

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 Greiner Towers, 460 Inman Ave., Colonia, NJ, in the Township of Woodbridge, New Jersey at 7:00 PM on May 6, 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:

Ryan Michelson, Commissioner
Jenny Perez-Rosado, Commissioner
Paul Pires, Commissioner
Shontay Walker, Commissioner
Gregg Ficarra, Chairman

Council Liaison:

Lizbeth DeJesus, Councilwoman

Administration:

Donna Brightman, Executive Director
Mike Yannuzzi, Maintenance Supervisor

ABSENT

Commissioners:

Sharad Agarwal, Commissioner
John Kenny, Vice Chair

Authority General Counsel:

Terrence Corrison, Esq., Breslin & Breslin

A motion to approve the minutes of the Regular Meeting held on April 1, 2019 was made by Commissioner Walker and seconded by Commissioner Michelson and upon roll call the vote was as follows:

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

Absent: Agarwal Kenny

PUBLIC COMMENT

Marge Struben, apt. 111, spoke as the resident council president representing the tenants as follows:

- Inquired as to when they could expect new air conditioners.
 - Executive Director Brightman replied that we are having trouble finding a unit that fits the opening but one is coming on Wednesday and, hopefully, it works.
- She stated that the lawn service needs to do a better job filling in holes and cleaning up.
 - Executive Director Brightman stated that she would relay the message.
- She stated that they would like the numbers repainted in the parking lot.
 - Maintenance Manager Yannuzzi stated that he would put it on the list.
- She stated that they would like cameras that go from the building directly to the police department so the building can be watched.
 - A discussion between Ms. Struben and Chairman Ficarra took place as to live cameras vs. recording cameras.
- She stated that the windows were hard to open.
 - Maintenance Manager Yannuzzi responded that they could be lubricated and that he will inform Sean Cashin.
- She stated that they would like more maintenance workers.
- She inquired as to why the door alarms were not put back on.
 - Maintenance Manager Yannuzzi said because it sets off an alarm that can only be shut-off by staff and it's not necessary as the new doors are self-closing.
- She asked if they could have plants in the hallway.
 - Executive Director Brightman responded, no, the Fire Dept. does not allow it. They want them clear of debris.
- She stated that they wanted more parking.
 - Chairman Ficarra suggested that we ask St. John Vianney if we could use some spaces. Executive Director Brightman realized that the staff and Section 8 clients were taking spaces. She told the tenants they would be leaving the end of June. She also stated that they can have unauthorized cars towed.

Pat Settles, apt. 217, wanted an explanation of the resident council funds.

Executive Director Brightman stated that with RAD they receive \$25 per unit of which \$15 must be used for training activities.

Madhusudan Butala, in apt. #302, stated that the new stove is not to their requirements and they cannot cook Indian food. He requested a gas stove.

Councilwoman DeJesus stated that this was a common complaint in the other buildings and tenants were shown how to use the stove. She suggested that Commissioner Agarwal should come to speak with them.

Executive Director Brightman asked Ms. Struben when the next meeting was.

Ms. Struben responded next Tuesday.

Monserate Castigila stated that someone stole her wallet while she was at a resident council meeting.

Chairman Ficarra and Executive Director Brightman instructed her to call the police.

COMMUNICATIONS

Chairman Ficarra congratulated the staff on the High Performer SEMAP score. He stated that we always raise the bar and make it look easy and expressed thanks to the staff.

REPORTS

Chairman Ficarra reminded the BOC of Phyllis Williams' retirement lunch on May 10.

NEW BUSINESS

a) Reso #2996 – Adopting Monthly Bill List for April 2019

Motion moved by Commissioner Rosado and seconded by Commissioner Walker to adopt Resolution #2996.

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

AYES: Michelson Perez-Rosado Pires Walker Ficarra

NAYS: None

Abstain: None

Absent: Agarwal Kenny

The Chair thereupon declared said motion approved.

b) Reso #2997 - Designate General Counsel to Breslin & Breslin from 6/1/19 through 5/31/20

Motion moved by Commissioner Michelson and seconded by Commissioner Pires to adopt Resolution #2997.

Discussion

Executive Director Brightman stated that Counsel Corrison is not here today as his dad passed away.

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

AYES: Michelson Perez-Rosado Pires Walker Ficarra

NAYS: None

Abstain: None

Absent: Agarwal Kenny

The Chair thereupon declared said motion approved.

c) Reso #2998 – Approve Contract Amendment & Change Order Deduction for the Kitchen Cabinet Replacements at Adams Towers & A/C Sleeve Replacements at Adams, Finn & Greiner Towers with GMT Contracting in the Amount of \$20,767.688

Motion moved by Commissioner Pires and seconded by Commissioner Walker to adopt Resolution #2998.

Discussion

Chairman Ficarra noted that this was a decrease due to the fact that the air conditioner sleeves at Greiner were not replaced.

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

The Chair thereupon declared said motion approved.

d) Reso #2999- Approve Change Order for the Exit Door Replacements at Finn, Adams, Cooper, Olsen & Greiner Towers with C&M Door Controls for the Amount of \$9,200

Motion moved by Commissioner Pires and seconded by Commissioner Michelson to adopt Resolution #2999.

Discussion

Chairman Ficarra noted that this is an increase as 2 extra doors were added to the contract.

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

The Chair thereupon declared said motion approved.

e) Reso #3000 – Award Labor Counsel Contract to Florio, Perrucci, Steinhardt & Capelli from May 1, 2019 to April 30, 2021

Motion moved by Commissioner Pires and seconded by Commissioner Walker to adopt Resolution #3000.

Discussion

Chairman Ficarra asked if they were our existing Counsel.

Executive Director Brightman replied that they were.

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

Absent: Agarwal Kenny

The Chair thereupon declared said motion approved.

f) Reso #3001 – Shared Services Agreement between the WHA and Housing Authority of the City of Perth Amboy for the WHA to Provide Qualified Purchasing Services to the PAHA for the Period of 6/1/19 through 5/31/21 at the Rate of \$110 per Hour

Motion moved by Commissioner Rosado and seconded by Commissioner Michelson to adopt Resolution #3001.

Discussion

Chairman Ficarra stated that it is always nice to have the extra funding that shared services brings in.

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

The Chair thereupon declared said motion approved.

f) Reso #3002 – Extend Contract for Landscaping Services

Motion moved by Commissioner Michelson and seconded by Commissioner Pires to adopt Resolution #3002.

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

The Chair thereupon declared said motion approved.

COMMENTS

Commissioner Michelson stated that he accepted a new job with EWTN, the Catholic TV Network.

Commissioner Walker stated that her son graduated and is working as a mechanic.

Commissioner Pires stated that he was asked to become a Deacon at his church.
Commissioner Rosado stated that she was organizing a motorcycle run fundraiser for David's Touch.

Councilwoman DeJesus stated that, hopefully, Commissioner Agarwal will be able to help the residents with the stoves. She stated that her daughter found a dress for her dance.

Chairman Ficarra wished all a Happy Mother's Day.

Executive Director Brightman stated that her son was home this weekend.

ADJOURNMENT

Motion by Commissioner Rosado and seconded by Commissioner Michelson to adjourn at 7:45 PM.

All commissioners present voted in favor.

Donna Brightman
Executive Director/Secretary