

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 a regular meeting via a <http://global.goto meeting.com/join/651592261> or calling into 1 (646) 749-3122, access code 651-592-261 at 7:00 PM on March 1, 2021, the hour and date duly established for the holding of such meeting.

Chairman Ficarra called the meeting to order at 7:00 PM. The pledge of allegiance was recited.

Executive Director Brightman read the Notice of Compliance with the Open Public Meetings Act P.L. 1975, C.231 which provided that adequate 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 February 23, 2021, a copy of the notice of this meeting setting forth the date and time of this regular meeting was posted along with an adequate electronic notice providing a meeting link on the Housing Authority's official designated bulletin board located at 800B Bunns Lane, Woodbridge, NJ, sent to Town Hall for posting and was faxed to the Home News Tribune and Star Ledger. The link for this meeting was also posted on the WHA website.

Upon roll call, those present and absent were as follows:

PRESENT

Commissioners:

Sharad Agarwal, Commissioner (7:09 PM)
Ryan Michelson, Commissioner
Jack Kenny, Vice Chair
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 (7:18 PM)

Administration:

Donna Brightman, Executive Director

A motion to approve the minutes of the Regular Meeting held on February 1, 2021 was made by Commissioner Walker and seconded by Commissioner Michelson 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: none

COMMUNICATIONS: none

REPORTS

Executive Director Brightman's report:

Chairman Ficarra reminded the BOC to take the JIF courses by May 1, 2021. He commented that the Executive Director was featured in the Affordable Housing News. He also commented on the remote work policy sent to the Union and asked if we heard anything back from them.

Executive Director Brightman replied, no, not yet.

Executive Director Brightman also stated that through Michele Morgan, the health department will call our seniors for the vaccine when they have it available. Lists were submitted per building.

NEW BUSINESS

a) Reso #3114 – Reso to Approve the Structure Lease Agreement between the WHA and New Cingular Wireless PCS, LLC

Motion moved by Commissioner Agarwal and seconded by Commissioner Rosado to adopt Resolution #3114.

Discussion

Chairman Ficarra explained this is for Cooper Towers whereby we have existing rentals. The lease was approved by Counsel Corriston and by HUD. It will provide additional return to the housing authority.

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.

At this time, Commissioner Kenny stepped in to chair the meeting.

b) Reso #3115 – Adopting Monthly Bill List for the Month of February 2021

Motion moved by Commissioner Kenny and seconded by Commissioner Pires to adopt Resolution #3115.

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

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

The Vice Chair thereupon declared said motion approved.

c) Reso #3116 – Adopting Monthly Bill List for the Month of February 2021 (Red Oak)

Motion moved by Commissioner Michelson and seconded by Commissioner Rosado to adopt Resolution #3116.

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

The Vice Chair thereupon declared said motion approved.

d) Reso #3117 – Award Contract for Painting Contractor to Balaniaks Painting. LLC from 3/1/21 to 2/28/23

Motion moved by Commissioner Walker and seconded by Commissioner Pires to adopt Resolution #3117.

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

The Vice Chair thereupon declared said motion approved.

e) Reso #3118 – Approve Change Order #2 for Flooring Replacements at Adams and Finn Towers with J Morano Contracting from the Amount of \$2,558.75

Motion moved by Commissioner Agarwal and seconded by Commissioner Michelson to adopt Resolution #3118.

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

The Vice Chair thereupon declared said motion approved.

Chairman Ficarra regained the Chair.

COMMENTS

Commissioner Pires stated that all is good and he looking forward to meeting in person.

Commissioner Walker stated that she is just recovering from COVID and hopes to go back to work soon. She is grateful that she is okay, as she knows of many that have died from COVID.

Commissioner Rosado told Commissioner Walker that she is glad that she is okay.

Commissioner Michelson stated his continued gratitude to Executive Director Brightman and her staff.

Commissioner Kenny stated that it is great to see everyone and, hopefully spring will be here soon.

Councilwoman DeJesus apologized for being late and stated that her husband had a heart attack due to COVID. Schools are beginning to reopen little by little. She reported to Executive Director Brightman that she saw a senior from Red Oak out in the snowstorm walking with her walker. She is sending a photo in hopes we can identify her and talk to her. She commended the staff for working through the issues with the tenants.

Executive Director comments: none

Counsel Corrison comments:

A federal judge overturned the eviction moratorium but it's a moot point as most states like New Jersey have their own moratorium. The judge said it's the states right to impose, not the federal government's right.

Chairman Ficarra comments:

Chairman Ficarra stated that the situation is a double edge sword between landlords and tenants and there are no winners. He stated that his business is all virtual so he has been staying local.

ADJOURNMENT

Motion by Commissioner Agarwal and seconded by Commissioner Michelson to adjourn at 7:29 PM.

All commissioners present voted in favor.

Donna Brightman
Executive Director/Secretary