

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 scheduled meeting at 6:30 PM on January 8, 2024 as follows:

Chairman Ficarra called the meeting to order at 6:30 PM. The flag was saluted. A moment of silence was held to reflect on everyone suffering with housing and weather related issues.

Asst. Executive Director Noll read the notice of compliance as follows:

On October 17, 2023, a copy of the schedule of regular meetings setting forth the date, time and location of this meeting was sent to the Township of Woodbridge and posted on the Woodbridge Housing Authority's website. A copy of said schedule was also emailed to the Star Ledger and The Home News Tribune on the same date.

PRESENT

ABSENT

Commissioners:

Commissioners:

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

Ryan Michelson, Commissioner

Council Liaison:  
Lizbeth DeJesus

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

Administration:

Administration:  
Elizabeth Noll, Asst. Executive Director  
Larry Stecker, Maintenance Director

Donna Brightman, Executive Director

A motion to approve the minutes of the Regular meeting of December 11, 2023 was made by Commissioner Kenny and seconded by Commissioner Agarwal and upon roll call the vote was as follows:

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

**PUBLIC COMMENT:** none

A motion took place to close the public comment portion of the meeting and was made by Commissioner Kenny and seconded by Commissioner Walker.

**COMMUNICATIONS:** none

**REPORTS:**

Maintenance Report:

Chairman Ficarra asked Maintenance Director Stecker about the generator issue at Greiner Towers.

Maintenance Director Stecker stated that it's a constant thorn in our side. It's not yet complete because the manufacturer will not get paid before completion. He stated that he reached out to the A&E as they needed the A.I.A. document. He stated that the A&E received it but never informed him.

Chairman Ficarra stated that they have nerve to make a financial issue now after everything.

Maintenance Director Stecker stated that we are still paying for the generator rental which comes due again on the 14<sup>th</sup> of the month.

Chairman Ficarra then instructed Counsel Corrison to do a letter on our behalf.

Counsel Corrison then asked Maintenance Director Stecker for the information and stated that he will send a letter accordingly.

Maintenance Director Stecker stated that Kohler said the contractor won't schedule until he gets paid.

Commissioner Kenny asked how much the generator rental is.

Maintenance Director Stecker stated that it is \$6,200 a month.

Commissioner Kenny stated that we are hemorrhaging dollars by the day!

Commissioner Pires stated that over six months' time we have wasted over \$32,000.

Maintenance Director Stecker stated that we are still awaiting requisition for payment and that he didn't foreshadow this being an issue.

Commissioner Kenny stated that he wants a courtesy call to the vendor as there is a lack of communication. He stated that the A/E should have handled it.

Chairman Ficarra stated that he is concerned about the generator and wants legal counsel's support.

Maintenance Manager Stecker then mentioned that there are some leaky windows at Adams and Finn. He stated that Blackstone lent a lift to do caulking but there are still issues and Blackstone is still finishing.

## **NEW BUSINESS**

a) Reso #3292 – Adopt Bill List for December 2023

Motion moved by Commissioner Perez and seconded by Commissioner Walker to adopt Resolution #3292.

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

The Chair thereupon declared said motion approved.

b) Reso #3293 – Adopt Bill List for December 2023 – Red Oak

Motion moved by Commissioner Pires and seconded by Commissioner Walker to adopt Resolution #3293.

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

The Chair thereupon declared said motion approved.

## **COMMENTS**

Chairman Ficarra stated that it was nice to be at Red Oak for the Holiday party and it still looks great.

Commissioner Kenny stated that he had good holidays and to be careful with the potential snow.

Commissioner Pires stated that all is good.

Commissioner Walker stated that she has very long days with lots of school and is having time management issues.

Commissioner Perez stated that the toy drive was a huge success and that she visited 8 hospitals.

Commissioner Agarwal is hoping that we will not get snow.

Chairman Ficarra stated that he needs to get going on senior yoga and that he is surprised by people that you would not think of having housing issues.

Counsel Corrison stated that we are in a bad cycle with housing currently.

Chairman Ficarra stated that it is always difficult with congregate housing.

## **ADJOURNMENT**

Motion by Commissioner Walker and seconded by Commissioner Perez to adjourn at 6:55 PM.

All commissioners present voted in favor.

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Donna Brightman  
Executive Director/Secretary