

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 regularly scheduled meeting via: <http://global.gotomeeting.com/join/7594765>

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Access Code: 247-594-765#

or calling into access code at 7:00 PM on November 1, 2021, the hour and date duly established for the holding of such meeting.

Chairman Ficarra called the meeting to order at 7:00 PM. The flag was saluted.

At this time, a moment of silence was held for John Guiney, Maureen Guiney's husband who passed away on October 30, 2021.

Executive Director Brightman read the Notice of Compliance with the Open Public Meetings Act. 1975, C.231 which provided that adequate 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 26, 2021, a copy of the notice of this meeting setting forth the date and time of this regularly scheduled meeting was posted along with an adequate electronic notice, sent to Town Hall for posting and was faxed to the Home News Tribune and Star Ledger. The link for this meeting was also posted on the WHA website.

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

PRESENT

ABSENT

Commissioners:

Commissioner:

Ryan Michelson, Commissioner  
Jack Kenny, Vice Chair  
Jenny Perez-Rosado, Commissioner  
Paul Pires, Commissioner  
Gregg Ficarra, Chairman

Sharad Agarwal, Commissioner  
Shontay Walker, Commissioner

Council Liaison:  
Lizbeth DeJesus

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

Administration:  
Donna Brightman, Executive Director

A motion to approve the minutes of the Reorg. /Regular Meeting held on October 4, 2021 was made by Commissioner Rosado 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: Kenny Michelson Perez-Rosado Pires Ficarra  
NAYS: None  
Abstain: None  
Absent: Agarwal Walker

**PUBLIC COMMENT** – none

**COMMUNICATIONS** - none

**REPORTS** – no comments

### **NEW BUSINESS**

a) Reso #3158 – Shared Services Agreement between the WHA and PAHA for the WHA to Provide Qualified Purchasing Services to the PAHA for the Period of 6/1/21 through 5/3/23 at the Rate of \$115 Per Hour

Motion moved by Commissioner Kenny and seconded by Commissioner Pires to adopt Resolution #3158.

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

The Chair thereupon declared said motion approved.

b) Reso #3159 – Adopting the Monthly Bill List for October 2021

Motion moved by Commissioner Michelson and seconded by Commissioner Rosado to adopt Resolution #3159.

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

The Chair thereupon declared said motion approved.

c) Reso #3160 – Adopting the Monthly Bill List for October 2021-Red Oak

Motion moved by Commissioner Pires and seconded by Commissioner Kenny to adopt Resolution #3160.

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

The Chair thereupon declared said motion approved.

d) Reso #3161 – Ratify the Renewal of the Fee Accountant Agreement with William Katchen, C.P.A. from 7/1/21 through 6/30/22 for \$37,800

Motion moved by Commissioner Kenny and seconded by Commissioner Michelson to adopt Resolution #3161.

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

The Chair thereupon declared said motion approved.

e) Reso #3162 – Award Contract for the Flooring Replacements at Greiner Towers to J Morano Contracting for \$55,000

Motion moved by Commissioner Rosado and seconded by Commissioner Pires to adopt Resolution #3162.

### Discussion

Executive Director Brightman stated that this is the last building to receive the new flooring. We have had this contractor for Finn and Adams and he did a great job.

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

The Chair thereupon declared said motion approved.

### **COMMENTS**

Commissioner Rosado stated that tomorrow is a big day for her, the Board of Education election. I am excited and counting the hours. She thanked all the commissioners for their support and stated that she met so many great people so either way she is a winner.

Chairman Ficarra wished her good luck.

Commissioner Michelson stated that he is doing well.

Chairman Ficarra stated that we appreciate Commissioner Rosado's hard work.

Commissioner Pires wished Commissioner Rosado good luck and stated that his son just got engaged recently. I hope that we can meet in person soon. He mentioned that people should remember to turn their clocks back.

Commissioner Kenny wished Commissioner Rosado good luck and congratulated Commissioner Pires and wished all a Happy Thanksgiving.

Councilwoman DeJesus stated that she is proud of our election slate and can't wait until tomorrow is over. She mentioned that her son is heading to the nationals and her daughter published her first article. She loves seeing her kids come into their own. She stated that she is proud of Executive Director Brightman and her staff as they are always so accommodating and asked Executive Director Brightman not to go anywhere.

Counsel Corrison wished Commissioner Rosado good luck.

Executive Director Brightman announced that Executive Assistant Maureen Guiney is coming back to work for two days a week. She mentioned that her son, Dan, is getting married as well in March of 2023. She also stated that Olsen Towers is scheduled for approval next week by HUD.

Chairman Ficarra stated that his daughter is in New Orleans and that the Jets won. He went on to say that the Town has water donations for the seniors. There has been a change in how the Middlesex Water rates the supply. The water has not changed but the values have gone from 40 parts to 14; therefore, the water quality does not meet standards. It's the same water but different standards. He mentioned that there is a lot of misinformation out there.

## **ADJOURNMENT**

Motion by Commissioner Pires and seconded by Commissioner Rosado to adjourn at 7:33 PM.

All commissioners present voted in favor.

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Donna Brightman  
Executive Director/Secretary