

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 September 5, 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:

Sharad Agarwal, Commissioner
Jack Kenny, Commissioner
Ryan Michelson, Commissioner
Jenny Perez-Rosado, Commissioner
Paul Pires, Commissioner
Shontay Walker, Vice Chair
Gregg Ficarra, Chairman

Council Liaison:

Lizbeth DeJesus, Councilwoman

Administration:

Donna Brightman, Executive Director
Mike Yannuzzi, Maintenance Supervisor

Authority General Counsel:

Terrence Corriston, Esq., Breslin & Breslin
(7:05 PM)

A motion to approve the minutes of the Rescheduled Meeting held on June 24, 2019 was made by Commissioner Kenny 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: Agarwal Kenny Michelson Perez-Rosado Pires Walker Ficarra
NAYS: None
Abstain: None
Absent: None

PUBLIC COMMENT

Donna Kusch, apt. 5I, stated that tenants go into Melanie Oliveras' office and squeal getting people in trouble and making-up stories. She stated that people do not like her dog as it has separation anxiety and barks a lot. They told her to move out. She stated that her dog is her family and people are harassing her.

Andy Zajacek stated that he was the dog's uncle and it's 12½ years old and barks when he takes it out or it's left alone.

Chairman Ficarra responded to Ms. Kusch stating that if she feels harassed, she needs to speak with the staff.

Theresa Basile, 4E, thanked the WHA for all they have done this year in repairs.

Mr. Zajacek asked what the recycling policy is.

Chairman Ficarra stated that you cannot put plastic bags in recycling, only plastic containers.

Mr. Zajacek asked about styrofoam.

Chairman Ficarra responded to put it in the regular garbage.

Mr. Zajacek asked about newspaper.

Chairman Ficarra responded, recycling.

COMMUNICATIONS - none

REPORTS

Chairman Ficarra asked Executive Director Brightman if she wanted to highlight anything from her report.

Executive Director Brightman reported that the office moved from 10 Bunns Lane into the new office. A Grand Opening was held on July 10th. Representatives from HUD attended and were impressed with the buildings.

Section 8 has moved-out of Greiner Towers into the office so parking spaces should be freed-up for tenant use.

Phase III of Bunns Lane was approved and should close in October. All buildings are vacant and demolished except for 7, 8 and 9.

Red Oak just received its certificate of occupancy and tenants are moving in. A Grand Opening is scheduled for September 13th.

Construction is ongoing with Olsen 355 and at Highland Park.

NEW BUSINESS

a) Reso #3014 – Adopting Monthly Bill List for the Month of August 2019

Motion moved by Commissioner Walker and seconded by Commissioner Michelson to adopt Resolution #3014.

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 #3015 – Adopting Monthly Bill List for the Month of July 2019

Motion moved by Commissioner Rosado and seconded by Commissioner Walker to adopt Resolution #3015.

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 #3016 – Adopting Monthly Bill List for the Month of June 2019

Motion moved by Commissioner Pires and seconded by Commissioner Walker to adopt Resolution #3016.

Discussion

Chairman Ficarra explained that Executive Director Brightman was given the authority to pay these bills in June, as the BOC does not meeting in July and August.

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 #3017 – Write-off Uncollectable Rent Balances for 355 Olsen Sites – FYE 9/30/19

Motion moved by Commissioner Kenny and seconded by Commissioner Michelson to adopt Resolution #3017.

Discussion

Executive Director Brightman stated that in the scheme of things this is a very small amount. She stated that anyone who was evicted will go to collections.

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 #3018 – Write-off Uncollectable Rent Balances FYE 9/30/19 - Stern

Motion moved by Commissioner Michelson and seconded by Commissioner Walker to adopt Resolution #3018.

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 #3019 – Annual Update of HCV Utility Allowance

Motion moved by Commissioner Pires and seconded by Commissioner Agarwal to adopt Resolution #3019.

Discussion

Chairman Ficarra stated that there is no change in the amounts as they remain constant.

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 #3020 – Authorizing the ED to Distribute Wages & Benefits to Exempt Employees for the Time Period dated 10/1/19 to 9/30/20

Motion moved by Commissioner Rosado and seconded by Commissioner Kenny to adopt Resolution #3020.

Discussion

Chairman Ficarra stated that these are raises for the staff outside of the union contract. All employees receive the same increase.

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.

h) Reso # 3021 – Designate Official Newspapers, FYE 9/30/20

Motion moved by Commissioner Pires and seconded by Commissioner Agarwal to adopt Resolution #3021.

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.

i) Reso # 3022 – Adopt Budget

Motion moved by Commissioner Rosado and seconded by Commissioner Walker to adopt Resolution #3022.

Discussion

Chairman Ficarra explained that the budget was introduced in June and then sent to the State for approval. The State has approved our budget so this resolution is to adopt what was introduced in June.

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.

j) Reso #3023 – Establishing the Payment Standards for the HCV Program

Motion moved by Commissioner Kenny and seconded by Commissioner Michelson to adopt Resolution #3023.

Discussion

Executive Director Brightman explained these payment standards set the rent limit for voucher holders by apartment bedroom size.

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 FROM COMMISSIONERS

Chairman Ficarra stated that in all his years as a commissioner he has never seen so much going on and commended the staff and thanked them.

Commissioner Michelson stated that all is good with his career change.

Commissioner Rosado stated that David's Touch had a successful fundraiser and was gearing up for the toy drive.

Commissioner Kenny thanked the staff for all their work efforts.

Commissioner Agarwal asked who could attend the meetings.

Chairman Ficarra responded that the meetings are open to all, not just tenants.

Commissioner Pires stated that summer has been busy.

Commissioner Walker stated that her son is working as a mechanic and her other son started middle school.

COMMENTS FROM COUNCIL LIAISON

Council Liaison DeJesus stated that the new Ross Street School opened and the children on Bunn's Lane have new homes and a new school. This should build their confidence. She stated that she had a successful school backpack drive. Her son started college, another is a senior and the youngest is in middle school.

COMMENTS FROM THE EXECUTIVE DIRECTOR

Executive Director Brightman stated that she was headed to San Diego in two weeks to see her son.

COMMENTS FROM COUNSEL

Counsel Corrison stated that it was a busy summer moving his mom from her home of 53 years.

ADJOURNMENT

Motion by Commissioner Kenny and seconded by Commissioner Michelson to adjourn at 7:40 PM.

All commissioners present voted in favor.

Donna Brightman
Executive Director/Secretary