

# MINUTES OF A REGULAR SCHEDULED MEETING OF THE COMMISSIONERS OF THE HOUSING AUTHORITY OF THE TOWNSHIP OF WOODBRIDGE



The Commissioners of the Housing Authority of the Township of Woodbridge met in a Regular Session in the community center of Cooper Towers, 1422 Oak Tree Road, Iselin, NJ at 7:12 PM on December 1, 2014, the hour and date duly established for the holding of said meeting.

Executive Asst. Guiney 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 8, 2014, 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.

A moment of silence was held.

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

## PRESENT

Commissioners:

Terri Briante, Commissioner  
Gregg Ficarra, Chairman  
Pedro Rosario, Commissioner (7:16 PM)  
Betsy Rudowski, Commissioner  
Ketan Shah, Commissioner

Council Liaison:

Brenda Yori Velasco, Councilwoman

Authority General Counsel:

Terrence Corriston, Esq., Breslin & Breslin

Administration:

Donna Brightman, Executive Director  
Larry Stecker, Maintenance Director  
Mike Yannuzzi, Maintenance Manager  
Maureen Guiney, Executive Asst.

## ABSENT

Commissioners:

Mark Barbee, Commissioner  
John Kenny, Commissioner

Administration:

Kathy Blaha, Housing Director

A motion to approve the minutes of the Regular Meeting held on November 3, 2014 was made by Commissioner Briante and seconded by Commissioner Shah and upon roll call the vote was as follows:

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

## **PUBLIC COMMENT**

Carol Lietner, 4F, asked why the waiting list was closed.

Executive Director Brightman responded that we have too many people on the list and are currently booked up with appointments through March regarding same.

Shadi Lal, 4C, stated that he has been here since June 2001 and has seen the working of the council and wants to bring back bingo, barbeques and bus trips to the casino. He stated that we have to see to his interests.

Chairman Ficarra stated that extra activities come from within.

Executive Director Brightman stated that these come from the resident council.

Commissioner Briante asked if they have a resident council.

Executive Director Brightman stated that they need to form a resident council.

Mr. Lal stated that these events provide food for the mind and soul.

Commissioner Briante stated that when she lived in Cooper Towers, Mr. Dilip provided them with help and that they need to have a council.

Ms. Lietner stated that no one wants to do it, as the secretary backed out.

Chairman Ficarra stated that the residents need to initiate a council and that this is not the responsibility of the administration. He stated that the administration assists the council.

Ms. Lietner stated that there also is a language barrier and that some residents speak Hindi.

Executive Director Brightman stated that there is always someone to translate.

Chairman Ficarra stated that we have various cultures and that if people want to get involved, they do and asked that they try to bring up having a resident council again.

## **COMMUNICATIONS**

Chairman Ficarra reviewed the communication section of the packet.

## **REPORTS**

Chairman Ficarra reviewed the report section of the packet. He then asked about the Stern Towers problem.

Counsel Corrison stated that they are wanted for a warrant.

Councilwoman Velasco asked if the intoxication and drug abuse have increased.

Executive Director Brightman responded that it has not.

Chairman Ficarra then asked about the Housing Manager's report regarding the second paragraph.

Executive Director Brightman stated that this has to do with an unauthorized tenant that we keep taking to court.

Counsel Corrison stated that they keep adjourning the matter. He stated that the mom is ill and the daughter moved in and doubts that the mother will be coming home.

Executive Director Brightman stated that this involves many months before eviction takes place and there is much havoc.

Chairman Ficarra then asked about the third paragraph and stated that this is a good solution to the dumpster matter.

Maintenance Manager Yannuzzi stated that this is working well but some of the aides just leave bags outside.

Chairman Ficarra stated that there was a home invasion of an Asian/Indian family in Old Bridge.

Commissioner Shah explained this matter.

Councilwoman Velasco stated that she believes this happened in Edison.

Chairman Ficarra stated that Joelle, from the Police Dept., helps in educating tenants.

Executive Director Brightman stated that she spoke to the seniors regarding scams.

Commissioner Rudowski then asked about the closing of the waiting list.

Executive Director Brightman stated that this may reopen at the end of March but as of now we have a great influx of people.

Chairman Ficarra then asked about the Raritan Bay dollar amount.

Executive Director Brightman stated that when we apply we need a dollar amount.

Councilwoman Velasco stated that the VNA now has office space at George Frederick Plaza.

## **NEW BUSINESS**

- a) Reso #2690 – Adopt Schedule of WHA 2014 Schedule of Charges for Resident Caused Damages

Motion moved by Commissioner Briante and seconded by Commissioner Rosario to adopt Resolution #2690.

Discussion:

Chairman Ficarra noted that this was last revised in 2009. He also mentioned that this was posted for the residents and we did not receive any concerns.

Commissioner Shah asked if this was for damages.

Chairman Ficarra responded that it was.

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

The Chair thereupon declared said motion approved.

b) Reso #2691 – Award Contract for Flooring Contractor

Motion moved by Commissioner Rudowski and seconded by Commissioner Shah to adopt Resolution #2691.

Discussion

Chairman Ficarra asked if they do good work.

Maintenance Manager Yannuzzi stated that they do.

Maintenance Director Stecker stated that they are responsive.

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

The Chair thereupon declared said motion approved.

c) Reso #2692 – Award Contract for Generator Maintenance & Repair Contractor

Motion moved by Commissioner Rosario and seconded by Commissioner Briante to adopt Resolution #2692.

Discussion

Chairman Ficarra asked if they are responsive.

Maintenance Manager Yannuzzi stated that they are.

ROLL CALL: Barbee Briante Kenny Rosario Rudowski Shah Ficarra

AYES: Briante Rosario Rudowski Shah Ficarra  
NAYS: None  
Abstain: None  
Absent: Barbee Kenny

The Chair thereupon declared said motion approved.

d) Reso #2693 – Award Contract for Towing Services

Motion moved by Commissioner Briante and seconded by Commissioner Shah to adopt Resolution #2693.

Discussion

Executive Director Brightman stated that this is based on price.

Commissioner Shah asked who gets towed.

Executive Director Brightman stated that it is the residents.

Councilwoman Velasco asked if this is a one year contract.

Executive Director Brightman responded that it is.

Commissioner Shah asked how many empty spaces are in Cooper and that possibly we could rent spaces and give the money to Cooper.

Executive Director Brightman stated that the residents would have to agree to that and they may not want this but it is certainly an idea.

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

The Chair thereupon declared said motion approved.

e) Reso #2694 – Adopting Monthly Bill List

Motion moved by Commissioner Rosario and seconded by Commissioner Briante to adopt Resolution #2694.

Discussion

Chairman Ficarra asked about the payment to Panoramic Windows.

Executive Director Brightman stated that we get reimbursed by the ESCO for this.

ROLL CALL: Barbee Briante Kenny Rosario Rudowski Shah Ficarra

AYES: Briante Rosario Rudowski Shah Ficarra  
NAYS: None  
Abstain: None  
Absent: Barbee Kenny

The Chair thereupon declared said motion approved.

### Comments

Chairman Ficarra wished all Happy Holidays and stated that Councilwoman Velasco is stepping down as council person. He stated that she may be the Town's historian.

Councilwoman Velasco thanked the administration and staff and stated that she has been the liaison since 1997.

Chairman Ficarra stated that we all appreciate the wonderful work that Councilwoman Velasco has done for the board.

Executive Director Brightman stated that we appreciate Councilwoman Velasco and her responsiveness.

Commissioner Briante stated that she will be going to Florida on December 18 and wished all a Merry Christmas and a healthy New Year.

Executive Director Brightman stated that there is a problem with the floor in the building and that we may have to bite the bullet and fix the floors and this will not be cheap. She stated that the floor is coming up in some apartments and should encompass about 15 floors. She stated that it will be necessary for the tenant to go elsewhere for one or two days.

Chairman Ficarra stated that the floor is no more than two years old.

Commissioner Shah asked if there is a warranty.

Executive Director Brightman explained that the floor interacted with a chemical. She stated that the work was done by Union contractors and MAST construction at no charge to us as we received it free from the Town. She also stated that the work was done properly but the problem is with the chemical used.

Executive Director Brightman stated that the Directors will be paying for a breakfast for the employees on December 16<sup>th</sup> at 8:30 AM and the commissioners are invited if they would like to stop by.

Executive Director Brightman stated that she will be out for a number of weeks starting on December 18 till the first of the year to deal with health issues.

Counsel Corrison wished everyone a Merry Christmas and Happy New Year and mentioned that he will miss Councilwoman Velasco.

Commissioner Rosario stated that he will be in Florida on Sunday with his kids and the cheerleaders. He stated that they are going to finals.

Chairman Ficarra stated that he admires the good work that Commissioner Rosario does with the children with disabilities.

Commissioner Rosario stated that they had a blood drive and also a challenger super bowl with Port Reading, Old Bridge, Raritan Bay and Flemington.

Executive Director Brightman stated that the staff adopted the Ozanam Shelter for Christmas gifts via Melanie Oliveras' company.

Commissioner Shah stated that looking at the seniors is not that easy. He stated that they think you can do everything for them and then they want more. He mentioned that the staff does a wonderful job and wished everyone a Happy New Year.

Commissioner Rudowski thanked Councilwoman Velasco for her work with the WHA and wished Executive Director Brightman the best. She also wished all a Merry Christmas.

Executive Assistant Guiney stated that she will miss Councilwoman Velasco very much as she has always been helpful to the WHA and residents alike.

## **ADJOURNMENT**

Motion by Commissioner Rosario and seconded by Commissioner Briante to adjourn at 8:06 PM.

All commissioners present voted in favor.

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Donna Brightman  
Executive Director/Secretary