

**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 Charles Molnar Community Center of the Woodbridge Housing Authority, 19 Bunns Lane, Woodbridge, NJ at 7:00 PM on January 6, 2014, 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 8, 2013, 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

ABSENT

Commissioners:

Commissioners:

Mark Barbee, Commissioner  
Terri Briante, Commissioner  
Gregg Ficarra, Chairman  
John Kenny, Commissioner - 7:05 PM  
Nayan Parikh, Vice Chair  
Pedro Rosario, Commissioner

Betsy Rudowski, Commissioner

Council Liaison:

Brenda Yori Velasco, Councilwoman

Authority General Counsel:

Terrence Corriston, Esq., Breslin & Breslin

Administration:

Donna Brightman, Executive Director  
Larry Stecker, Maintenance Director  
Kathy Blaha, Housing Director  
Mike Yannuzzi, Maintenance Manager

A motion to approve the minutes of the Rescheduled Meeting held on December 5, 2013 was made by Commissioner Parikh and seconded by Commissioner Rosario and upon roll call the vote was as follows:

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

#### **PUBLIC COMMENT - NONE**

#### **COMMUNICATIONS**

Chairman Ficarra noted that the RAD applications were submitted and received by HUD.

Executive Director Brightman stated that there is no word yet regarding their approval.

It was further noted that there is a pending legal matter regarding a tenant at WGA where the ceiling fell down in the kitchen.

#### **REPORTS**

##### Rents Uncollected:

Executive Director Brightman noted that a new report was handed out as there was an error in the one in the packet.

Chairman Ficarra asked Larry Stecker about the CFP budget reports.

Commissioner Kenny asked how long we have to obligate funds.

Executive Director Brightman answered that it is 2 years to obligate and another 2 years thereafter to expend.

##### Resident Services Report:

Executive Director Brightman brought to the Board's attention that the VNA will no longer be providing free services to the residents.

Chairman Ficarra asked for information on what they provided to see if alternatives could be found.

Housing Manager Blaha will send him the list of services.

Chairman Ficarra commented on the thoughtfulness of the staff to help the Ozanam Shelter.

## **OLD BUSINESS**

Chairman Ficarra commented that at the last meeting Reso #2637 was approved - Pest Control Agreement with Red Bank and noted that the contract was provided in this packet. Also, there is a copy of Reso #2638 which authorizes the Executive Director to pay bills if a regularly scheduled meeting is cancelled.

Two members of the public appeared.

Chairman Ficarra asked if they wanted to address the BOC.

### Public Comment

Jeanette Flores, 11B, asked why maintenance only cleans the sidewalks and the walkways and porches.

Kathy Blaha said the lease calls for the tenants to clean and remove snow from their porches.

Ms. Flores then asked why housing workers use salt on their own porches and not others.

Billie Jo Swisher, 14M, stated that maintenance only does their own and no one else's porch.

Chairman Ficarra asked Maintenance Manager Yannuzzi to speak to maintenance personnel.

## **NEW BUSINESS**

a) Reso #2639 – Adopting Monthly Bill List

Motion moved by Commissioner Barbee and seconded by Commissioner Parikh to adopt Resolution #2639.

### Discussion

Councilwoman Velasco asked about check #27470 and why the PSE&G bill was so high for Olsen - \$8,267.62.

Executive Director Brightman responded that she would research it.

Chairman Ficarra asked why there were two different checks for gas.

Maintenance Director Stecker responded that there were multiple meters on different bills.

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

The Chair thereupon declared said motion approved.

b) Reso #2640 – Reso Authorizing the WHA to Enter into a Coop Pricing Agreement

Motion moved by Commissioner Rosario and seconded by Commissioner Parikh to adopt Resolution #2640.

Discussion

Executive Director Brightman explained that this is a renewal of an existing agreement.

Maintenance Manager Yannuzzi stated that we just got salt from the Township for the recent snow storm.

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

The Chair thereupon declared said motion approved.

c) Reso #2641 – Authorizing Backsplashes at Greiner

Motion moved by Commissioner Barbee and seconded by Commissioner Rosario to adopt Resolution #2641.

Discussion

Commissioner Parikh asked if three prices were obtained.

Maintenance Director Stecker stated that he would check and send them to the BOC before starting the project.

Housing Manager Blaha informed the BOC that the WHA would again take part in the Point-in-Time homeless count.

The BOC requested that an email be sent to them with all the details.

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

The Chair thereupon declared said motion approved.

Comments from Commissioners

Chairman Ficarra asked if the commissioners were available for the February 3, 2014 BOC meeting as he and Commissioner Barbee will both be out of town. They responded in the affirmative.

Chairman Ficarra stated that former commissioner Kyle Anderson was going to be sworn in as Council President on Tuesday and Michelle Charmello as Vice President.

Commissioner Barbee stated that he was honored to be a part of the WHA for yet another year.

Commissioner Rosario stated that he was looking forward to finishing his classes at Rutgers.

Commissioner Kenny wished all a Happy New Year and for all to stay warm.

Commissioner Parikh stated that he is looking forward to 2014 and a good economy.

Commissioner Briante wished all a happy, healthy New Year.

Councilwoman Velasco stated that the State of the Township address is 1/28/14 at the Hilton and wished all a happy, healthy New Year.

## **ADJOURNMENT**

Motion by Commissioner Barbee and seconded by Commissioner Rosario to adjourn at 8:00 PM.

All commissioners present voted in favor.

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Donna Brightman  
Executive Director/Secretary