

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 May 13, 2015, the hour and date duly established for the holding of said meeting.

The meeting was called to order by Chairwoman Reh.

Housing Director Blaha 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.

The pledge of allegiance was recited.

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

PRESENT

ABSENT

Commissioners:

Commissioners:

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

Burton Weltman, Commissioner

Council Liaison:  
Joshua Fine

Administration:

Donna Brightman, Executive Director  
Kathy Blaha, Housing Director-WHA  
Runi Sriwardena, Housing Director-HP  
Mike Yannuzzi, Maintenance Manager-WHA

Authority General Counsel:

Terrence Corrison, Esq., Breslin & Breslin

Joe Thurston, Maintenance Manager

Minutes:

A motion to approve the minutes of the regular meeting held on April 8, 2015 was made by Commissioner Sedehi and seconded by Commissioner Chen.

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:

M.P. stated that in the one month that Joe Thurston has been at Highland Park, he has made positive changes.

Communications: none

Reports:

Executive Director's Report:

Commissioner Sedehi asked about the RAD tenant meeting.

Executive Director Brightman stated that it was for new tenants and she just wanted to let everyone know that HPHA did receive a conditional RAD award.

Attorney's Report:

Counsel Corrison stated that it's been a routine month with no new issues.

Accountant's Report: none

Staff Reports:

Runi Sriwardena's report:

Commissioner Chudnick asked about the garbage problem.

Housing Manager Sriwardena stated that tenants are not following the recycling rules. They are putting garbage in the recycling and also using bags to put recycling items in the can. The Borough's policy is that recycling cannot be deposited in plastic bags as the carrier will not allow it. Also, tenants are piling garbage upon full containers.

Commissioner Sedehi stated that perhaps if we had a separate disposal for plastic bags in the

garbage room it might help the situation. Also, put up posters.

Chairwoman Reh stated that a photo showing the correct way may help.

Housing Manager Sriwardena stated that we do translate the rules in various languages so it should be clear as to what the policy is.

Commissioner Chen stated people do not mean to be neglectful so if they actually see an image, they will comply.

Chairwoman Reh commented on Joe Thurston's report and stated that there were a lot of plumbing issues and, hopefully, with the RAD we can analyze and solve them.

Section 8 Report: none

Committee Reports:

Commissioner Chen stated that the Personnel Committee met to interview maintenance manager candidates and selected Joe Thurston.

### RESOLUTIONS

a) Reso #2015-22 — Approve a Four Day Workweek for the Months of July and August 2015 Motion to table by Commissioner Sedehi and seconded by Commissioner Chen.

#### Discussion

Chairwoman Sedehi stated that it is not certain that the Borough will do a four day workweek so we should wait until June to vote on this matter.

ROLL CALL TO TABLE: 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 #2015-23 — Designate Auditor EYE 3/31/15 to Hymanson, Parnes & Giampolo for the Sum of \$6,585

Motion moved by Commissioner Sedehi and seconded by Commissioner Thomas to adopt Resolution #2015-23.

#### Discussion

Commissioner Chudnick asked if this is the same auditor as last year.

Executive Director Brightman responded that it is.

Commissioner Sedehi asked if the price was the same.

Executive Director Brightman responded that she is not sure.

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 #2015-24 — Adopting Monthly Bill List for April 2015

Motion moved by Commissioner Sedehi and seconded by Commissioner Chen to adopt Resolution #2015-24.

#### Discussion

Commissioner Chudnick asked for an update on the elevators.

Executive Director Brightman stated that they are completed and working and one rehab is in progress.

Chairwoman Reh asked what OPED was.

Executive Director Brightman stated that it is an estimate of retirement obligations and a requirement for the audit.

Counsel Corrison stated that it should be for obligations for public employee benefits.

Chairwoman Reh asked what Stinson Field Services did.

Executive Director Brightman stated that it is services for the generator.

Commissioner Chen asked if it was cheaper to buy ice melt in the summer.

Executive Director Brightman stated that we have enough in stock at this time.

Commissioner Sedehi asked how the landscaper was doing.

Housing Manager Sriwardena stated that it is a big improvement.

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 #2015-25 — FY 2014 Annual SEMAP Certification Form 52648

Motion moved by Commissioner Sedehi and seconded by Commissioner Chudnick to adopt Resolution #2015-25.

#### Discussion

Chairwoman Reh asked what the Reso was about.

Executive Director Brightman responded that it's a self-certification of the Section 8 program.

Commissioner Chudnick stated that he was taking the PHAS/SEMAP class at Rutgers this weekend.

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.

#### New Business

Executive Director Brightman stated that we need to appoint seven people to the Highland Park Affordable Housing Corporation. Commissioners Reh, Sedehi and Chen volunteered.

Executive Director Brightman stated that she will prepare a resolution for the June meeting.

#### Second Public Comment

Karin Jackson, 3P, stated that she uses the steps a lot and that the hallways are dirty with candy wrappers, sugar packets, tissues, etc. She asked Housing Manager Sriwardena to write a letter to the tenants to keep them clean and went on to say that she slipped on gravel on the fourth floor. She said tenants are leaving their cigarette butts around and that Housing Manager Sriwardena should put something in the newsletter.

Housing Manager Sriwardena stated that All Risk is supposed to clean the hallways as part of the flood cleanup.

M.P. stated the plumbing should have cameras to perform an upper and lower endoscopy. She went on to say that she had a sink backup and we should instruct tenants not to throw food down the drain. Also, we should tell contractors to clean-up after themselves. She said if people did not use the plastic bags for recycling then Jeff Marder would not have to dumpster dive.

Executive Director Brightman stated that perhaps the Borough might look for a contractor that does allow plastic bags when it goes back out to bid.

Commissioner Sedehi stated that this is a suggestion for Joshua Fine.

Nancy Bernstein, 5R, asked why people just don't use the dumpsters outside.

Executive Director Brightman stated that not all can reach them.

Ms. Bernstein went on to say that she had a clog and Joe Thurston did a great job fixing it. She also stated that she would like to serve on the HPAHC.

Dee Donnelly, 1H, stated that people should smoke in the gazebo not near her apartment and mentioned that she will discuss this with Runi Sriwardena.

M.P. suggested that Ms. Sriwardena do a presentation or that someone from public works do it for the tenants on recycling requirements. She thanked all for the service.

## **ADJOURNMENT**

Motion by Commissioner Sedehi and seconded by Commissioner Chen to adjourn at 7:25 PM.

All commissioners present voted in favor.

Donna Brightman, Exec. Director/Secretary