

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/118714989>. You can also dial in using your phone.

United States: +1 (872) 240-3212
- One-touch: Access Code: 118-714-989

at 7:13 PM on May 3, 2021, the hour and date duly established for the holding of such meeting.

The meeting was called to order by Chairman Ficarra at 7:13 PM due to an issue with signing on to the goto meeting.

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 April 5, 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.

The pledge of allegiance was recited and a moment of silence took place.

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

PRESENT

Commissioners:

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

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

Administration:
Donna Brightman, Executive Director

ABSENT

Commissioners:

Ryan Michelson, Commissioner

Council Liaison:
Lizbeth DeJesus, Councilwoman

A motion to approve the minutes of the Regular Meeting held on April 5, 2021 was made by Commissioner Rosado and seconded by Commissioner Agarwal and upon roll call the vote was as follows:

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

PUBLIC COMMENT: none

COMMUNICATIONS: none

REPORTS

Maintenance:

Chairman Ficarra expressed concern about the generator at Greiner Towers being out of service while being repaired .

Executive Director Brightman's report:

Chairman Ficarra noted the outstanding VMS review.

Executive Director Brightman stated that the temperature checks are fully operational and we are receiving tons of emails about tenants and guests not wearing masks Tenants will be noticed.

Executive Director Brightman informed the commissioners that Moria Kalina from Red Oak passed away.

Chairman Ficarra stated that she was an advocate for Stern and Red Oak and asked to be informed of services if there are any.

Chairman Ficarra asked if the rent collection has been affected by COVID.

Executive Director Brightman answered not at the WHA but at Highland Park.

NEW BUSINESS

- a) Reso #3125 - Award Labor Counsel Contract to Florio, Perrucci, Steinhardt, Cappelli, Tipton & Taylor, LLC from May 1, 2021 to April 30, 2023

Motion moved by Commissioner Kenny and seconded by Commissioner Rosado to adopt Resolution #3125.

Discussion

Chairman Ficarra asked if they are who we have now.

Executive Director Brightman responded, yes and they serve us well.

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

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

The Chair thereupon declared said motion approved.

b) Reso #3126 – Award contract for 2021 and 2022 Landscaping Services to D’Onofrio & Son, Inc. in the Amount of \$15,750

Motion moved by Commissioner Pires and seconded by Commissioner Kenny to adopt Resolution #3126.

Discussion

Chairman Ficarra asked if they also do Bunns Lane.

Executive Director Brightman responded, no, Ingerman contracts Bunns Lane out to their own vendor.

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

The Chair thereupon declared said motion approved.

c) Reso #3127 – Award Contract for HQS Inspection Services to LSEA Corp. for a 2- year period – 5/1/21 to 4/30/23

Motion moved by Commissioner Agarwal and seconded by Commissioner Pires to adopt Resolution #3127.

Discussion

Executive Director Brightman stated that we were using Home Stat for our inspections but LSEA was less expensive and they have worked with us as our engineers.

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

The Chair thereupon declared said motion approved.

d) Reso #3128 – Extend Contract for Boiler Repair Contractor with Kelin Heating from 4/1/21 to 3/31/23

Motion moved by Commissioner Pires and seconded by Commissioner Walker to adopt Resolution #3128.

Discussion

Chairman Ficarra asked if they were the previous contractor.

Executive Director Brightman answered, yes, we have had some ups-and-downs with them but by-in-large they serve us well.

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

The Chair thereupon declared said motion approved.

e) Reso #3129 – Adopting Monthly Bill List for the Month of April 2021

Motion moved by Commissioner Agarwal and seconded by Commissioner Kenny to adopt Resolution #3129.

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

The Chair thereupon declared said motion approved.

f) Reso #3130 – Adopting Monthly Bill List for the Month of April 2021 (Red Oak)

Motion moved by Commissioner Pires and seconded by Commissioner Walker to adopt Resolution #3130.

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

The Chair thereupon declared said motion approved.

Commissioner Comments

Chairman Ficarra stated that he asked Executive Director Brightman to forward all some information about Housing Rental assistance funds available in the county as we are always being approached by people who need assistance. He wished the moms Happy Mother's Day.

Commissioner Rosado wish the moms a Happy Mother's Day and stated that she is looking forward to warmer weather.

Commissioner Agarwal stated that all is good and wished the moms a Happy Mother's Day.

Commissioner Pires wished the moms a Happy Mother's Day and told them to get your kids and hubby to do everything for you. He mentioned that this coming Wednesday the YMCA will have the J&J vaccine available but you need to register. He stated that to please let him know if anyone needs more information.

Chairman Ficarra stated that the YMCA is also part of NJ feeds which is federally funded. Local vendors prepare food, they recover \$10 per meal and they bring it to the YMCA and people in need of food can come pick it up. Woodbridge is trying to become a participant in the program.

Commissioner Kenny wished the moms a Happy Mother's Day.

Commissioner Walker stated that she is doing well and going crazy with spring football. She also wished the moms a Happy Mother's Day.

Counsel Corrison stated that he just heard that the State is expanding gathering capacity and he is looking forward to getting together with friends and going out.

Executive Director comments:

Executive Director Brightman stated that she just got back from California as her son had surgery and she got a well needed rest.

ADJOURNMENT

Motion by Commissioner Walker and seconded by Commissioner Rosado to adjourn at 7:39 PM.

All commissioners present voted in favor.

Donna Brightman
Executive Director/Secretary