

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 December 11, 2023 as follows:

Vice Chairman Kenny called the meeting to order at 6:30 PM. The flag was saluted.

Executive Director Brightman read the notice of compliance as follows:

On September 6, 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
Ryan Michelson, Commissioner
Paul Pires, Commissioner
Shontay Walker, Commissioner

Gregg Ficarra, Chairman

Council Liaison:
Lizbeth DeJesus

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

Administration:
Donna Brightman, Executive Director

A motion to approve the minutes of the Special meeting of October 30, 2023 was made by Commissioner Agarwal and seconded by Commissioner Walker and upon roll call the vote was as follows:

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

PUBLIC COMMENT:

Thomas Melvine, apt. 4F, stated that he was scheduled to be recertified and no one showed up. He would also like a key to the kitchen to make coffee for the residents.

Executive Director Brightman asked him to speak to Housing Manager Oliveras.

COMMUNICATIONS:

Executive Director Brightman noted that Commissioner Agarwal was reappointed.

The BOC congratulated him.

REPORTS: no comment

NEW BUSINESS

a) Reso #3285 – Adopt Bill List for November 2023

Motion moved by Commissioner Perez and seconded by Commissioner Walker to adopt Resolution #3285.

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

The Chair thereupon declared said motion approved.

b) Reso #3286 – Adopt Bill List for November 2023 – Red Oak

Motion moved by Commissioner Pires and seconded by Commissioner Walker to adopt Resolution #3286.

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

The Chair thereupon declared said motion approved.

c) Reso #3287 – Authorize the Appointment of a Fund Commissioner

Motion moved by Commissioner Michelson and seconded by Commissioner Agarwal to adopt Resolution #3287.

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

The Chair thereupon declared said motion approved.

d) Reso #3288 – Reso Authorizing a Rent Increase in the Amount of 4.81% for Greiner Towers, 460 Inman Av., Colonia, NJ; Cooper Towers, 1422 Oak Tree Road, Iselin, NJ; and Olsen Towers, 555 New Brunswick Ave., Fords, NJ

Motion moved by Commissioner Agarwal and seconded by Commissioner Walker to adopt Resolution #3288.

Discussion

Executive Director Brightman stated that HUD pays the increase, not the tenant.

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

The Chair thereupon declared said motion approved.

e) Reso #3289 – Reso Authorizing a Rent Increase in the Amount of 3.05% for Red Oak, 300 Old Road, Sewaren, NJ

Motion moved by Commissioner Agarwal and seconded by Commissioner Walker to adopt Resolution #3289.

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

The Chair thereupon declared said motion approved.

f) Reso #3290 – Shared Services agreement between the Woodbridge Housing Authority and the Edison Housing Authority to provide social work services to the tenants at Highland Park Housing Authority for the period of 1/1/24 through 12/31/25 at the rate of \$2,083.33 per month

Motion moved by Commissioner Perez and seconded by Commissioner Walker to adopt Resolution #3290.

Discussion

Executive Director Brightman explained that this agreement allows Ketley Gilles, the social worker, to stay on at HPHA to assist residents two days a week as she is doing now.

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

The Chair thereupon declared said motion approved.

g) Reso #3291 – Approve Change Orders 1 & 2 for the Façade Upgrades at Adams Towers and the Breezeway with Blackstone Group for the Amount of \$59,368.65

Motion moved by Commissioner Michelson and seconded by Commissioner Pires to adopt Resolution #3291.

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

The Chair thereupon declared said motion approved.

COMMENTS

Commissioner Walker stated that she is ready for 2024 and wished all Happy Holidays.

Commissioner Agarwal stated that he has no complaints.

Commissioner Pires wished all Happy Holidays and New Year.

Commissioner Perez stated that she hosted a poster fundraiser for the infant that needed heart surgery and thanked all who donated. She mentioned that she is sponsoring a toy drive this Saturday and the annual toy drive is at Curtains on the 21st.

Commissioner Michelson wished all Happy Holidays.

Counsel Corrison stated that we have a number of silly lawsuits that he is working on as we are being sued by two tenants.

Executive Director Brightman thanked the commissioners for giving the employees off on the 26th. She mentioned that Green Oak is ahead of schedule and that the date now is for June 2024. She invited the commissioners to the Holiday party on the 20th.

ADJOURNMENT

Motion by Commissioner Perez and seconded by Commissioner Walker to adjourn at 6:50 PM.

All commissioners present voted in favor.

Donna Brightman
Executive Director/Secretary