

MINUTES OF A REGULAR MEETING OF THE COMMISSIONERS OF
THE HOUSING AUTHORITY OF THE BOROUGH OF
HIGHLAND PARK



The Commissioners of the Housing Authority of the Borough of Highland Park met in a Regular Session in the Community Room of the S.J. Kronman Apartments located at 242 South Sixth Avenue, Highland Park, NJ at 6:30 PM on April 8, 2015, the hour and date duly established for the holding of said meeting.

The meeting was called to order by Chairwoman Reh.

Housing Director Sriwardena 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 Borough of Highland Park was provided in the following manner:

On January 14, 2015, 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 242 South Sixth Avenue, Highland Park, NJ, sent to Borough Hall for posting and was faxed to the Home News Tribune and Star Ledger and posted on the website.

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

PRESENT

Commissioners:

Morgan Chen, Commissioner
Steve Chudnick, Commissioner
Charlotte Quaintance, Commissioner
Diane Reh, Chairwoman
Evelyn Sedehi, Commissioner
Amanda Thomas, Vice Chair

Administration:
Brightman, Executive Director
Runi Sriwardena, Housing Director-HP
Mike Yannuzzi, Maintenance Manager-WHA

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

ABSENT

Commissioners:

Burton Weltman, Commissioner

Council Liaison:
Joshua Fine

Administration:
Kathy Blaha, Housing Director-WHA Donna

Minutes:

A motion to approve the minutes of the regular meeting held on March 11, 2015 was made by Commissioner Sedehi and seconded by Commissioner Morgan.

ROLL CALL: Chen Chudnick Quaintance Reh Sedehi Thomas Weltman
AYES: Chen Chudnick Quaintance Reh Sedehi Thomas
NAYS: None
Abstain: None
Absent: Weltman

The Chair thereupon declared said motion approved.

Public Comment: none

Communications: none

Reports:

Executive Director's Report:

Executive Director Brightman spoke of her follow-up report from the 3/11/15 BOC meeting and stated that she spoke to the tenant and advised her to seek assistance from legal aid as the matter is out of our hands.

Commissioner Sedehi asked what UPCS stood for.

Executive Director Brightman stated that it is the Uniform Physical Condition Standards.

Commissioner Chen asked about the meeting with Pastor Seth and what was discussed?

Executive Director Brightman stated that we discussed Section 8, housing issues and potential housing projects.

Commissioner Sedehi asked about Lauren Adams' Section 8 training. Chairwoman Reh and Commissioner Sedehi both thought that this was a good idea.

Commissioner Sedehi asked about the Section 8 briefing.

Executive Director Brightman stated that Section 8 tenants were given information on how to look for apartments and the Section 8 rules.

Chairwoman Reh asked about the tenant art show.

Commissioner Quaintance stated that she attended and was amazed by the talent.

Executive Director Brightman stated that she interviewed several candidates for the Maintenance Manager position.

Executive Director Brightman stated that the RAD process has begun and the units were taken out of PIC.

Attorney's Report:

Council Corrison stated that he filed the non-profit corporation with the State. He mentioned that there is a backlog of 6 to 8 weeks. He also discussed tenant issues with Housing Manager Sriwardena.

Accountant's Report: none

Staff Reports:

Runi Sriwardena's report:

Commissioner Chudnick inquired about Gus' health.

Commissioner Sedehi asked how Easter Seals works.

Housing Manager Sriwardena explained it. She further stated that we applied for a maintenance worker.

Chairwoman Reh mentioned that former board member, Irene Dworeck, was on the board of Easter Seals.

Housing Manager Sriwardena stated that this was suggested by a tenant, Karin Jackson.

Commissioner Thomas inquired about the alarm trouble signals.

Housing Manager Sriwardena stated that this is at the family site and stated that AFA was investigating the situation.

Chairwoman Reh asked how many tenants attended the tenant meeting.

Housing Manager Sriwardena stated that there were approximately 45-50 people there and the non-attendees received a letter of what transpired.

Commissioner Chudnick asked if the cameras were operational.

Housing Manager Sriwardena replied that they are.

Section 8 Report:

Commissioner Sedehi asked what searching meant.

Executive Director Brightman replied that it is looking for an apartment.

Committee Reports:

Commissioner Sedehi reported that the Personnel Committee, Commissioners Reh and Chen, meet and interviewed two of the finalists. The committee selected Joe Thurston as his experience was solid and he had a good personality. Commissioner Chen agreed and Chairwoman Reh stated that he starts on Monday.

RESOLUTIONS

a) Reso #2015-17 – Award a Salary Increase Effective 4/1/15 for All Employees

Motion moved by Commissioner Sedehi and seconded by Commissioner Thomas to adopt Resolution #2015-17.

ROLL CALL: Chen Chudnick Quaintance Reh Sedehi Thomas Weltman
AYES: Chen Chudnick Quaintance Reh Sedehi Thomas
NAYS: None
Abstain: None
Absent: Weltman

The Chair thereupon declared said motion approved.

b) Reso #2015-18 – Designate Official Newspaper

Motion moved by Commissioner Sedehi and seconded by Commissioner Chen to adopt Resolution #2015-18.

ROLL CALL: Chen Chudnick Quaintance Reh Sedehi Thomas Weltman
AYES: Chen Chudnick Quaintance Reh Sedehi Thomas
NAYS: None
Abstain: None
Absent: Weltman

The Chair thereupon declared said motion approved.

c) Reso #2015-19 – Adopting Monthly Bill List

Motion moved by Commissioner Sedehi and seconded by Commissioner Chudnick to adopt Resolution #2015-19.

Discussion:

Commissioner Sedehi asked why there were two Poland Spring bills.

ROLL CALL: Chen Chudnick Quaintance Reh Sedehi Thomas Weltman
AYES: Chen Chudnick Quaintance Reh Sedehi Thomas
NAYS: None
Abstain: None
Absent: Weltman

The Chair thereupon declared said motion approved.

d) Reso #2015-20 – Award Contract for Mason Contractor from 5/1/15 – 4/30/17

Motion moved by Commissioner Sedehi and seconded by Commissioner Chudnick to adopt Resolution #2015-20.

ROLL CALL: Chen Chudnick Quaintance Reh Sedehi Thomas Weltman
AYES: Chen Chudnick Quaintance Reh Sedehi Thomas
NAYS: None
Abstain: None
Absent: Weltman

The Chair thereupon declared said motion approved.

e) Reso #2015-21 – Banking Resolution

This Reso was pulled from the agenda by the Executive Director to research RAD and whether or not to include it.

New Business – none

Second Public Comment

Juan Ratliff, family housing, asked why there is not a backup for the exterminator and inspector when they go on vacation. He also stated that there were a lot of leaves on the property.

Housing Manager Sriwardena stated that we just awarded the landscaping contractor.

Tom Nolan stated that he would like to move to a bigger apartment.

Chairwoman Reh stated that this is not the forum to discuss and to meet with Housing Manager Sriwardena.

Mr. Ratliff then stated that tenant visitors should have parking stickers. He stated that he wants to see police presence because the warmer weather is coming and people will be hanging out.

ADJOURNMENT

Motion by Commissioner Sedehi and seconded by Commissioner Chen to adjourn at 6:55PM.

All commissioners present voted in favor.

Donna Brightman, Exec. Director/Secretary