Terri Briante, Commissioner
Gregg Ficarra, Chairman
John Kenny, Commissioner
Pedro Rosario, Commissioner
Betsy Rudowski, Commissioner

Council Liaison:

Brenda Yori Velasco, Councilwoman

Authority General Counsel:

Terrence Corriston, Esq., Breslin & Breslin

Administration:

Kathy Blaha, Housing Director
Larry Stecker, Maintenance Director
Maureen Guiney, Executive Asst.
Mike Yannuzzi, Maintenance Manager

ABSENT

Commissioners:

Mark Barbee, Commissioner
Nayan Parikh, Vice Chair

Administration:

Donna Brightman, Executive Director

A motion to approve the minutes of the Special Meeting held July 17, 2013 was made by Commissioner Briante and seconded by Commissioner Rosario and upon roll call the vote was as follows:

Discussion

Commissioner Rudowski mentioned page 1563 regarding the 911 reverse calls and stated that what she was looking for was actually a texting message or something similar.

Housing Manager Blaha stated that Poppi Smolder actually found a service and we will have a proposal ready when Executive Director Brightman returns from vacation.

Commissioner Rudowski asked if this would be a texting service.

Housing Manager Blaha stated that the only problem would be with the WGA residents as their phone numbers change consistently.

Commissioner Rudowski then asked about page 1564 (top) and did not think that this was the answer given by Executive Director Brightman.

Housing Manager Blaha stated that the only changes were cosmetic and that there were no substantial changes. She stated that it was similar to the ACOP last year in that we followed the format of Nan McKay. She mentioned that the HUD regulations are given first so that people know where the policy was derived from.

Commissioner Rudowski stated that this is fine.

Commissioner Rudowski then referenced page 1565 and that Mr. Katchen stated that he would provide the AMP and COCC budget.

Housing Manager Blaha stated that she will contact him tomorrow morning.

Chairman Ficarra asked that she please do so.

Housing Manager Blaha stated that she will have him email the information and that Executive Assistant Guiney can then email this information to the commissioners.

Commissioner Rudowski mentioned the bottom of page #1565 and the top of page #1566 and stated that we can work on this in October. She then asked Counsel Corrison if he saw the agreements and wanted to know if the contract is valid if not approved.

Counsel Corrison stated that he doesn't know the facts and that possibly the labor attorney handled this matter.

Commissioner Rudowski asked Counsel Corrison if he wanted to look over the contracts.

Counsel Corrison responded that he will if that is what the commissioners want him to do. He stated that possibly the labor attorney took care of this and that he will try to find out this information.

ROLL CALL: Barbee Briante Kenny Parikh Rosario Rudowski Ficarra
AYES: Briante Kenny Rosario Rudowski (with the changes she made) Ficarra
NAYS: None
Abstain: None
Absent: Barbee Parikh

A motion to approve the minutes of the Executive Session held July 17, 2013 was made by Commissioner Rosario and seconded by Commissioner Briante and upon roll call the vote was as follows:

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

Public Comment

Mary Toth, 1A, stated that people are throwing feces into the dumpster and that it may catch on fire.

Chairman Ficarra stated that they are supposed to get code enforcement to look at this as he knows that there is an odor problem and possibly could be a rodent problem. He stated that he believes that the problem is being worked on but will follow-up on the matter.

Tony Domanski, 2E, stated that a 14 night stay for visitors is not enough time and would like to see a 28 night stay instead.

Housing Manager Blaha stated that the rule is 14 days a year unless there is a reason and we waive this ruling.

Chairman Ficarra asked Tony if he is interested in a general waiver.

Mr. Domanski answered that he is as 14 days is too low.

Housing Manager Blaha stated that the 14 days seems to be HUD's rule of thumb.

Counsel Corrison stated that all of his housing clients use this same time frame.

Chairman Ficarra asked Counsel Corrison if he would kindly find out about this ruling and get back to him.

Frank Kelleman, 5M, thanked Sean Cashin for taking care of his heat and Vinnie Sammartino for taking care of his bugs. He also stated that Peter, the carpenter, does good work. He stated that 14 days is trivial as some visitors live here for one year and are paying nothing. He also stated that people are smoking in their apartments.

Counsel Corrison stated that nobody wants to snitch but the Housing Authority has to be aware of what is happening. He stated that regarding smoking to please inform Kathy Blaha. He stated that regarding people staying beyond the 14 days there are sometimes extenuating circumstances that the Housing Authority knows about.

Mr. Kelleman stated that Sean and Vinnie know what is going on and went on further to ask about smoking in the apartments.

Chairman Ficarra stated that we are terminating a resident's lease due to smoking.

Housing Manager Blaha stated that we are waiting for a court date.

COMMUNICATIONS

Chairman Ficarra asked about the FEMA check regarding the Sandy storm.

Housing Manager Blaha asked Maintenance Director Stecker if he has heard any more about this.

Maintenance Director Stecker stated that we should receive more soon. He stated that Kathi DiTomaso is dealing with this issue and that FEMA is picking up what was not paid by JIF.

Chairman Ficarra then thanked Housing Manager Blaha for the help that she gave the person listed in part b of the communications.

REPORT COMMENTS

Chairman Ficarra proceeded to speak of the reports in the BOC packet. He asked Maintenance Director Stecker if there was anything noteworthy in his reports.

Maintenance Director Stecker spoke briefly of his report and stated that we are in good shape as we are trying to be frugal.

Chairman Ficarra asked Maintenance Director Stecker if he did the Cooper water usage report.

Maintenance Director Stecker stated that he did in conjunction with Bernie McLaughlin and that the meters were replaced at Cooper Towers.

Chairman Ficarra asked Commissioner Kenny if this makes sense to him.

Commissioner Kenny responded that it does.

Chairman Ficarra stated that he appreciates the work that was done on this matter.

Housing Manager Blaha spoke of her report and stated that Catholic Charities received a grant for four days a week to help the children at the Campus of Learners from 3PM to 8PM. She stated that schools have seen a marked improvement with the children's work.

Chairman Ficarra asked that we give the commissioners an update on this.

Housing Manager Blaha stated that Maintenance Manager Yannuzzi is going to have the floors buffed and the tables moved. She stated that the program helps with homework assistance and after the homework is finished the children can play games. They may even go to building #19 for nutrition and cooking classes.

At this time, Chairman Ficarra explained to the public that the commissioners received the board packet that we are presenting tonight about one week in advance so that if they have any questions they can call Executive Director Brightman.

Maintenance Manager Yannuzzi spoke of the electrical problem on Bunns Lane and stated that the machine operators were the best that he has seen and finished the digging in about 1½ weeks. He stated that he called Dennis Henry to thank him. He stated that the Township repaved the back lot and did cement work. He mentioned that all the electrical work is finished on building 7 and 12 and that we do not have any more shorts and that they did a wonderful job.

Maintenance Director Stecker stated that between buildings 7 and 12 all the electric has been upgraded.

Chairman Ficarra stated that there is a memo from Executive Director Brightman that it is not worth it to pursue the case. He stated that he received a letter from the person involved stating that the authority owed them money.

Commissioner Rudowski stated that she wants to discuss this.

Counsel Corrison stated that it has to be done in closed session.

Chairman Ficarra stated that we have a RAD RFP in the board packet.

Maintenance Director Stecker stated that we are out to bid and the due date is 9/30/13. He stated that thus far we have received one closed bid.

Housing Manager Blaha stated that this is for Highland Park.

Maintenance Director Stecker stated that this is an interesting program and the funds are available until 2015 and that we decided not to wait until then.

Housing Manager Blaha stated that when the bids come in the people will do the study and see if it's worth it.

Maintenance Director Stecker stated that the plan is due by November 15.

NEW BUSINESS

a) Reso #2612 – Designate Official Newspapers

Motion moved by Commissioner Rudowski and seconded by Commissioner Briante to adopt Resolution #2612.

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

The Chair thereupon declared said motion approved.

b) Reso #2613 – Write-Off Uncollectable Rent Balances

Motion moved by Commissioner Rosario and seconded by Commissioner Briante to adopt Resolution #2613.

Discussion

Commissioner Rudowski asked about resident #17637 and stated that it is almost \$4,000 and wanted to know if this is high.

Housing Manager Blaha stated that this was high and that we are trying to collect. She stated that we found that she had not claimed significant income; therefore, we charged her and she left the apartment.

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

c) Reso #2614 – Authorizing the Submission of the WHA CFP Formula Grants Amendment

Motion moved by Commissioner Kenny and seconded by Commissioner Rosario to adopt Resolution #2614.

Discussion

Chairman Ficarra stated that this is a new program.

Maintenance Director Stecker stated that this is a new grant for 2013.

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

The Chair thereupon declared said motion approved.

d) Reso #2615 – HCV Payment Standards 2013

Motion moved by Commissioner Rudowski and seconded by Commissioner Kenny to adopt Resolution #2615.

Discussion

Chairman Ficarra stated that this was approved and reviewed by the accountant.

Commissioner Rudowski asked if there was any change.

Housing Manager Blaha stated that there was in the four bedrooms as the previous amount wasn't the required 90%, therefore, it had to be increased.

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

The Chair thereupon declared said motion approved.

e) Reso #2616 – Adopting Monthly Bill List

Motion moved by Commissioner Rosario and seconded by Commissioner Kenny to adopt Resolution #2615.

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

The Chair thereupon declared said motion approved.

COMMENTS

Commissioner Rosario stated that his final course for the required commissioner's courses will take place on 9/21/13. He stated that he just finished distributing 52 backpacks that were full of school supplies to the children on Bunns Lane. He mentioned that a lady's husband received the contribution from Alger Co.

Commissioner Rudowski stated that this is helpful and that it will save the parents a lot of money. She then asked how the Cooper/Olsen event was as she was unable to attend.

Chairman Ficarra stated that it was a good day and a team effort that included the residents.

Councilwoman Velasco stated that St. James Fair will take place on 9/21 on Main Street and that she will drop off pamphlets regarding Fords/Hopelawn & Keasby for the four residents interested in the information to Housing Manager Blaha for distribution.

Housing Manager Blaha stated that Ryan from the Fireman's local is sponsoring an event called Operation Warmth and the WGA children will receive new coats from this program. The fundraiser will take place at Riffy's and they are hoping to raise \$5,000 for coats to clothe about 110 children.

f) Reso #2617 – Executive Session

Motion moved by Commissioner Rosario and seconded by Commissioner Briante to adopt Resolution #2617.

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

The Chair thereupon declared said motion approved.

The BOC went into Executive Session at 8:04 PM and came out of Executive Session at 8:17 PM to discuss two matters of litigation.

There was no action subsequent to Executive Session.

ADJOURNMENT

Motion by Commissioner Rosario and seconded by Commissioner Rudowski to adjourn at 8:18 PM.

All commissioners present voted in favor.

Donna Brightman
Executive Director/Secretary