

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 its regular meeting in the community room of Finn Towers, 19 Martin Terrace, Woodbridge, NJ, in the Township of Woodbridge, New Jersey at 7:00 PM on January 8, 2018, the hour and date duly established for the holding of such meeting.

The Chair called the meeting to order, led the Pledge of Allegiance, and held a moment of silence.

Executive Director Brightman read the Notice of Compliance with the Open Public Meetings Act P.L. 1975, C.231 which provided that notice of this meeting of the Board of Commissioners of the Housing Authority of the Township of Woodbridge was provided in the following manner:

On October 4, 2017, a copy of the notice of this meeting setting forth the date, time and location of this regular meeting was posted on the Housing Authority's official designated bulletin board located at 20 Bunns Lane, Woodbridge, NJ, sent to Town Hall for posting and was faxed to the Home News Tribune and Star Ledger.

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

PRESENT

ABSENT

Commissioners:

John Kenny, Commissioner
Ryan Michelson, Commissioner
Jenny Perez-Rosado, Commissioner
Rukmal Rupasinghe, Commissioner
Shontay Walker, Commissioner
Gregg Ficarra, Chairman

Ketan Shah, Commissioner

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

Council Liaison:
Lizbeth DeJesus, Councilwoman

Administration:
Donna Brightman, Executive Director
Mike Yannuzzi, Maintenance Manager

Administration:
Maureen Guiney, Executive Asst.
Larry Stecker, Maintenance Director

A motion to approve the minutes of the Regular Meeting held on December 4, 2017 was made by Commissioner Michelson and seconded by Commissioner Walker and upon roll call the vote was as follows:

ROLL CALL: Kenny Michelson Perez-Rosado Rupasinghe Shah Walker Ficarra
AYES: Kenny Michelson Perez-Rosado Rupasinghe Walker Ficarra

NAYS: None
Abstain: None
Absent: Shah

PUBLIC COMMENT

John Bundschuk, 3D, stated that he gave a letter to staff concerning the moving of the gazebo outside of 25 feet for smokers.

Executive Director Brightman stated that she did not receive said letter.

Chairman Ficarra stated although he does not smoke, he respects the right of others to do so.

Mr. Bundschuk also stated that he sent the letter to the Mayor and did not get a response.

Chairman Ficarra stated that he would have the staff look into it.

Andrew Dajacek, 5G, stated that he supports the suggestion to move the gazebo. He stated that he was a performer and around smokers. Currently, the gazebo is underutilized and a waste of the structure. He did not understand how people from the 6th floor complained of smelling smoke.

Chairman Ficarra responded that he has heard Mr. Dajacek perform and enjoyed it.

Mr. Dajacek said it's not right that the smokers do not have a place to smoke.

George Hall, 2I, stated that the building was filthy! The laundry room, elevators, and hallways are not clean. He also complained that his electric bill was too high and asked why he has to pay for utilities as Perth Amboy tenants do not.

Executive Director Brightman responded that he could apply to another building that has paid utilities if he wishes.

Mr. Hall went on to say that Perth Amboy Housing keeps their buildings much cleaner than Woodbridge. He also stated that the laundry company is from Baltimore and the hallway stinks.

Linda Drakoulis, 6D, stated that the smoke from the gazebo did come up to the sixth floor. She inquired as to the difference between HUD and Section 8.

Chairman Ficarra responded that with public housing, the subsidy is with the building and with Section 8, the tenant. Section 8 is a HUD program.

Ms. Drakoulis stated that she cleans the laundry room and people need to show respect.

Mr. Bundschuk asked what RAD was.

Chairman Ficarra responded the Rental Demonstration program provides project based vouchers.

COMMUNICATIONS – none

REPORTS

Chairman Ficarra asked the Executive Director if there was momentum with the Teamster's contract.

Executive Director Brightman responded, no.

Chairman Ficarra then asked if construction picked-up on Bunns Lane.

Executive Director Brightman responded that it has not.

NEW BUSINESS

a) Reso #2902 – Appointment of a Fund Commissioner for 2018

Motion moved by Commissioner Walker and seconded by Commissioner Kenny to adopt Resolution #2902.

ROLL CALL: Kenny Michelson Perez-Rosado Rupasinghe Shah Walker Ficarra
AYES: Kenny Michelson Perez-Rosado Rupasinghe Walker Ficarra
NAYS: None
Abstain: None
Absent: Shah

The Chair thereupon declared said motion approved.

b) Reso #2903 – Authorizing the Reappointment of the Alternate Fund Commissioner 2018

Motion moved by Commissioner Kenny and seconded by Commissioner Rupasinghe to adopt Resolution #2903.

ROLL CALL: Kenny Michelson Perez-Rosado Rupasinghe Shah Walker Ficarra
AYES: Kenny Michelson Perez-Rosado Rupasinghe Walker Ficarra
NAYS: None
Abstain: None
Absent: Shah

The Chair thereupon declared said motion approved.

c) Reso #2904 – Ratify RAD Special Bond Counsel Contract with McManimon, Scotland & Bauman up to \$65,000

Motion moved by Commissioner Walker and seconded by Commissioner Michelson to adopt Resolution #2904.

ROLL CALL: Kenny Michelson Perez-Rosado Rupasinghe Shah Walker Ficarra
AYES: Kenny Michelson Perez-Rosado Rupasinghe Walker
NAYS: None
Abstain: Ficarra
Absent: Shah

The Chair thereupon declared said motion approved.

d) Reso #2905 – Renew the Contract for Painting Services Contractor to MAC Painting 2/1/18-1/31/20

Motion moved by Commissioner Michelson and seconded by Commissioner Rupasinghe to adopt Resolution #2905.

ROLL CALL: Kenny Michelson Perez-Rosado Rupasinghe Shah Walker Ficarra
AYES: Kenny Michelson Perez-Rosado Rupasinghe Walker Ficarra
NAYS: None
Abstain: None
Absent: Shah

The Chair thereupon declared said motion approved.

e) Reso #2906 – Award Special RAD Bond Counsel Contract to McManimon, Scotland & Bauman

Motion moved by Commissioner Perez-Rosado and seconded by Commissioner Michelson to adopt Resolution #2906.

Discussion

Linda Drakoulis, 6D, asked who can apply.

Chairman Ficarra responded the people that currently live in Stern will go to the new project.

ROLL CALL: Kenny Michelson Perez-Rosado Rupasinghe Shah Walker Ficarra
AYES: Kenny Michelson Perez-Rosado Rupasinghe Walker Ficarra
NAYS: None
Abstain: None
Absent: Shah

The Chair thereupon declared said motion approved.

f) Reso #2907 – Adopting Monthly Bill List for December 2017

Motion moved by Commissioner Kenny and seconded by Commissioner Michelson to adopt Resolution #2907.

ROLL CALL: Kenny Michelson Perez-Rosado Rupasinghe Shah Walker Ficarra
AYES: Kenny Michelson Perez-Rosado Rupasinghe Walker Ficarra
NAYS: None
Abstain: None
Absent: Shah

The Chair thereupon declared said motion approved.

g) Reso #2908 – Reso Award Plumbing Services to Dunigan 2018

Motion moved by Commissioner Perez-Rosado and seconded by Commissioner Michelson to adopt Resolution #2908.

Discussion

Chairman Ficarra asked about the Authority's experience with Dunigan.

Maintenance Manager Yannuzzi responded that they know our buildings and their work is fantastic.

ROLL CALL: Kenny Michelson Perez-Rosado Rupasinghe Shah Walker Ficarra
AYES: Kenny Michelson Perez-Rosado Rupasinghe Walker Ficarra
NAYS: None
Abstain: None
Absent: Shah

The Chair thereupon declared said motion approved.

h) Reso #2909 – Reso Award Financial Advisor Contract to Phoenix Advisors, LLC for an Amount up to \$25,000

Motion moved by Commissioner Rupasinghe and seconded by Commissioner Walker to adopt Resolution #2909.

ROLL CALL: Kenny Michelson Perez-Rosado Rupasinghe Shah Walker Ficarra
AYES: Kenny Michelson Perez-Rosado Rupasinghe Walker
NAYS: None
Abstain: Ficarra
Absent: Shah

The Chair thereupon declared said motion approved.

i) Reso #2910 – Award Contract for Computer Technician to Intrep Solutions LLC from 1/1/18 through 12/31/19

Motion moved by Commissioner Walker and seconded by Commissioner Michelson to adopt Resolution #2910.

ROLL CALL: Kenny Michelson Perez-Rosado Rupasinghe Shah Walker Ficarra
AYES: Kenny Michelson Perez-Rosado Rupasinghe Walker Ficarra
NAYS: None
Abstain: None
Absent: Shah

The Chair thereupon declared said motion approved.

j) Reso #2911 – Award Contract for the Lock Replacements at Greiner, Finn & Adams Towers to Dekoff's PA Lock Co. for \$39,559

Motion moved by Commissioner Perez-Rosado and seconded by Commissioner Kenny to adopt Resolution #2911.

ROLL CALL: Kenny Michelson Perez-Rosado Rupasinghe Shah Walker Ficarra
AYES: Kenny Michelson Perez-Rosado Rupasinghe Walker Ficarra
NAYS: None
Abstain: None
Absent: Shah

The Chair thereupon declared said motion approved.

k) Reso #2912 – Award Contract for the Hallway Floor Replacements at Cooper Towers

Motion moved by Commissioner Kenny and seconded by Commissioner Michelson to adopt Resolution #2912.

ROLL CALL: Kenny Michelson Perez-Rosado Rupasinghe Shah Walker Ficarra
AYES: Kenny Michelson Perez-Rosado Rupasinghe Walker Ficarra
NAYS: None
Abstain: None
Absent: Shah

The Chair thereupon declared said motion approved.

COMMISSIONER COMMENTS

Commissioner Perez-Rosado wished all a happy, healthy and a new year full of love.

Commissioners Michelson and Kenny wished all a Happy New Year.

Commissioner Walker wished all a Happy New Year and said may it be productive and healthy.

Commissioner Rupasinghe wished all a Happy New Year and said may it be prosperous.

COUNCIL LIAISON

Council Liaison DeJesus wished all a Happy New Year and a prosperous one.

ADJOURNMENT

Motion by Commissioner Kenny and seconded by Commissioner Perez-Rosado to adjourn at 7:35 PM.

All commissioners present voted in favor.

Donna Brightman
Executive Director/Secretary