

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 Cooper Towers at 6:30 PM on April 8, 2024 as follows:

Chairman Ficarra called the meeting to order at 6:30 PM. The flag was saluted and a moment of silence was held.

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

Commissioners:

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

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

Administration:  
Elizabeth Noll, Asst. Executive Director  
Larry Stecker, Maintenance Director  
Danielle Fusco, Housing Manager

ABSENT

Commissioners:

Sharad Agarwal, Commissioner  
Ryan Michelson, Commissioner

Council Liaison:  
Lizbeth DeJesus

Administration:  
Donna Brightman, Executive Director

A motion to approve the minutes of the Regular meeting of March 11, 2024 was made by Commissioner Pires and seconded by Commissioner Walker and upon roll call the vote was as follows:

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

## **PUBLIC COMMENT:**

Kenny Parekh, apt. 4D, handed the commissioners a letter about being told there is no money in the budget for repairs, i.e., he mentioned elevators and closet doors.

Asst. Executive Director Noll explained that the elevator issue had nothing to do with the budget and that it was repaired as soon as the part came in.

Yogendra Joshi, apt. 5G, spoke up about some issues to which Chairman Ficarra reiterated that it has nothing to do with the budget and the matter has already been taken care of.

Indira Parekh, apt. 2G, complained that her stove burners are constantly broken. She produced a letter from Housing Manager Fusco. It was mentioned that she removes the burner plate to clean which constantly breaks the coil. The letter thanked her for cleaning but advised her to be careful or charges may ensue. Ms. Parekh claimed that she never had this problem before.

Counsel Corrison stated that these items are delicate now and not made like they were previously.

Chairman Ficarra cautioned her to be gentler with the stove burners.

Shirish Badshah, apt. 1A, mentioned that his first floor sink drain is constantly clogging and is not being fixed.

Housing Manager Fusco, stated that the work orders are always addressed but the issue is that tenants are putting oil and grease down the drain.

Mr. Badshah implored Chairman Ficarra to take this old building as a serious issue.

Chairman Ficarra stated that it is a team effort and all the neighbors must be responsible for their part in it.

Commissioner Pires suggested that Housing Manager Fusco send a building notice out to remind all the residents how to properly dispose of their grease/oil and waste.

Housing Manager Fusco agreed.

Ramesh Shah, apt. 5C, stated that tenants are being exposed to dangerous radiation from cell towers. He asked Asst. Executive Director Noll to look into this. He wants a legitimate/legal authority to test for radiation.

Asst. Executive Director Noll supplied three articles from science and health advocates showing minimal risk from cell towers to tenants. Studies show more risk from cell phones than from cell towers on the building.

Counsel Corrison stated that the government has deemed them safe; therefore, there should be no further questions.

Commissioner Pires stated that Asst. Executive Director Noll did the research she was asked to do and provided articles.

Mr. Shah then stated that they are used to the old staff being more compliant and attentive and that they have so many problems now with the new staff.

Chairman Ficarra took exception to this and stated that for as long as he has been a commissioner, every time he comes to Cooper, they have a laundry list of items. He stated that this is fine, and that is what they are there for, but do not pretend that these issues are new.

Asst. Executive Director Noll explained that the tenants feel this way because we are enforcing the work order procedure and enforcing the closing of the maintenance shop door and bathroom. She mentioned that these policies were always in place but not followed.

Chairman Ficarra reiterated that we will be enforcing proper protocol from here on out.

Sumati Rajput, apt. 3G, stood up and asked for more communication and instructions from the staff. She said that she is afraid to live here now.

Asst. Executive Director Noll asked why she feels afraid?

Ms. Rajput said because there is so much tension and uncertainty amongst residents.

Asst. Executive Director Noll stated that no one should feel that way. It was mentioned that the building manager had a donuts and discussions meeting already. She then mentioned that she also had a tenant meeting with Commissioner Agarwal present. She stated that if anyone is unsure or has questions about anything, they can reach out to her at any time.

Paul Ende, apt. 2P, stated that work orders are not being addressed in a timely fashion.

Chairman Ficarra reiterated that work orders will not be done unless called-in and processed properly.

Mr. Ende stated that he would like some acknowledgement when a work order is put in as to when it was received and when it will be done.

Asst. Executive Director Noll said that she would look into how the tenants can get confirmation of their work order.

Mr. Ende also complained that there is no trash can in the laundry or bathroom.

Asst. Executive Director Noll reminded them that we have tried to place trash cans there several times but each time they are being filled with unsanitary items and/or items that don't belong.

Shiresh Badsha, apt. 1A, again argued for both community room bathrooms to be open and that the staff should not have one.

Commissioner Kenny stated that residents have a choice of two bathrooms – the community one or their own in their apartment.

Chairman Ficarra stated that this topic is now closed and that one bathroom will remain open in the community room for the residents and the other is for staff only.

**COMMUNICATIONS:** none

**REPORTS:** no comments

**NEW BUSINESS**

a) Reso #3307 – Adopt Bill List for March 2024

Motion moved by Commissioner Kenny and seconded by Commissioner Perez to adopt Resolution #3307.

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

The Chair thereupon declared said motion approved.

b) Reso #3308 – Adopt Bill List for March 2024 – Red Oak

Motion moved by Commissioner Pires and seconded by Commissioner Walker to adopt Resolution #3308.

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

The Chair thereupon declared said motion approved.

c) Reso #3309 – Award Annual Contract for 2024 and 2025 Landscaping Services to D’Onofrio and Son, Inc. in the Amount of \$18,750

Motion moved by Commissioner Perez and seconded by Commissioner Walker to adopt Resolution #3309.

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

The Chair thereupon declared said motion approved.

- d) Reso #3310 – Award Contract to Move the Residents of Olsen Towers to Green Oak to Princeton Van Service Moving & Storage for an Amount of not to Exceed \$44,000

Motion moved by Commissioner Pires and seconded by Commissioner Kenny to adopt Resolution #3310.

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

The Chair thereupon declared said motion approved.

**COMMENTS**

Commissioner Perez told Asst. Executive Director Noll that she is doing a great job and handling herself well. She stated that she is hearing all good things.

Chairman Ficarra agreed and also mentioned that Housing Director Fusco and Maintenance Manager Stecker are equally doing great as well.

**ADJOURNMENT**

Motion by Commissioner Kenny and seconded by Commissioner Pires to adjourn at 7:44 PM.

All commissioners present voted in favor.

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Donna Brightman  
Executive Director/Secretary