

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 <https://global.gotomeeting.com/join/659176829>. You can also dial in using your phone.

United States: +1 (786) 535-3211

- One-touch: <tel:+17865353211,659176829> Access Code: 659-176-829

at 7:00 PM on April 5, 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 March 31, 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

ABSENT

Commissioners:

Commissioners:

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

Sharad Agarwal, Commissioner
Shontay Walker, Commissioner

Authority General Counsel:
Terrence Corriston, Esq., Breslin & Breslin

Council Liaison:
Lizbeth DeJesus, Councilwoman

Administration:
Donna Brightman, Executive Director

Chairman Ficarra announced that Commissioner Michelson has a new job as Business Administrator for Spotswood.

A motion to approve the minutes of the Regular Meeting held on March 1, 2021 was made by Commissioner Pires and seconded by Commissioner Kenny 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 that the maintenance report is extensive.

Executive Director Brightman's report:

Executive Director Brightman commented on her report and mentioned that staff members did have COVID but are now back to work.

Chairman Ficarra noted that there were two building reports, one for January and the other for February.

NEW BUSINESS

a) Reso #3119 – Adopting Monthly Bill List for the Month of March 2021

Motion moved by Commissioner Rosado and seconded by Commissioner Kenny to adopt Resolution #3119.

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 #3120 – Adopting Monthly Bill List for the Month of March 2021 (Red Oak)

Motion moved by Commissioner Kenny and seconded by Commissioner Pires to adopt Resolution #3120.

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 #3121 – Award Contract for Landscaping to D’Onofrio & Son, Inc

Motion moved by Commissioner Rosado and seconded by Commissioner Pires to adopt Resolution #3121.

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 #3122 – Reso Adopting an Information Technology Practice Policy

Motion moved by Commissioner Kenny and seconded by Commissioner Rosado to adopt Resolution #3122.

Discussion

Executive Director Brightman stated that the JIF is asking PHA’s to adopt this policy in order to obtain lower deductibles if security is breached. The JIF also made a lot of changes to the personnel policy which we are in the process of updating.

Counsel Corriston commented that cyber security is a concern for everyone, computers need to be secure. Staff also needs to know how to recognize a security breach and act accordingly.

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.

e) Reso #3123 – Ratify the Renewal of the Contract for Flooring Contractor with Aleman Carpet from 2/1/21 to 1/31/23

Motion moved by Commissioner Pires and seconded by Commissioner Kenny to adopt Resolution #3123.

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.

e) Reso #3124 – Award Auditing Services for Year Ending 9/30/20 to Hymanson, Parnes and Giampolo for \$15,380

Motion moved by Commissioner Pires and seconded by Commissioner Rosado to adopt Resolution #3124.

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.

Commissioner and Counsel Comments

Commissioner Pires stated that he received his vaccine and the second shot hit hard but thanks to the Reo Diner's chicken soup, he recovered. He congratulated Commissioner Michelson on his new position.

Commissioner Rosado stated that she is on her way to do chores for her parents as they went to Florida and also congratulated Commissioner Michelson. She stated that she also got sick from the second shot.

Commissioner Michelson stated that he is grateful to Executive Director Brightman and her team for the work they do and thanked all for their well wishes.

Commissioner Kenny stated that he had a good Easter and is glad that spring is here. He also congratulated Commissioner Michelson.

Councilwoman DeJesus stated that she had a great day as she spent it with her 13-year-old. She mentioned that she is looking forward to the Township's summer concerts. She congratulated Commissioner Michelson and stated that Spotswood is lucky to have you.

Counsel Corrison stated that the eviction moratorium has been extended through June 30th. He mentioned that he just tried to get possession of two apartments that tenants' vacated over 10 months ago to re-rent but the court would not have it as it is not an emergency. He also congratulated Commissioner Michelson.

Chairman Ficarra noted that today he attended the funeral service for Ken Armwood, age 46, former Piscataway Councilman and Board of Ed member, a real public servant. The tribute was held on the Piscataway football field. He thanked all for attending the meeting and stated that he will see them next month.

Executive Director comments: none

ADJOURNMENT

Motion by Commissioner Kenny and seconded by Commissioner Pires to adjourn at 7:23 PM.

All commissioners present voted in favor.

Donna Brightman
Executive Director/Secretary