

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 Finn Towers, 19 Martin Terrace, Woodbridge, NJ, in the Township of Woodbridge, New Jersey at 7:00 PM on January 7, 2019, the hour and date duly established for the holding of such meeting.

Chairman Ficarra called the meeting to order, led the Pledge of Allegiance, and held a moment of silence.

Executive Director 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 9, 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  
Ryan Michelson, Commissioner  
Jenny Perez-Rosado, Commissioner  
Paul Pires, Commissioner  
Shontay Walker, Commissioner (7:05 PM)  
Gregg Ficarra, Chairman

Council Liaison:

Lizbeth DeJesus, Councilwoman

Authority General Counsel:

Terrence Corriston, Esq., Breslin & Breslin

Administration:

Donna Brightman, Executive Director  
Mike Yannuzzi, Maintenance Manager

A motion to approve the minutes of the Regular Meeting held on December 3, 2018 was made by Commissioner Rosado and seconded by Commissioner Kenny and upon roll call the vote was as follows:

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

## **PUBLIC COMMENT**

Micheline Yaniak, 5 H, stated that the windows are dirty and wanted to know when they will be cleaned.

George Hall, 2I, stated that the hallways are a mess and smell like urine, the laundry room is a mess, there is feces and urine in the elevator and halls, the elevator breaks often and there is trash lined up in the hallways, the windows are so dirty that you can't see out of them, the refrigerators and stoves are crap and the courtyard is all mud. We shouldn't have to live like this as you go home to your nice homes and we seniors and vets deserve better.

Donna Kusch, 5I, stated that her car was vandalized and it cost her \$300. She stated that we should have security and more cameras. She mentioned that someone has a master key and is breaking into apartments and stealing things. Someone has a gun and is using a screwdriver to get into apartments. The Police did not do anything about my car and are in cahoots with housing.

Deborah Ellison, 6M, stated that the floors are dirty and are not being cleaned correctly. She stated that maintenance is using dirty water and mops.

Lunette Jeter, 5J, stated that other senior buildings have police living there and have security guards and wanted to know why they don't.

Margaret Karwecki, 4K, stated that the elevators were down this weekend and one was stuck and the other was out of order. She mentioned that apartments are getting robbed and people are moving out of the building.

Rosemary Webber, 5E, stated that there are two drunks in the building on the fifth floor and they are very noisy and people need to be more considerate of others.

Councilwoman DeJesus asked if tenants get a code of conduct policy when they rent apartments.

Executive Director Brightman replied that everything is outlined in the lease.

Andrew Zajacek, 5G, stated that Donna Kusch's car was vandalized and there was a hole in her windshield.

Counsel Corrison asked if this is a new incident or the same one you informed us about the last time we were here.

Mr. Zajacek stated that it was the same incident.

Counsel Corrison stated that this is a police matter and he suggested that she follow-up with them.

**COMMUNICATIONS** - none

## **REPORTS**

Chairman Ficarra stated that the Executive Director should be sure to thank Kettly Gilles for all of her hard work with tenant matters in the two days that she works in Woodbridge.

Chairman Ficarra stated that the Executive Director addressed the matters from the prior meeting at Cooper Towers.

**NEW BUSINESS**

- a) Reso #2976 – Extend Contract with Owen S. Dunigan for Plumbing Services for a Period of One Year until 12/31/19 for an Amount not to Exceed \$40,000

Motion moved by Commissioner Michelson and seconded by Commissioner Walker to adopt Resolution #2976.

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

The Chair thereupon declared said motion approved.

- b) Reso #2977 – Appointment of a Fund Commissioner for 2019

Motion moved by Commissioner Kenny and seconded by Commissioner Agarwal to adopt Resolution #2977.

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

The Chair thereupon declared said motion approved.

- c) Reso #2978 – Authorizing Reappointment of Alternate Fund Commissioner 2019

Motion moved by Commissioner Rosado and seconded by Commissioner Walker to adopt Resolution #2978.

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

The Chair thereupon declared said motion approved.

- d) Reso #2979 – Adopting Monthly Bill List for the Month of December 2018

Motion moved by Commissioner Michelson and seconded by Commissioner Walker to adopt Resolution #2979.

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

The Chair thereupon declared said motion approved.

e) Reso #2980 – Extend Contract for Generator Maintenance & Repair to Atlantic Switch & Generator from 1/1/19 to 12/31/20 for an Amount not to Exceed \$40,000

Motion moved by Commissioner Walker and seconded by Commissioner Agarwal to adopt Resolution #2980.

#### Discussion

Chairman Ficarra asked Maintenance Manager Yannuzzi if we have worked with Atlantic Switch before.

Maintenance Manager Yannuzzi stated that we have.

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

The Chair thereupon declared said motion approved.

f) Reso #2981 – Reso to Rescind Reso #2961 (Shared Services with TOW for Data Storage)

Motion moved by Commissioner Pires and seconded by Commissioner Rosado to adopt Resolution #2981.

#### Discussion

Chairman Ficarra explained that the reso is being rescinded and a new one #2982 is behind it. The new reso clarifies the entities involved as not to be subject to an audit find.

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

The Chair thereupon declared said motion approved.

g) Reso #2982 – Reso Authorizing a Shared Services Agreement between the TOW and the WHA in the Amount of \$29,640.00 Payable to Dell, Inc.

Motion moved by Commissioner Michelson and seconded by Commissioner Pires to adopt Resolution #2982.

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

The Chair thereupon declared said motion approved.

## **COMMENTS**

Maintenance Manager Yannuzzi asked to speak as he would like to correct what was said during the public session. He stated that the roof door is always locked and tenants cannot gain access (it was stated during the public session that perhaps someone was on the roof and shot at Donna Kusch's car windshield.)

Maintenance Manager Yannuzzi went on to say that all tenant locks have been changed and that the windows were cleaned during the summer; however, due to the tank removal some of the lower windows got dirty.

Commissioner Agarwal asked about cameras.

Executive Director Brightman stated that all buildings have cameras at the entrances and exit door.

Councilwoman DeJesus asked if the maintenance man knows to change the water and use a clean mop when cleaning the floors.

Commissioner Michelson asked to be taken on a tour of the hallways. (Maintenance Manager Yannuzzi escorted him.)

Executive Director Brightman informed the board that the Police did an investigation of the vandalism of Donna Kusch's car. It's not certain that the incident even happened at Finn Towers. She stated that Ms. Kusch wanted the Housing Authority to pay to replace her windshield and that the Authority could not grant her request.

Commissioner Agarwal stated that he will be away for the February meeting.

## **ADJOURNMENT**

Motion by Commissioner Agarwal and seconded by Commissioner Walker to adjourn at 7:45 PM.

All commissioners present voted in favor.

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Donna Brightman  
Executive Director/Secretary