

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 via a GoToMeeting at <https://global.GoToMeeting.com/join/168246837> at 7PM on May 4, 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 May 2, 2020, 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 800B Bunns Lane, Woodbridge, NJ, posted in all senior/disabled buildings and 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
Jack Kenny, Vice Chair
Ryan Michelson, Commissioner
Jenny Perez-Rosado, Commissioner
Paul Pires, Commissioner
Shontay Walker, Commissioner
Gregg Ficarra, Chairman

Council Liaison:

Lizbeth DeJesus, Councilwoman

Authority General Counsel:

Terrence Corriston, Esq., Breslin & Breslin

Administration:

Donna Brightman, Executive Director
Mike Yannuzzi, Maintenance Supervisor

A motion to approve the minutes of the Regular Meeting held on March 2, 2020 was made by Commissioner Walker and seconded by Commissioner Rosado 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 - none

COMMUNICATIONS - none

REPORTS

Executive Director Brightman reported that Jacobs Landing Phase III closed so now we are fully converted to RAD.

Commissioner Kenny asked how the Authority was operating under COVID-19.

Executive Director Brightman stated that Maintenance staff is working 10 AM to 1 PM, Monday through Friday, sanitizing common areas and also on weekends. Office staff is working at-home and coming into the office on a rotating basis. We do have some COVID cases in the buildings. We are not on the need-to-know list so we must rely on the tenant or a family member informing us. We did have a situation whereby we were not informed and the tenant called in a work order. Maintenance questioned them and then left the unit. All COVID units will be professionally sanitized before they are re-rented.

Chairman Ficarra stated that this is a very frustrating situation and that he was working with the Board of Health.

Executive Director Brightman also stated that the yearly Audit was completed remotely.

NEW BUSINESS

a) Reso #3048 – Reso Adopting the Protection and Safe Treatment of Minors Policy

Motion moved by Commissioner Pires and seconded by Commissioner Kenny to adopt Resolution #3048.

Discussion

Executive Director Brightman stated that this policy is required by the JIF.

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 #3049 – Adopting Monthly Bill List for the Month of March 2020

Motion moved by Commissioner Michelson and seconded by Commissioner Agarwal to adopt Resolution #3049.

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.

c) Reso #3050 – Adopting Monthly Bill List for the Month of March 2020 for Red Oak

Motion moved by Commissioner Rosado and seconded by Commissioner Walker to adopt Resolution #3050.

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.

d) Reso #3051– Adopting Monthly Bill List for the Month of April 2020

Motion moved by Commissioner Kenny and seconded by Commissioner Pires to adopt Resolution #3051.

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 #3052 – Adopting Monthly Bill List for the Month of April 2020 for Red Oak

Motion moved by Commissioner Agarwal and seconded by Commissioner Michelson to adopt Resolution #3052.

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 #3053 – Establish Additional Preference Points for Homeless and Disabled Veterans While Realigning the Previous Preference Point

Motion moved by Commissioner Walker and seconded by Commissioner Rosado to adopt Resolution #3053.

Discussion

Executive Director Brightman stated that this is required because of a change in state law.

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

Commissioner Walker said that she is trying to stay safe in the house with her boys.

Commissioner Pires stated that all is good and that he is still working and trying to help everyone keep motivated.

Commissioner Rosado stated that all is well and that she is happy to see everyone.

Commissioner Kenny asked if there is any antibody testing for workers? He asked if Housing can get tested.

Chairman Ficarra responded that it's being worked on.

Commissioner Michelson thanked Executive Director Brightman for helping a tenant.

Commissioner Agarwal stated that he is waiting to go back out and wished everyone well.

Chairman Ficarra showed a picture of his new grandson, Oliver.

Councilwoman DeJesus thanked Executive Director Brightman and staff for working while others are at home. Her daughter is graduating and she is sad that the schools are closed.

Counsel Corrison stated that the Housing Authority is doing a great job and is very proactive.

ADJOURNMENT

Motion by Commissioner Rosado and seconded by Commissioner Walker to adjourn at 7:35 PM.

All commissioners present voted in favor.

Donna Brightman
Executive Director/Secretary