

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 Green Oak, 535 New Brunswick Ave., Fords, NJ at 6:30 PM on Dec. 9, 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
John Kenny, Vice Chair
Jenny Perez, Commissioner
Paul Pires, Commissioner
Gregg Ficarra, Chairman

ABSENT

Commissioners:

Ryan Michelson, Commissioner
Shontay Walker, Commissioner

Council Liaison:
Lizbeth DeJesus

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

Administration :
Elizabeth Noll, Executive Director

A motion to approve the minutes of the regular meeting of Nov. 13, 2024 was made by Commissioner Pires and seconded by Commissioner Perez and upon roll call the vote was as follows:

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

PUBLIC COMMENT:

Surey Feliciano and her husband Carlos, Apt, #214, stated that there is an issue with the electricity. She stated that they can't plug in the stove or microwave. There is also a problem with the HVAC unit as it constantly needs to be fixed and that it has been cold since Thursday. She also mentioned that she was spoken to rudely by the HVAC vendor who stated that we don't want to be bothered anymore. Ms. Feliciano then stated that the water pours right out of the shower and that it is designed poorly. She mentioned that she slipped and hurt her hip and had to purchase her own water barrier.

Chairman Ficarra apologized for the vendor's action.

Executive Director Noll stated that we already handled the vendor and he has been fired. All the other issues are a work in progress.

COMMUNICATIONS:

REPORTS: no comments

NEW BUSINESS

- a) Reso #3360 – Reso Authorizing a Rent Increase in the Amount of 3.30% for Red Oak, 300 Old Road, Sewaren, NJ

Motion moved by Commissioner Kenny and seconded by Commissioner Pires to adopt Resolution #3360.

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

The Chair thereupon declared said motion approved.

- b) Reso #3361 – Reso Authorizing a Rent Increase in the Amount of 5.11% for Greiner Towers, 460 Inman Ave., Colonia, NJ; Cooper Towers, 1422 Oak Tree Road, Iselin, NJ; and Green Oak, 535 New Brunswick Ave., Fords, NJ

Motion moved by Commissioner Agarwal and seconded by Commissioner Perez to adopt Resolution #3361.

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

The Chair thereupon declared said motion approved.

- c) Reso #3362 – Reso Authorizing a Rent Increase in the Amount of 5.00% for Adams Towers, 555 Rahway Ave., Woodbridge, NJ and; Finn Towers, 19 Martin Terrace, Woodbridge, NJ

Motion moved by Commissioner Perez and seconded by Commissioner Agarwal to adopt Resolution #3362.

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

The Chair thereupon declared said motion approved.

- d) Reso #3363 – Renew Auditing Services for YE 9/30/24 to Polcari & Co. for \$15,000

Motion moved by Commissioner Pires and seconded by Commissioner Kenny to adopt Resolution #3363.

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

The Chair thereupon declared said motion approved.

- e) Reso #3364 – Appointment of a Fund Commissioner and Alternate Fund commissioner for 2025

Motion moved by Commissioner Agarwal and seconded by Commissioner Perez to adopt Resolution #3364.

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

The Chair thereupon declared said motion approved.

- f) Reso #3365 – Adopt Bill List for Nov. 2024

Motion moved by Commissioner Kenny and seconded by Commissioner Pires to adopt Resolution #3365.

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

Abstain: None
Absent: Michelson Walker

The Chair thereupon declared said motion approved.

g) Reso #3366 – Adopt Bill List Red Oak – Nov. 2024

Motion moved by Commissioner Perez and seconded by Commissioner Agarwal to adopt Resolution #3366.

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

The Chair thereupon declared said motion approved.

h) Reso #3367 – Adopt Bill List Green Oak – Nov. 2024

Motion moved by Commissioner Pires and seconded by Commissioner Kenny to adopt Resolution #3367.

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

The Chair thereupon declared said motion approved.

COMMENTS:

Chairman Ficarra stated that the commissioners need to think about who should be the next Chairman.

Commissioner Agarwal asked why the building problems were not checked earlier.

Chairman Ficarra stated that these issues are normal growing pains.

Commissioner Perez stated that she will be having David's Touch 15th Annual fundraiser. She mentioned that Executive Director Noll and her staff are volunteering and that this really touched her heart.

Executive Director Noll stated that Melanie Oliveras headed up holiday donations for our seniors. The entire staff will be dressing up, donating and handing out blankets to all of our residents.

ADJOURNMENT

Motion by Commissioner Perez and seconded by Commissioner Agarwal to adjourn at 7:26 PM.

All commissioners present voted in favor.

Elizabeth Noll
Executive Director/Secretary