

MINUTES OF THE REGULAR MEETING/ANNUAL
REORGANIZATION 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 its Regular/Annual Reorganization meeting on October 16, 2024 virtually as follows:

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

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.

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

PRESENT

Commissioners:

Sharad Agarwal, Commissioner
John Kenny, Commissioner
Ryan Michelson, Commissioner
Paul Pires, Commissioner
Shontay Walker, Commissioner
Gregg Ficarra, Chairman

Council Liaison:

Lizbeth DeJesus, Councilwoman

Authority General Counsel:

Terrence Corrison, Esq., Breslin & Breslin
(6:45 PM)

Administration:

Elizabeth Noll, Executive Director

ABSENT

Commissioners:

Jenny Perez, Commissioner

A motion to approve the minutes of the Regular Meeting held on September 9, 2024 was made by Commissioner Michelson 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 Michelson Pires Walker Ficarra
NAYS: None
Abstain: None
Absent: Perez

PUBLIC COMMENT

Maureen Schwabacher, apt. #222, complained about the garbage being rolled out under her window.

Executive Director Noll explained that we have already decided to move the garbage to the corner of the parking lot.

Chairman Ficarra announced that Councilwoman DeJesus is being honored at the Chamber of Commerce and that Commissioner Perez is at a Board of Ed meeting now.

COMMUNICATIONS - none

REPORTS

Executive Director Noll stated that the relocation of Green Oak is now complete and that she will be hosting a "Welcome Home" party for the residents and is inviting all to attend.

NEW BUSINESS

- a) Reso #3342 – Rescind Contract Amendment and Change Order #1 for the Finn Towers Façade Upgrade in the Amount of \$145,450.00 as Approved by Reso #3341

Motion moved by Commissioner Pires and seconded by Commissioner Kenny to adopt Resolution #3342.

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

The Chair thereupon declared said motion approved.

- b) Reso #3343 – Resolution to Accept the Audit for FYE 9/30/23

Motion moved by Commissioner Walker and seconded by Commissioner Michelson to adopt Resolution #3343.

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

The Chair thereupon declared said motion approved.

c) Reso #3344 – Annual Notice of Regular Meetings – 11/24 through 10/25

Motion moved by Commissioner Agarwal and seconded by Commissioner Kenny to adopt Resolution #3344.

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

The Chair thereupon declared said motion approved.

d) Reso #3345 – Rescinding Reso #3327 – WHA Budget Reso for FY 10/1/24 to 9/30/25
(Introducing State Budget)

Motion moved by Commissioner Pires and seconded by Commissioner Michelson to adopt Resolution #3345.

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

The Chair thereupon declared said motion approved.

e) Reso #3346 – To Ratify Late Introduction and Submission of the WHA's Budget Reso for FY 10/1/24 to 9/30/25

Motion moved by Commissioner Walker and seconded by Commissioner Kenny to adopt Resolution #3346.

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

The Chair thereupon declared said motion approved.

f) Reso #3347 – Adopt Bill List for Sept. 2024

Motion moved by Commissioner Pires and seconded by Commissioner Michelson to adopt Resolution #3347.

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

The Chair thereupon declared said motion approved.

g) Reso #3348 - Adopt Bill List Red Oak – Sept. 2024

Motion moved by Commissioner Michelson and seconded by Commissioner Agarwal to adopt Resolution #3348.

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

The Chair thereupon declared said motion approved.

COMMENTS

Chairman Ficarra stated that the Youth Service Dept. is having a meeting for parents as children are vaping. He stated that the vaping companies are shrewdly marketing to kids. He also mentioned that the Woodbridge Health Dept. is actively dealing with this issue.

Commissioner Agarwal stated that the elevator in Cooper Towers is still not working.

Executive Director Noll stated that the part was being removed from Olsen's elevator this week and will replace the part that is not working at Cooper Towers.

Commissioner Agarwal asked if we have Zumba as he has a friend who would like to teach it.

Executive Director Noll stated that we do but the grant funding is up and we are going to re-apply.

Chairman Ficarra stated that there is a language barrier and that we should see if Commissioner Agarwal's friend may be helpful.

Commissioner Pires stated that all is good.

Commissioner Michelson stated that all is good.

Commissioner Walker stated that this is the last day for class.

The regular meeting commenced at 6:50 PM and went immediately into the annual reorganization meeting.

Motion to designate Counsel Corrison to be temporary Chairperson for the reorganization meeting was moved by Commissioner Kenny and seconded by Commissioner Walker and all present voted in favor.

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

Abstain: None
Absent: Perez

Counsel Corrison opened the floor to nominations for chairperson.

Motion to nominate Commissioner Ficarra for Chairperson of the Housing Authority of the Township of Woodbridge for the ensuing fiscal year moved by Commissioner Kenny and seconded by Commissioner Pires.

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

There were no more nominations for Chairperson.

Motion to close nominations for Chairperson was moved by Commissioner Kenny and seconded by Commissioner Pires.

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

Roll call to elect Commissioner Ficarra:

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

Counsel Corrison returned the Chair to Chairman Ficarra.

Chairman Ficarra asked for nominations for Vice-Chair.

Motion to nominate Commissioner Kenny for Vice Chairman moved by Commissioner Pires and seconded by Commissioner Michelson.

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

There were no more nominations for Vice Chair.

Motion to close nominations for Vice Chairperson was moved by Commissioner Walker and seconded by Commissioner Pires.

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

Roll call to elect Commissioner Kenny:

ROLL CALL: Agarwal Kenny Michelson Perez Pires Walker Ficarra

AYES: Agarwal Kenny Michelson Pires Walker Ficarra

NAYS: None

Abstain: None

Absent: Perez

Remarks:

Chairman Ficarra stated that he is honored by this nomination but that this will be his last year as the Chairman.

ADJOURNMENT

Motion by Commissioner Pires and seconded by Commissioner Agarwal to adjourn at 7:05 PM.

All commissioners present voted in favor.

Elizabeth Noll
Executive Director/Secretary