

MINUTES OF THE ANNUAL
REORGANIZATION/RESCHEDULED 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 Annual Reorganization/Rescheduled meeting at Red Oak Manor, 300 Old Road, Sewaren, NJ at 6:30 PM on October 17, 2022, 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 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 4, 2022, a copy of the notice of this meeting setting forth the date, time and location of this reorganizational and rescheduled meeting was posted on the Woodbridge Housing Authority's website, 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, Commissioner (7:05 PM)
Jenny Perez, Commissioner
Paul Pires, Commissioner
Gregg Ficarra, Chairman

Authority General Counsel:
Terrence Corriston, Esq., Breslin & Breslin
(6:45 PM)

Administration:
Donna Brightman, Executive Director
Larry Stecker, Maintenance Director

Motion to designate Executive Director Brightman to be temporary Chairperson for the reorganization meeting was moved by Commissioner Perez and seconded by Commissioner Pires and all present voted in favor.

ABSENT

Commissioners:

Ryan Michelson, Commissioner
Shontay Walker, Commissioner

Council Liaison:
Lizbeth DeJesus, Councilwoman

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

Absent: Kenny Michelson Walker

Executive Director Brightman opened the floor to nominations for chairperson.

Motion to nominate Commissioner Ficarra for Chairperson of the Housing Authority of the Township of Woodbridge for the ensuing fiscal year moved by Commissioner Perez and seconded by Commissioner Pires.

ROLL CALL: Agarwal Kenny Michelson Perez Pires Walker Ficarra

AYES: Agarwal Perez Pires Ficarra

NAYS: None

Abstain: None

Absent: Kenny Michelson Walker

There were no more nominations for Chairperson.

Motion to close nominations for Chairperson was moved by Commissioner Pires and seconded by Commissioner Agarwal.

ROLL CALL: Agarwal Kenny Michelson Perez Pires Walker Ficarra

AYES: Agarwal Perez Pires Ficarra

NAYS: None

Abstain: None

Absent: Kenny Michelson Walker

Roll call to elect Commissioner Ficarra as Chairman:

ROLL CALL: Agarwal Kenny Michelson Perez Pires Walker Ficarra

AYES: Agarwal Perez Pires Ficarra

NAYS: None

Abstain: None

Absent: Kenny Michelson Walker

Executive Director Brightman returned the Chair to Chairman Ficarra.

Chairman Ficarra asked for nominations for Vice-Chair.

Motion to nominate Commissioner Kenny for Vice Chairman moved by Commissioner Pires and seconded by Commissioner Perez.

ROLL CALL: Agarwal Kenny Michelson Perez Pires Walker Ficarra

AYES: Agarwal Perez Pires Ficarra

NAYS: None

Abstain: None

Absent: Kenny Michelson Walker

There were no more nominations for Vice Chair.

Motion to close nominations for Vice Chairperson was moved by Commissioner Pires and seconded by Commissioner Perez.

ROLL CALL: Agarwal Kenny Michelson Perez Pires Walker Ficarra

AYES: Agarwal Perez Pires Ficarra

NAYS: None

Abstain: None

Absent: Kenny Michelson Walker

Roll call to elect Commissioner Kenny as Vice Chairman:

ROLL CALL: Agarwal Kenny Michelson Perez Pires Walker Ficarra

AYES: Agarwal Perez Pires Ficarra

NAYS: None

Abstain: None

Absent: Kenny Michelson Walker

Remarks

Chairman Ficarra thanked the commissioners for their support. Commissioners Perez, Pires and Agarwal offered their congratulations.

The reorganization meeting commenced at 6:41PM and was followed by the regular meeting at 6:42 PM.

A motion to approve the minutes of the Rescheduled Meeting held on September 12, 2022 was made by Commissioner Perez and seconded by Commissioner Agarwal and upon roll call the vote was as follows:

ROLL CALL: Agarwal Kenny Michelson Perez Pires Walker Ficarra

AYES: Agarwal Perez Pires Ficarra

NAYS: None

Abstain: None

Absent: Kenny Michelson Walker

PUBLIC COMMENT - none

COMMUNICATIONS

Chairman Ficarra congratulated Commissioner Perez on her reappointment to the board. He noted the letter from HUD approving the Family Self-Sufficiency Action Plan.

REPORTS

Chairman Ficarra questioned Maintenance Director Stecker on the cell tower gas leak.

Maintenance Director Stecker responded it was from the generator.

NEW BUSINESS

a) Reso #3207 – Designate Official Newspapers, Fiscal Year Ending 9/30/23

Motion moved by Commissioner Agarwal and seconded by Commissioner Perez to adopt Resolution #3207.

ROLL CALL: Agarwal Kenny Michelson Perez Pires Walker Ficarra

AYES: Agarwal Perez Pires Ficarra

NAYS: None

Abstain: None

Absent: Kenny Michelson Walker

The Chair thereupon declared said motion approved.

b) Reso #3208 – Annual Notice of Regular Meetings – 11/22 through 10/23

Motion moved by Commissioner Pires and seconded by Commissioner Agarwal to adopt Resolution #3208.

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

The Chair thereupon declared said motion approved.

c) Reso #3209 - Adopting Monthly Bill List for the Month of September 2022

Motion moved by Commissioner Perez and seconded by Commissioner Pires to adopt Resolution #3209.

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

The Chair thereupon declared said motion approved.

d) Reso #3210 – Adopting Monthly Bill list for the Month of September 2022 (Red Oak)

Motion moved by Commissioner Agarwal and seconded by Commissioner Pires to adopt Resolution #3210.

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

The Chair thereupon declared said motion approved.

e) Reso #3211 – Rent Write-off for Red Oak Manor

Motion moved by Commissioner Perez and seconded by Commissioner Pires to adopt Resolution #3211.

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

The Chair thereupon declared said motion approved.

f) Reso #3212 – Rent Write-off for Olsen Towers

Motion moved by Commissioner Agarwal and seconded by Commissioner Perez to adopt Resolution #3212.

Discussion

Commissioner Agarwal asked if there was any way to recoup these funds.

Chairman Ficarra replied not if they are deceased, others go to rent collection.

ROLL CALL: Agarwal Kenny Michelson Perez Pires Walker Ficarra

AYES: Agarwal Perez Pires Ficarra

NAYS: None

Abstain: None

Absent: Kenny Michelson Walker

The Chair thereupon declared said motion approved.

g) Reso #3213 – Approve Purchase of 2022 Ford F320 Pickup Truck 4x4 for \$40,499.00

Motion moved by Commissioner Perez and seconded by Commissioner Agarwal to adopt Resolution #3213.

Discussion

Executive Director Brightman stated that Christina Smolder is to be commended for thinking outside the box. A car dealer purchased extra trucks via the State procurement process which then allowed us to purchase from him as the bidding procedures were followed in the initial purchase of the vehicle.

ROLL CALL: Agarwal Kenny Michelson Perez Pires Walker Ficarra

AYES: Agarwal Perez Pires Ficarra

NAYS: None

Abstain: None

Absent: Kenny Michelson Walker

The Chair thereupon declared said motion approved.

COMMENTS

Frances Wilson, unit #104, entered the meeting after the public comment and Chairman Ficarra allowed her to speak.

Ms. Wilson stated that the people who work here do a good job. There were bugs but it's been taken care of. See those flags outside, I did that as I had two husbands that were veterans. She stated that she has been in the building for 3 years and has 8 grandchildren and 16 great grandchildren.

Chairman Ficarra thanked her for attending the meeting.

ADJOURNMENT

Motion by Commissioner Kenny and seconded by Commissioner Pires to adjourn at 7:05 PM.

All commissioners present voted in favor.

Donna Brightman
Executive Director/Secretary