

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 at 5 PM on February 13, 2022 via zoom as follows:

Join Zoom Meeting

<https://us02web.zoom.us/j/81470113276?pwd=Q2l1bmM1YW5rNEdBWFRtU0dtanN2UT09>

Meeting ID: 814 7011 3276

Passcode: 941429

One tap mobile

+13092053325,,81470113276#,,,,*941429# US

+13126266799,,81470113276#,,,,*941429# US (Chicago)

Find your local number: <https://us02web.zoom.us/j/81470113276?pwd=Q2l1bmM1YW5rNEdBWFRtU0dtanN2UT09>

Chairman Ficarra called the meeting to order at 5:00 PM.

Executive Director Brightman read the notice of compliance as follows:

On February 2, 2023, 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:

Sharad Agarwal, Commissioner
Gregg Ficarra, Chairman
Jack Kenny, Vice Chair
Jenny Perez, Commissioner
Paul Pires, Commissioner
Shontay Walker, Commissioner

Council Liaison:

Lizbeth DeJesus

Authority General Counsel:

Terrence Corriston, Esq., Breslin & Breslin

Administration:

Donna Brightman, Executive Director

ABSENT

Commissioners:

Ryan Michelson, Commissioner

Administration:

Larry Stecker, Maintenance Director

A motion to approve the minutes of the Regular meeting of January 9, 2023 was made by Commissioner Kenny 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 Kenny Perez Pires Walker Ficarra
NAYS: None
Abstain: None
Absent: Michelson

PUBLIC COMMENT:

None

COMMUNICATIONS

Chairman Ficarra congratulated the team on the SEMAP score.

REPORTS

Maintenance Director's report:

Chairman Ficarra stated that you can see from Maintenance Director Stecker's report there is an on-going problem with tenant housekeeping and roaches. He stated that Maintenance Director Stecker also enclosed a copy of the Olsen parking lot. The developer needed to take tenant parking to store equipment; therefore, the Town is letting the tenants use the public parking.

Charman Ficarra also stated that you can see in Ms. Giles report and the building managers' reports that tenant housekeeping continues to be a problem.

NEW BUSINESS

a) Reso #3233 - Adopting the Monthly Bill List for January 2023

Motion moved by Commissioner Walker and seconded by Commissioner Perez to adopt Resolution #3233.

Discussion

Executive Director Brightman stated that she sent out a new bill list.

Chairman Ficarra asked what was added.

Executive Director Brightman responded that it was a bill from Certified Protection.

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

Abstain: None
Absent: Michelson

The Chair thereupon declared said motion approved.

b) Reso #3234 – Adopting the Monthly Bill List for January 2023 (Red Oak)

Motion moved by Commissioner Perez and seconded by Commissioner Agarwal to adopt Resolution #3234.

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

The Chair thereupon declared said motion approved.

c) Reso #3235 – Extend Contract for Generator Maintenance and Repair Contractor with Genserve, Inc. from 2/1/23 – 1/31/25 for an Amount not to Exceed \$40,000

Motion moved by Commissioner Kenny and seconded by Commissioner Walker to adopt Resolution #3235.

Discussion

Chairman Ficarra asked if we used this company before.

Executive Director Brightman answered that they are our current contractor.

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

The Chair thereupon declared said motion approved.

d) Reso #3236 – Extend Contract for Elevator Services Contractor with Current Elevator from 2/1/23 through 1/31/25

Motion moved by Commissioner Perez and seconded by Commissioner Kenny to adopt Resolution #3236.

Discussion

Executive Director Brightman stated that Current Elevator is our current contractor.

ROLL CALL: Agarwal Kenny Michelson Perez Pires Walker Ficarra

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

The Chair thereupon declared said motion approved.

e) Reso #3237 - Designate Laundry Service Company for Tenant Use at All Senior Buildings from April 1, 2023 Through March 31, 2025

Motion moved by Commissioner Agarwal and seconded by Commissioner Walker to adopt Resolution #3237.

Discussion

Executive Director Brightman stated that FMB is our current provider.

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

The Chair thereupon declared said motion approved.

f) Reso #3238 – Reso Authorizing to Post RAD Conversion Transfer from 555 to 537 New Brunswick Ave., Fords, NJ

Motion moved by Commissioner Pires and seconded by Commissioner Agarwal to adopt Resolution #3238.

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

The Chair thereupon declared said motion approved.

COMMENTS

Commissioner Pires stated that all is good and that he is enjoying the warm winter.

Commissioner Walker stated that nothing much is happening and that she is waiting for spring.

Commissioner Agarwal stated that all is well and that he is happy.

Commissioner Perez stated that everything is great, but she wants to offer her condolences to Commissioner Walker as the Eagles lost the Superbowl.

Commissioner Kenny had no comment.

Counsel Corrison stated that the WHA staff is busy sending him court cases, one had 38 photos of the tenant's living conditions.

Executive Director Brightman stated that Olsen is underway and that Dan is getting married next month. She mentioned that she is leading a build to Romania. She asked if anyone wants to come?

Councilwoman DeJesus stated that she spoke to the Chief of Staff about adding social workers to help the WHA with tenants. The Avenel concert is 5/20, come and dance. The women's history flag raising is on 3/7. We are honoring women athletes.

Chairman Ficarra stated that upon suggestion, the Mayor is considering adding the WHA disabled tenants to senior transportation. He stated that Executive Director Brightman and he are meeting next week with Steve Jobin, the Director of the Raritan Bay YMCA, to discuss tenant issues and programs. He stated that Commissioner Pires is on the board of the YMCA.

Chairman Ficarra stated that Healthier Middlesex is offering a Mental Health First Aid class which he took. He asked if the WHA had any interest in sending the building managers, as it gives you tools and resources for dealing with mental health issues.

Executive Director Brightman responded, absolutely, please send the information.

Chairman Ficarra then mentioned that the town is participating, along with Perth Amboy and Highland Park, in a program where mental health caseworkers ride with police officers to answer calls dealing with mental health issues. The police will not be in uniform and will use unmarked cars.

ADJOURNMENT

Motion by Commissioner Agarwal and seconded by Commissioner Perez to adjourn at 5:32 PM.

All commissioners present voted in favor.

Donna Brightman
Executive Director/Secretary