

MINUTES OF THE REGULAR MEETING  
OF THE COMMISSIONERS OF THE HOUSING AUTHORITY  
OF THE TOWNSHIP OF WOODBRIDGE

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The Commissioners of the Housing Authority of the Township of Woodbridge held its regular meeting in the community room of Stern Towers, 55 Brook Street, Woodbridge, NJ, in the Township of Woodbridge, New Jersey at 7:00 PM on February 5, 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.

Donna 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 (phone)  
Ryan Michelson, Commissioner  
Shontay Walker, Commissioner  
Gregg Ficarra, Chairman

Sharad Agarwal, Commissioner  
Jenny Perez-Rosado, Commissioner  
Rukmal Rupasinghe, Commissioner

Authority General Counsel:  
Terrence Corriston, 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 January 8, 2018 was made by Commissioner Michelson and seconded by Commissioner Walker and upon roll call the vote was as follows:

ROLL CALL:           Agarwal Kenny Michelson Perez-Rosado Rupasinghe Walker Ficarra  
AYES:                 Kenny Michelson Walker Ficarra  
NAYS:                 None

Abstain: None  
Absent: Agarwal Perez-Rosado Rupasinghe

## **PUBLIC COMMENT**

Janice Samuels-Siena inquired as to why they have not signed the RAD lease.

Executive Director Brightman stated that the new lease is not signed until the RAD closing and we have not closed yet.

Moyra Kalina, 1G, stated that she and Ms. Siena are on the resident council and they get asked questions all the time about the new building.

Executive Director Brightman replied that the new building will not be ready in November as it will more likely be ready next summer or fall. She stated that it is a complicated deal that not only involves constructing a new building but selling Stern Towers.

Terry Wissing, 1H, stated that the parking lot lights were off.

Maintenance Supervisor Yannuzzi responded that the power line for the lights was broken during the tank removal and it will not be repaired. He said there are lights on the building that light the lot as well.

## **COMMUNICATIONS – none**

## **REPORTS – no comments**

Executive Director Brightman stated that a new report has been added which reflects the work being done on the senior buildings referred to as Olsen 355.

## **NEW BUSINESS**

a) Reso #2913 – Adopting Monthly Bill List for January 2018

Motion moved by Commissioner Walker and seconded by Commissioner Michelson to adopt Resolution #2913.

### Discussion

Chairman Ficarra noted that there is now a separate bill list for RAD expenditures.

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

The Chair thereupon declared said motion approved.

b) Reso #2914 – Reso of the WHA Making Application to the Local Finance Bd. Pursuant to N.J.S.A. §40A:5A-6 AND §40A:12A-29 for the Proposed Issuance of Not to Exceed \$6,700,000.00 of One or More Series of Housing Revenue Bonds (RAD), Series 2018, and Authorizing and Approving Certain Matters in Connection Therewith

Motion moved by Commissioner Walker and seconded by Commissioner Michelson to adopt Resolution #2914.

Discussion

Executive Director Brightman noted that the Stern/Red Oak project is going to the Local Finance Board in March for approval.

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

The Chair thereupon declared said motion approved.

c) Reso #2915 – Reso Authorizing the WHA to Enter into a Cooperative Pricing Agreement with the Township of Woodbridge for a Period of Two Years (4/19/18-4/18/20)

Motion moved by Commissioner Walker and seconded by Commissioner Michelson to adopt Resolution #2915.

Discussion

Chairman Ficarra stated that this is shared services for DPW items and labor.

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

The Chair thereupon declared said motion approved.

c) Reso #2916 – Reso Accepting the Resignation of Ketan Shah

Motion moved by Commissioner Michelson and seconded by Commissioner Walker to adopt Resolution #2916.

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

The Chair thereupon declared said motion approved.

### **COMMISSIONER/COUNCIL COMMENTS**

Councilwoman DeJesus commented about the new units on Bunns Lane and mentioned that the street name is going to be changed. She feels that this is a positive step for the children due to the negative connotations attached to Bunns Lane. She stated that the units look beautiful and she can't wait to see them.

Chairman Ficarra noted that the street has been narrowed which has stopped the speeding. He mentioned the new street name is Veteran's Way.

Counsel Corrison noted that years ago Executive Director Brightman tried to change the street name but it was met with resistance from the homeowners that lived on Bunns Lane.

### **ADJOURNMENT**

Motion by Commissioner Walker and seconded by Commissioner Michelson to adjourn at 7:25 PM.

All commissioners present voted in favor.

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Donna Brightman  
Executive Director/Secretary