

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 rescheduled meeting in the community room of Finn Towers, 19 Martin Terrace, Woodbridge, NJ, in the Township of Woodbridge, New Jersey at 7:00 PM on September 6, 2018, the hour and date duly established for the holding of such meeting.

Vice Chair Kenny 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, 2018, a copy of the notice of this meeting setting forth the date, time and location of this rescheduled meeting was posted on the Housing Authority's official designated bulletin board located at 10 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, Vice Chair
Jenny Perez-Rosado, Commissioner
Shontay Walker, Commissioner

Council Liaison:

Lizbeth DeJesus, Councilwoman

Authority General Counsel:

Terrence Corriston, Esq., Breslin & Breslin
(7:15 PM)

Administration:

Donna Brightman, Executive Director
Mike Yannuzzi, Maintenance Manager

ABSENT

Commissioners:

Ryan Michelson, Commissioner
Rukmal Rupasinghe, Commissioner
Gregg Ficarra, Chairman

A motion to approve the minutes of the Rescheduled Meeting held on June 26, 2018 was made by Commissioner Agarwal and seconded by Commissioner Perez-Rosado and upon roll call the vote was as follows:

ROLL CALL: Agarwal Kenny Michelson Perez-Rosado Rupasinghe Walker Ficarra
AYES: Agarwal Kenny Perez-Rosado Walker

NAYS: None
Abstain: None
Absent: Michelson Rupasinghe Ficarra

PUBLIC COMMENT

Linda Drakoulis, 6D, asked about having flashing lights installed on the crosswalk in front of the building as crossing the street is very dangerous. She also asked about installing a speed bump at Martin Terrace.

Councilwoman DeJesus said she would look into the matter.

Rosemary Weber, 5E, thanked the Board for the air-conditioners.

Lys M. Malzoni, 4A, asked when the concrete was going to be repaired.

Executive Director Brightman said that the Township is going to repair all the concrete when their schedule allows.

Ms. Weber, 5E, stated that people are smoking in the building and it has been 9 years since she has quit smoking.

Donna Kush said her car was vandalized and that someone shot the windshield with a BB gun. She requested security in the building and parking lot. She stated that she is on a fixed-income and can't afford to repair the car.

Vice Chair Kenny stated that the Town is looking into cameras.

Andrew Zajackek, Jr., 5G, stated that he agrees with Ms. Kush and the police are following-up on her car incident. He also reported that there was an explosion that rattled the building a couple of days ago. He further stated that the breezeway door is not closing correctly. He also mentioned that someone left the fire door open in Adams.

COMMUNICATIONS

Vice Chair Kenny congratulated Commissioners Walker and Perez-Rosado on completing their commissioner courses.

REPORTS

Executive Director Brightman gave the BOC an update on RAD.

She stated that Red Oak is under construction.

WGA II is closing this month. There have been a few issues with the construction (broken pipes, electric lines.) The remaining of Phase I is under construction. Phase III remains unfunded.

Olsen 355 – We are doing several renovation projects, i.e., roofs, kitchens, intercom systems, concrete repair, new appliances, air conditioner sleeves and units. All work should be completed by November.

Highland Park – one project is closed and we are hoping to close the other by November.

NEW BUSINESS

a) Reso #2945 – Designate Official Newspapers, FYE 9/30/19

Motion moved by Commissioner Perez-Rosado and seconded by Commissioner Walker to adopt Resolution #2945.

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

The Vice Chair thereupon declared said motion approved.

b) Reso #2946 – Write-Off Uncollected Rent Balances

Motion moved by Commissioner Walker and seconded by Commissioner Perez-Rosado to adopt Resolution #2946.

Discussion

Commissioner Agarwal asked if the Authority has any recourse to collect the money due.

Executive Director Brightman responded, yes, they get submitted to a collection agency.

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

The Vice Chair thereupon declared said motion approved.

c) Reso #2947 – 2018 Adopted Budget Reso

Motion moved by Commissioner Walker and seconded by Commissioner Perez-Rosado to adopt Resolution #2947.

Discussion

Executive Director Brightman explained that we submitted our budget to the State in June. They approved it so now we need to adopt the budget.

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

The Vice Chair thereupon declared said motion approved.

d) Reso #2948 – Adopting Monthly Bill List

Motion moved by Commissioner Perez-Rosado and seconded by Commissioner Agarwal to adopt Resolution #2948.

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

The Vice Chair thereupon declared said motion approved.

e) Reso #2949 – Authorize Transfer of 77 Brook St. to Woodbridge Redevelopment

Motion moved by Commissioner Walker and seconded by Commissioner Perez-Rosado to adopt Resolution #2949.

Discussion

Executive Director Brightman explained that this parcel was not part of the Stern Declaration of Trust as it was deeded to the Authority by the ambulance squad in 1986. Since the redevelopment agency will be deeded the former Stern property when Red Oak is completed, it makes sense to deed this parcel as well.

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

The Vice Chair thereupon declared said motion approved.

f) Reso #2950 – Award Contract for Access Control System Repairs

Motion moved by Commissioner Perez-Rosado and seconded by Commissioner Walker to adopt Resolution #2950.

Discussion

Executive Director Brightman explained that the intercom systems are antiquated and need to be replaced.

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

The Vice Chair thereupon declared said motion approved.

g) Reso #2951 – Award Contract for Underground Storage Tank Removals

Motion moved by Commissioner Agarwal and seconded by Commissioner Walker to adopt Resolution #2951.

Discussion

Vice Chair Kenny asked if we suspect that there is contamination.

Executive Director Brightman responded there is no indication of leakage but we won't know for sure until they are removed.

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

The Vice Chair thereupon declared said motion approved.

h) Reso #2952 – Award Contract for Supply and Installation of Refrigerators, Ranges and Range Hoods

Motion moved by Commissioner Perez-Rosado and seconded by Commissioner Walker to adopt Resolution #2952.

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

The Vice Chair thereupon declared said motion approved.

i) Reso #2953 – Annual Update of HCV Utility Allowance

Motion moved by Commissioner Perez-Rosado and seconded by Commissioner Walker to adopt Resolution #2953.

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

The Vice Chair thereupon declared said motion approved.

j) Reso #2954 – Establishing the Payment Standards for HCV Program

Motion moved by Commissioner Walker and seconded by Commissioner Perez-Rosado to adopt Resolution #2954.

Discussion

Executive Director Brightman stated that the FMR's increased for 10/1/18 therefore, we also need to increase the payment standards.

ROLL CALL: Agarwal Kenny Michelson Perez-Rosado Rupasinghe Walker Ficarra

AYES: Agarwal Kenny Perez-Rosado Walker

NAYS: None

Abstain: None

Absent: Michelson Rupasinghe Ficarra

The Vice Chair thereupon declared said motion approved.

COMMISSIONER COMMENTS

Commissioner Walker stated that it has been a short summer.

Commissioner Perez-Rosado stated that it's been a fun summer and that she is looking forward to a vacation to Cuba.

COUNCIL LIAISON COMMENTS

Council Liaison DeJesus stated that the summer concerts are ending and on 9/30 there will be a Hispanic Heritage Day where we will collect toys for Commissioner Perez-Rosado's non-profit. She also stated that she will request a light at Old Road for the Red Oak project.

EXECUTIVE DIRECTOR COMMENTS

Executive Director Brightman stated that she will be away in October/November as she is going to Malawi to build Habitat homes.

COUNSEL COMMENTS

Counsel Corrison congratulated Commissioners Walker and Perez-Rosado on completing their courses.

ADJOURNMENT

Motion by Commissioner Agarwal and seconded by Commissioner Perez-Rosado to adjourn at 7:40 PM.

All commissioners present voted in favor.

Donna Brightman
Executive Director/Secretary