

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 regular scheduled meeting in Finn Towers, 19 Martin Terrace, Woodbridge, NJ at 6:30 PM on Monday, January 9, 2023, the hour and date duly established for the holding of such meeting.

Chairman Ficarra called the meeting to order at 6:30 PM. The flag was saluted.

Executive Director Brightman read the notice of compliance as follows:

On October 20, 2022, a copy of the schedule of regular meetings setting forth the date, time and location of this meeting was sent to the Township of Woodbridge and posted on the Woodbridge Housing Authority's website. A copy of said schedule was also faxed to the Star Ledger and The Home News Tribune on the same date.

PRESENT

Commissioners:

Gregg Ficarra, Chairman
Jack Kenny, Vice Chair (6:33PM)
Ryan Michelson, Commissioner (6:33 PM)
Jenny Perez, Commissioner
Paul Pires, Commissioner
Shontay Walker, Commissioner

ABSENT

Commissioners:

Sharad Agarwal, Commissioner

Council Liaison:
Lizbeth DeJesus

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

Administration:

Donna Brightman, Executive Director
Larry Stecker, Maintenance Director

A motion to approve the minutes of the Regular meeting of December 12, 2022 was made by Commissioner Walker and seconded by Commissioner Perez and upon roll call the vote was as follows:

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

PUBLIC COMMENT:

Ms. Debbie Llewelyn, Finn #2A, had a bathroom leak and wanted to know when the wall would be repaired.

Maintenance Director Stecker stated that he would look into the matter.

Victor Reynaga, Adams #5E, stated that he has roaches caused by another tenant and wants the issue addressed.

Chairman Ficarra responded that we are hiring a new extermination company to address the issue.

Margaret Angelino, Adams #3C, stated that her neighbor got hit by a car crossing the street to go to Walgreen's and that something needs to be done as it is dangerous. She then suggested to Mr. Reynaga that he get electronic plug-ins to keep the roaches out.

Ms. Llewelyn stated that someone is spitting in the elevator and a dog went in the elevator as well.

Sara Pastrana Rivera, Finn #3k, stated that her tires were punctured and the camera didn't cover it.

Chairman Ficarra responded that we will review the camera coverage.

Robert Fenton, Adams #3E, stated that he was honored to live here as the residents are nice and Melanie Oliveras, Al Adams and Kenny Alfano do a great job.

COMMUNICATIONS - none

REPORTS

Executive Director Brightman's report:

Chairman Ficarra stated that he attended the staff holiday party and that everyone had a good time.

Resident Services report:

Chairman Ficarra noted that he spoke to the Mayor about hiring more social workers to help us out.

NEW BUSINESS

a) Reso #3225 - Adopting the Monthly Bill List for December 2022

Motion moved by Commissioner Walker and seconded by Commissioner Michelson to adopt Resolution #3225.

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

The Chair thereupon declared said motion approved.

b) Reso #3226 – Adopting the Monthly Bill List for December 2022 (Red Oak)

Motion moved by Commissioner Pires and seconded by Commissioner Walker to adopt Resolution #3226.

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

c) Reso #3227 – Reso Revising the Starting Salary Ranges and Adopting the Position of Housing Manager

Motion moved by Commissioner Walker and seconded by Commissioner Perez to adopt Resolution #3227.

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

d) Reso #3228 – Reso to Accept FSS Grant Funds in the Amount of \$35,000

Motion moved by Commissioner Walker and seconded by Commissioner Kenny to adopt Resolution #3228.

Discussion

Chairman Ficarra commented that it's good to see money coming in.

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

e) Reso #3229 – Reso Authorizing a Three Month Leave of Absence for Employee #100421 Effective 12/1/22

Motion moved by Commissioner Perez and seconded by Commissioner Walker to adopt Resolution #3229.

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

f) Reso #3230 – Reso Freezing Employee Health Benefit Contribution at the 2022 Level for a One-year Period Ending 12/31/23

Motion moved by Commissioner Perez and seconded by Commissioner Walker to adopt Resolution #3230.

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

g) Reso #3231 – Authorize the Appointment of a Fund Commissioner for 2023

Motion moved by Commissioner Walker and seconded by Commissioner Michelson to adopt Resolution #3231.

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

h) Reso #3232 – Award Contract for Pest Control Services to Anchor Pest Control from 2/1/23 through 1/31/24 for \$34,860

Motion moved by Commissioner Kenny and seconded by Commissioner Walker to adopt Resolution #3232.

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

The Chair thereupon declared said motion approved.

COMMENTS

Commissioner Pires stated that all is well.

Commissioner Michelson wished all a Happy New Year.

Maintenance Director Stecker wished all a healthy and prosperous new year.

Chairman Ficarra stated that Councilwoman DeJesus' step-dad passed away and that is why she is not here. He then wished all a Happy New Year.

Commissioner Kenny wished all a Happy New Year.

Commissioner Perez wished all a Happy New Year and stated that her cigar company is off to a good start.

Commissioner Walker stated that all is well and that she is looking forward to expanding her day care.

ADJOURNMENT

Motion by Commissioner Kenny and seconded by Commissioner Michelson to adjourn at 7:30 PM.

All commissioners present voted in favor.

Donna Brightman
Executive Director/Secretary