

**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 Greiner Towers, 460 Inman Ave., Colonia, NJ at 6:30 PM on Nov.13, 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.

Executive Director Noll read the notice of compliance as follows:

On October 22, 2024, 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:

Sharad Agarwal, Commissioner
Ryan Michelson, Commissioner
Jenny Perez, Commissioner (via phone)
Paul Pires, Commissioner
Gregg Ficarra, Chairman

Council Liaison:
Lizbeth DeJesus

Administration :
Elizabeth Noll, Executive Director

ABSENT

Commissioners:

John Kenny, Vice Chair
Shontay Walker, Commissioner

Authority General Counsel:
Terrence J. Corrison, Esq., Breslin & Breslin

A motion to approve the minutes of the regular/reorg. meeting of Oct. 16, 2024 was made by Commissioner Agarwal and seconded by Commissioner Pires and upon roll call the vote was as follows:

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

PUBLIC COMMENT:

Joanne Chin, apt. #307, wanted to know if the garbage chutes will ever be re-opened. She stated that she never had a problem before.

Executive Director Noll stated that they will be closed indefinitely for health and safety concerns.

Diane Janasie, apt. #226, stated that the chutes being open have never been an issue before, it's more convenient.

Executive Director Noll stated that the garbage rooms are open during business hours for trash and there are bins outside for after hours.

Josephine Zahrachik, apt. #311, agreed that the chutes were open for the 25 years that she has been in the building, without issue. Some tenants are too elderly to walk to dumpsters and it is too high and too heavy.

Executive Director Noll stated that no one has to ever walk to the dumpster, they can leave garbage in their apartments after hours or long weekends due to holidays. She stated that she will pay staff overtime to take garbage out at least once during a long holiday.

Chairman Ficarra stated that we will look into getting a dumpster with a side opening or one with plastic lids so they are not so heavy.

Michael Suswal, apt. #320, agreed that the chutes should be open, and they were told that they would be. He stated that it is dangerous to walk out during inclement weather to toss garbage.

Executive Director Noll reiterated that no one ever has to walk to the garbage outside and that things have changed and they will still remain closed.

Maggie Marone, apt. #221, very aggressively yelled that her health is important and that we better not open those chutes again.

Chairman Ficarra told Ms. Marone to speak respectfully and that we already agreed to keep chutes closed.

COMMUNICATIONS:

REPORTS: no comments

NEW BUSINESS

a) Reso #3349 – 2025 Adopted Budget Reso for the WHA FY: 10/1/24 to 9/30/25

Motion moved by Commissioner Michelson and seconded by Commissioner Perez to adopt Resolution #3349.

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

The Chair thereupon declared said motion approved.

b) Reso #3350 – FYE24 Annual SEMAP Certification Form 52648

Motion moved by Commissioner Agarwal and seconded by Commissioner Pires to adopt Resolution #3350.

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

The Chair thereupon declared said motion approved.

c) Reso #3351 – Annual Update of HCV Utility Allowance

Motion moved by Commissioner Pires and seconded by Commissioner Perez to adopt Resolution #3351.

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

The Chair thereupon declared said motion approved.

d) Reso #3352 – Adopt the Revised Section 8 Administrative Plan (Admin. Plan)

Motion moved by Commissioner Michelson and seconded by Commissioner Pires to adopt Resolution #3352.

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

The Chair thereupon declared said motion approved.

e) Reso #3353 – Adopt Bill List for Oct. 2024

Motion moved by Commissioner Perez and seconded by Commissioner Agarwal to adopt Resolution #3353.

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

The Chair thereupon declared said motion approved.

f) Reso #3354 – Adopt Bill List Red Oak – Oct. 2024

Motion moved by Commissioner Agarwal and seconded by Commissioner Michelson to adopt Resolution #3354.

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

The Chair thereupon declared said motion approved.

g) Reso #3355 – Adopt Bill List Green Oak – Oct. 2024

Motion moved by Commissioner Michelson and seconded by Commissioner Perez to adopt Resolution #3355.

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

The Chair thereupon declared said motion approved.

h) Reso #3356 – Adopt Revised Table of Organization

Motion moved by Commissioner Agarwal and seconded by Commissioner Pires to adopt Resolution #3356.

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

The Chair thereupon declared said motion approved.

i) Reso #3357 – Updating Position and Starting Salary Ranges for 2024

Motion moved by Commissioner Pires and seconded by Commissioner Michelson to adopt Resolution #3357.

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

The Chair thereupon declared said motion approved.

j) Reso #3358 – Establishing the Payment Standards for HCV Program

Motion moved by Commissioner Michelson and seconded by Commissioner Agarwal to adopt Resolution #3358.

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

The Chair thereupon declared said motion approved.

k) Reso #3359 – Accept and Adopt Job Description – Administrative Asst.

Motion moved by Commissioner Perez and seconded by Commissioner Agarwal to adopt Resolution #3359.

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

The Chair thereupon declared said motion approved.

COMMENTS:

Commissioner Agarwal stated that God is always good.

Commissioner Pires that all is good. He mentioned that the YMCA is holding a fundraiser to stop homelessness.

Commissioner Michelson stated that he is doing alright. He reminded everyone that we are in a drought and to please conserve water usage.

Commissioner Perez stated that she was sorry that she couldn't be there. She stated that she won the election for the BOE and thanked everyone. She mentioned that it means a lot to her. She also mentioned that she is hosting an annual toy drive in honor of her son's foundation from now until December 19th.

Executive Director Noll asked that commissioners please tell our Woodbridge residents that the two bedroom family waiting list is still open on-line but only to the first 100 applicants. There is still room, so please get the word out if you know of someone in need.

ADJOURNMENT

Motion by Commissioner Pires and seconded by Commissioner Michelson to adjourn at 7:19 PM.

All commissioners present voted in favor.

Elizabeth Noll
Executive Director/Secretary