

**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 rescheduled meeting in Adams Towers, 555 Rahway Ave., Woodbridge, NJ at 6:33 PM on Monday, September 12, 2022, the hour and date duly established for the holding of such meeting.

Chairman Ficarra called the meeting to order at 6:33 PM. The flag was saluted. A moment of reflection took place.

Executive Director Brightman read the notice of compliance.

PRESENT

ABSENT

Commissioners:

Jack Kenny, Vice Chair
Ryan Michelson, Commissioner
Jenny Perez, Commissioner
Shontay Walker, Commissioner
Gregg Ficarra, Chairman

Sharad Agarwal, Commissioner
Paul Pires, Commissioner

Council Liaison:
Lizbeth DeJesus

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

Administration:

Donna Brightman, Executive Director
Larry Stecker, Maintenance Director

A motion to approve the minutes of the Rescheduled Meeting held on June 13, 2022 was made by Commissioner Walker and seconded by Commissioner Perez and upon roll call the vote was as follows:

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

PUBLIC COMMENT:

Richard Knips, apt.3J, stated that the landscaping needed attention and he would be happy to plant.

Executive Director Brightman gave him permission to do so.

COMMUNICATIONS:

Executive Director Brightman noted that the bills that were paid during the summer are in the packet. She stated that JIF did an inspection of our buildings and the report is in the packet. She mentioned that HUD approved our Annual Plan and that HUD awarded the WHA an additional 5 vouchers. She stated that this has not happened in at least 10 years.

REPORTS:

Executive Director's report:

The flood damage work at Red Oak has been completed. The plans for the new Olsen are moving along. Two new staff members were brought on-board. The CARE Act money has been closed-out.

Maintenance Director's report:

Larry highlighted the fact that Greiner is without a generator. There is a huge backlog and it's not expected until late spring. He mentioned that the company awarded the bid is responsible to secure a generator if we need it in an emergency.

Executive Director Brightman noted that the apartment conditions at Olsen leave a lot to be desired. We are simply not equipped to handle the tenants who cannot live independently despite Kettly Giles efforts.

Chairman Ficarra noted Ms. Giles' report and how much work she does for the tenants.

NEW BUSINESS

- a) Reso #3202 – Ratify the Renewal of the Agreement with Breslin & Breslin to Act as General Counsel from 8/1/22 through 7/31/23 for \$48,780.00

Motion moved by Commissioner Kenny and seconded by Commissioner Walker to adopt Resolution #3202.

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

The Chair thereupon declared said motion approved.

b) Reso #3203 – 2022 Adopt Budget Reso

Motion moved by Commissioner Perez and seconded by Commissioner Walker to adopt Resolution #3203.

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

The Chair thereupon declared said motion approved.

c) Reso #3204 – Application for and Acceptance of FY2022 HCV FSS Program Coordinator Grant

Motion moved by Commissioner Michelson and seconded by Commissioner Kenny to adopt Resolution #3204.

Discussion

Executive Director Brightman noted that the FSS program regulations now allow the program to expand to PBV tenants and is no longer limited to Section 8. She will offer 10 slots to Jacob's Landing tenants.

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

The Chair thereupon declared said motion approved.

d) Reso #3205 - Write-off Uncollectable Rent Balances for Greiner Towers – FYE 9/30/22

Motion moved by Commissioner Perez and seconded by Commissioner Walker to adopt Resolution #3205.

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

The Chair thereupon declared said motion approved.

e) Reso #3206 – Establishing the Payment Standards for the HCV Program

Motion moved by Commissioner Michelson and seconded by Commissioner Walker to adopt Resolution #3206.

Discussion

Executive Director Brightman noted that she increased the rents as much as possible as tenants cannot find housing with all the new building construction prices that have been driven-up.

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

The Chair thereupon declared said motion approved.

COMMENTS

Commissioner Kenny stated that all is good.

Commissioner Michelson stated that he gives his thanks to the staff.

Commissioner Walker stated that she is leaving now to pick up her son from football practice and that she is still caring for her dad.

Commissioner Perez stated that Hispanic Heritage Day is Saturday from 12-5 PM at Town Hall. She mentioned that Lizabeth DeJesus did a fantastic job putting the event together. There will be food trucks, music, etc. She stated that she opening a new business selling cigars.

Chairman Ficarra stated that it is half-way to St. Patrick's Day on Sunday and there is a celebration. The township is still having band nights, the Eagles and Beatles tribute is coming up.

Next month the meeting is taking place on October 17th at Red Oak and it is the reorganization meeting. He mentioned that if any commissioner is interested in holding office to please let Executive Director Brightman know.

ADJOURNMENT

Motion by Commissioner Perez and seconded by Commissioner Walker to adjourn at 7:05 PM.

All commissioners present voted in favor.

Donna Brightman
Executive Director/Secretary