

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 Adams Towers, 555 Rahway Ave., Woodbridge, NJ, in the Township of Woodbridge, New Jersey at 7:00 PM on March 4, 2019, the hour and date duly established for the holding of such meeting.

Chairman Ficarra 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 9, 2018, 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 10 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

Commissioners:

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

Council Liaison:

Lizbeth DeJesus, Councilwoman

Administration:

Donna Brightman, Executive Director
Mike Yannuzzi, Maintenance Manager

ABSENT

Commissioners:

Jenny Perez-Rosado, Commissioner

Authority General Counsel:

Terrence Corrison, Esq., Breslin & Breslin

A motion to approve the minutes of the Regular Meeting held on February 4, 2019 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 Pires Walker Ficarra

AYES: Agarwal Kenny Michelson Pires Walker Ficarra

NAYS: None

Abstain: None

Absent: Rosado

PUBLIC COMMENT

Richard Knips, apt. #3J, asked what the meeting was about.

Chairman Ficarra explained how commissioner meetings work.

The tenants stated that they were happy with the new stoves and refrigerators. They also thanked Mike Yannuzzi for the good job he does with the snow removal and they thanked Danielle Fusco for assisting them with various things in the building.

Theresa Basile, apt. #4E, Finn Towers, said her refrigerator makes a knocking sound.

Chairman Ficarra said that happened to him, it was too close to the wall and once he moved it the sound went away.

Maintenance Manager Yannuzzi said he would be up in the morning to check on it.

Mr. Knips stated that the contractor who did the power washing made marks on his antique car.

(Note: Mr. Knips was given the proper procedure to follow in making a claim. When the incident occurred, he did not follow through.)

COMMUNICATIONS

Chairman Ficarra noted that the Authority received an FSS grant in the amount of \$23,262.

REPORTS

Executive Director Brightman reported that she met with the First Aid Squad and they are happy with the new arrangement of how to respond to medical alerts. They will no longer have to respond to accidental calls.

Executive Director Brightman also reported that she attended a walk-through of Red Oak and the building is framed. The anticipated delivery date is July/August.

NEW BUSINESS

- a) Reso #2987 – Award Contract for Boiler Repair Contractor to Kelin Heating from 4/1/19 to 3/31/21

Motion moved by Commissioner Walker and seconded by Commissioner Agarwal to adopt Resolution #2987.

Discussion

Executive Director Brightman stated that it was a sealed bid proposal and awarded to the lowest bidder.

ROLL CALL: Agarwal Kenny Michelson Perez-Rosado Pires Walker Ficarra

AYES: Agarwal Kenny Michelson Pires Walker Ficarra

NAYS: None

Abstain: None

Absent: Perez-Rosado

The Chair thereupon declared said motion approved.

b) Reso #2988 – Establish Additional Preference Point for Applicants 62 and Over

Motion moved by Commissioner Pires and seconded by Commissioner Agarwal to adopt Resolution #2988.

Discussion

Chairman Ficarra explained that currently the WHA has a designated housing plan which spells out how many units are assigned for the elderly (62 and over) and the disabled. Designated housing plans are for public housing entities and now that we converted to RAD and are no longer public housing, the current housing plan will expire in June.

The administration is recommending that we adopt a specific preference for the elderly so that we continue to maintain the balance that the designated housing plan provided.

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

The Chair thereupon declared said motion approved.

c) Reso #2989 – Adopting Monthly Bill List for the Month of February 2019

Motion moved by Commissioner Michelson and seconded by Commissioner Walker to adopt Resolution #2989.

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

The Chair thereupon declared said motion approved.

d) Reso #2990 – Reso Authorizing a Rent Increase in the Amount of 2.15% for Cooper Towers & Olsen Towers

Motion moved by Commissioner Kenny and seconded by Commissioner Walker to adopt Resolution #2990.

Discussion

Chairman Ficarra explained that the next three resolutions deal with the percentage of rent increases allowed by HUD. He went on to say that these increases do not affect the tenants' rent portion. He stated that the increase is determined by the number of units, bedroom sizes and the amount of debt.

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

The Chair thereupon declared said motion approved.

e) Reso #2991 – Reso Authorizing a Rent Increase in the Amount of 2.10% for Adams & Finn Towers

Motion moved by Commissioner Kenny and seconded by Commissioner Walker to adopt Resolution #2991.

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

The Chair thereupon declared said motion approved.

f) Reso #2992 – Reso Authorizing a Rent Increase in the Amount of 2.15% for Greiner Towers

Motion moved by Commissioner Kenny and seconded by Commissioner Walker to adopt Resolution #2990.

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

The Chair thereupon declared said motion approved.

COMMENTS

Commissioner Agarwal noted that it was his first certificate issued to him in this country (Rutgers classes.)

Commissioner Agarwal stated that at Executive Director Brightman's request he would be meeting with the tenants at Cooper about the proper disposal of food. He also inquired to Councilwoman DeJesus about the brine put on Green Street and why it wasn't put on all the streets.

Councilwoman DeJesus responded that it's normally done to streets with a lot of traffic as it's costly.

Councilwoman DeJesus then stated that she met with officials and she is feeling hopeful about getting a traffic light at the Red Oak site. She mentioned that the St. Patrick's Day parade was this weekend.

Councilwoman DeJesus also wanted the BOC to know that some of her students live on Bunns Lane and they are so happy to have their new units!

ADJOURNMENT

Motion by Commissioner Agarwal and seconded by Commissioner Kenny to adjourn at 7:25 PM.

All commissioners present voted in favor.

Donna Brightman
Executive Director/Secretary