

MINUTES OF THE ANNUAL  
REORGANIZATION/REGULAR MEETING  
OF THE COMMISSIONERS OF THE HOUSING AUTHORITY  
OF THE TOWNSHIP OF WOODBRIDGE

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The Commissioners of the Housing Authority of the Township of Woodbridge held its Annual Reorganization/Regular meeting via <https://global.gotomeeting.com/join/696874541> at 7:03 PM on October 5, 2020, 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 September 30, 2020, a copy of the notice of this meeting setting forth the date, time and location of this goto reorganizational and regular meeting was posted at the Housing Authority, 800B 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:

John Kenny, Commissioner  
Ryan Michelson, Commissioner  
Jenny Perez-Rosado, Commissioner  
Paul Pires, Commissioner  
Shontay Walker, Commissioner  
Gregg Ficarra, Chairman

Authority General Counsel:

Terrence Corriston, Esq., Breslin & Breslin

Council Liaison:

Lizbeth DeJesus, Councilwoman

Administration:

Donna Brightman, Executive Director

ABSENT

Commissioners:

Sharad Agarwal, Commissioner

Motion to designate Counsel Corriston to be temporary Chairperson for the reorganization meeting was moved by Commissioner Pires and seconded by Commissioner Rosado and all present voted in favor.

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

Counsel Corrison opened the floor to nominations for chairperson.

Motion to nominate Commissioner Ficarra for Chairperson of the Housing Authority of the Township of Woodbridge for the ensuing fiscal year moved by Commissioner Kenny and seconded by Commissioner Pires.

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

Counsel Corrison inquired as to whether there were any more nominations for Chairperson.

There were no more nominations for Chairperson.

Motion to close nominations for Chairperson was moved by Commissioner Kenny and seconded by Commissioner Rosado.

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

Roll call to elect Commissioner Ficarra as Chairman:

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

Counsel Corrison returned the Chair to Chairman Ficarra.

Chairman Ficarra asked for nominations for Vice-Chair.

Motion to nominate Commissioner Kenny for Vice Chairman moved by Commissioner Michelson and seconded by Commissioner Pires.

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

There were no more nominations for Vice Chair.

Motion to close nominations for Vice Chairperson was moved by Commissioner Kenny and seconded by Commissioner Pires.

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

NAYS: None  
Abstain: None  
Absent: Agarwal

Roll call to elect Commissioner Kenny as Vice Chairman:

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

### Remarks

Congratulations were extended to Chairman Ficarra and Vice Chair Kenny.

The reorganization meeting commenced at 7:15 PM and was followed by the regular meeting at 7:16 PM.

A motion to approve the minutes of the Regular Meeting held on September 3, 2020 was made by Commissioner Michelson and seconded by Commissioner Walker and upon roll call the vote was as follows:

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

### **PUBLIC COMMENT**

John Ricart, Greiner Towers, apt. 102, asked why the community room is not open.

Executive Director Brightman explained that the social distancing cannot be monitored; therefore, it is not open. However, she is looking into a UV sanitizer for each community room and, if purchased, the room will be open.

Chairman Ficarra thanked Mr. Riker and stated that he will take his comment under advisement.

### **COMMUNICATIONS** - none

### **REPORTS**

Chairman Ficarra asked Executive Director Brightman to go over her report.

Executive Director Brightman reported about the apartment fire at Cooper Towers and how we were very lucky that no one was hurt and not too much water damage was done except for the elevator. The insurance company is doing their own investigation and the cause is undetermined at this time.

She stated that the Teamster's MOU is on the agenda for your consideration. I negotiated it myself, as opposed to paying the labor attorney.

She stated that the last of Bunns Lane buildings were demolished as the final phase of Jacob's Landing gets underway.

## **NEW BUSINESS**

a) Reso #3080 – Annual Notice of Regular Meetings – 11/20 through 10/21

Motion moved by Commissioner Kenny and seconded by Commissioner Pires to adopt Resolution #3080.

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

The Chair thereupon declared said motion approved.

b) Reso #3081 – Adopting the Memorandum of Agreement with Teamsters Local Union No. 469 – 10/1/20 through 9/30/21

Motion moved by Commissioner Michelson and seconded by Commissioner Rosado to adopt Resolution #3081.

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

The Chair thereupon declared said motion approved.

c) Reso #3082 – Authorizing the Executive Director to Distribute Wages and Benefits to Exempt Employees for the Time Period Dated 10/1/20 to 9/30/23

Motion moved by Commissioner Kenny and seconded by Commissioner Walker to adopt Resolution #3082.

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

The Chair thereupon declared said motion approved.

d) Reso #3083 – Establishing the Payment Standards for the HCV Program

Motion moved by Commissioner Walker and seconded by Commissioner Michelson to adopt Resolution #3083.

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

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

The Chair thereupon declared said motion approved.

- e) Reso #3084 – Reso Authorizing a Rent Increase in the Amount of 1.24% for Red Oak, 300 Old Road, Sewaren, NJ

Motion moved by Commissioner Pires and seconded by Commissioner Rosado to adopt Resolution #3084.

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

The Chair thereupon declared said motion approved.

- f) Reso #3085 - Reso Authorizing a Rent Increase in the Amount of 1.79% for Jacobs Landing, Bunns Lane, Woodbridge, NJ

Motion moved by Commissioner Rosado and seconded by Commissioner Kenny to adopt Resolution #3085.

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

The Chair thereupon declared said motion approved.

- g) Reso #3086 - Reso Authorizing a Rent Increase in the Amount of 1.94% for Adams and Finn Towers, Woodbridge, NJ

Motion moved by Commissioner Michelson and seconded by Commissioner Pires to adopt Resolution #3086.

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

The Chair thereupon declared said motion approved.

- h) Reso #3087 - Reso Authorizing a Rent Increase in the Amount of 1.98% for Greiner, Cooper and Olsen Towers

Motion moved by Commissioner Walker and seconded by Commissioner Rosado to adopt Resolution #3087.

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

The Chair thereupon declared said motion approved.

i) Reso #3088 - Adopting Monthly Bill List for the Month of September 2020

Motion moved by Commissioner Pires and seconded by Commissioner Michelson to adopt Resolution #3088.

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

The Chair thereupon declared said motion approved.

j) Reso #3089 - Adopting Monthly Bill List for the Month of September 2020 (Red Oak)

Motion moved by Commissioner Rosado and seconded by Commissioner Kenny to adopt Resolution #3089.

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

The Chair thereupon declared said motion approved.

k) Reso #3090 – Renew Fee Accountant Agreement with William Katchen, C.P.A., from 7/1/20 through 6/30/21

Motion moved by Commissioner Michelson and seconded by Commissioner Kenny to adopt Resolution #3090.

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

The Chair thereupon declared said motion approved.

## **COMMISSIONERS COMMENTS**

Chairman Ficarra thanked everyone for their support of another year at the helm. He stated that Commissioner Kenny and I have a desire to see Jacob's Landing through to completion.

Commissioner Pires congratulated Chairman Ficarra and Vice Chair Kenny. He stated that he saw a council meeting and commended Chairman Ficarra and Councilwoman DeJesus on their demeanor.

Chairman Ficarra stated that Councilwoman DeJesus does a great job running the meetings.

Commissioner Rosado stated that all is well and congratulated Chairman Ficarra and Vice Chair Kenny.

Commissioner Walker congratulated Chairman Ficarra and Vice Chair Kenny and stated that all is well by her.

Commissioner Kenny thanked everyone for their confidence in Chairman Ficarra and himself.

Commissioner Michelson stated that he is grateful to Chairman Ficarra and Vice Chair Kenny and mentioned that he appreciates all that they do. He also stated to remember to vote!

## **COUNCILWOMAN COMMENTS**

Councilwoman DeJesus stated that Chairman Ficarra and Vice Chair Kenny do a fantastic job. She mentioned that Chairman Ficarra goes above and beyond and has a big heart. She also thanked Executive Director Brightman and her staff for all that they do.

Councilwoman DeJesus inquired as to when Bunns Lane will change to Veteran's Way and no one knew the answer.

Chairman Ficarra stated that he will check with Town Hall.

## **EXECUTIVE DIRECTOR'S COMMENTS – none**

## **COUNSEL COMMENTS**

Counsel Corrison congratulated Chairman Ficarra and Vice Chair Kenny and stated that he looks forward to working with them for another year.

## **ADJOURNMENT**

Motion by Commissioner Michelson and seconded by Commissioner Rosado to adjourn at 7:46 PM.

All commissioners present voted in favor.

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Donna Brightman  
Executive Director/Secretary