

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 Stern Towers, 55 Brook Street, Woodbridge, NJ, in the Township of Woodbridge, New Jersey at 7:00 PM on February 4, 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 regular 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:

John Kenny, Vice Chair
Ryan Michelson, Commissioner
Jenny Perez-Rosado, Commissioner
Paul Pires, Commissioner
Gregg Ficarra, Chairman

Council Liaison:

Lizbeth DeJesus, Councilwoman

Authority General Counsel:

Terrence Corriston, Esq., Breslin & Breslin
(7:08 PM)

Administration:

Donna Brightman, Executive Director
Mike Yannuzzi, Maintenance Manager

ABSENT

Commissioners:

Sharad Agarwal, Commissioner
Shontay Walker, Commissioner

A motion to approve the minutes of the Regular Meeting held on January 7, 2019 was made by Commissioner Michelson and seconded by Commissioner Pires 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 Ficarra

NAYS: None
Abstain: None
Absent: Agarwal Walker

PUBLIC COMMENT - none

COMMUNICATIONS - none

REPORTS

Chairman Ficarra commented on the number of work orders completed at the buildings and asked Maintenance Manager Yannuzzi to thank the maintenance staff.

Executive Director Brightman stated that there has been a number of backups at Cooper with tenants letting food go down the drains. She is having Dunigan clean the lines at a cost of \$3,000.

Chairman Ficarra suggested that Commissioner Agarwal attend a meeting to talk with the tenants about this matter.

Counsel Corrison stated that he was in court this week with a tenant in relation to a non-payment of rent whereby the tenant was convinced that the WHA went into her unit and took her evidence of payment.

Chairman Ficarra stated that we are a housing authority and we are not equipped to handle some of these situations with tenants. He complimented the staff on trying to do their best to address these issues.

Chairman Ficarra noted that Phyllis Williams was retiring and to wish her the best.

Executive Director Brightman stated that of the six positions at Jacobs Landing only one person was interested in accepting a position; therefore, she was going to ask the Union to eliminate it from the agreement.

Executive Director Brightman noted that Phase 3 of WGA was now funded by DCA and the Township.

NEW BUSINESS

a) Reso #2983 – Adopting Monthly Bill List for the Month of January 2019

Motion moved by Commissioner Michelson and seconded by Commissioner Pires to adopt Resolution #2983.

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

AYES: Kenny Michelson Perez-Rosado Pires Ficarra

NAYS: None

Abstain: None

Absent: Agarwal Walker

The Chair thereupon declared said motion approved.

b) Reso #2984 – Award Contract for Flooring Contractor to Aleman Carpet for \$26,440

Motion moved by Commissioner Pires and seconded by Commissioner Rosado to adopt Resolution #2984.

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

The Chair thereupon declared said motion approved.

c) Reso #2985 – Approving the Job Description of Asst. Section 8 Administrator (Level 3)

Motion moved by Commissioner Kenny and seconded by Commissioner Michelson to adopt Resolution #2985.

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

The Chair thereupon declared said motion approved.

d) Reso #2986 – Reso to Revise Position and Starting Salary Ranges for 2019

Motion moved by Commissioner Kenny and seconded by Commissioner Michelson to adopt Resolution #2986.

Discussion

Chairman Ficarra stated that Executive Director Brightman had provided a written explanation as to why this restructuring and job description were necessary.

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

The Chair thereupon declared said motion approved.

COMMENTS

Chairman Ficarra was in the process of adjourning the meeting when three residents came in; therefore, he went back to the public session.

Janice Samuels, apt. #5K, RC Vice President, Moyra Kalina, apt. #1G, RC Secretary and Ralph Salciccia, apt. #5F, RC President asked for an update on Red Oak.

Executive Director Brightman stated that the building is scheduled to be completed in August 2019.

The resident council officers expressed concern about being able to fit their furniture into the apartment.

Executive Director Brightman explained that the units are about 650 sq. ft. and everyone will have a one-bedroom which is about 12 x 12 which is bigger than what you have now. She went on further to say that there is a living room/dining room combo so there may be some issues with trying to place a dining room table, hutch and a full set of living room furniture regarding placement.

The resident council officers then asked about utilities and wanted to know who is paying them.

Executive Director Brightman stated that she thought it was Woodbridge Housing but she will check and get back to them.

The resident council officers also inquired about transportation from Red Oak to Main Street for shopping.

Chairman Ficarra stated that Councilwoman DeJesus will bring their concern back to the Township.

The resident council officers inquired about moving and packing.

Executive Director Brightman responded that the Authority will take care of that for those that can't.

She stated that as the time gets closer we will have meetings to go over all of this.

The resident council officers extended an invitation to the group to attend the Stern Towers Valentine's Brunch on 2/16/19 from 10 to 12.

Councilwoman DeJesus stated that she was happy to see that notices were in both English and Spanish.

ADJOURNMENT

Motion by Commissioner Kenny and seconded by Commissioner Rosado to adjourn at 7:50 PM.

All commissioners present voted in favor.

Donna Brightman
Executive Director/Secretary