

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 September 14, 2016, the hour and date duly established for the holding of said meeting.

The meeting was called to order by Chairwoman Reh.

Donna Brightman 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 19, 2016, 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

Commissioners:

Morgan Chen, Commissioner  
Steve Chudnick, Commissioner  
Matthew Hersh, Commissioner  
Raysa Martinez, Commissioner  
Donald Monk, Commissioner (6:35 PM)  
Diane Reh, Chairwoman  
Evelyn Sedehi, Commissioner

Council Liaison:

Joshua Fine (6:45 PM)

Authority General Counsel:

Terrence Corriston, Esq., Breslin & Breslin

Administration:

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

Minutes:

A motion to approve the minutes of the special meeting held on July 13, 2016 and the regular meeting held on August 24, 2016 was made by Commissioner Sedehi and seconded by Commissioner Chudnick.

Changes to the minutes of July 13, 2016 are as follows:

In the third paragraph of page 6, take out the word have and correct Dee's last name to Donally not Nolan.

ROLL CALL:           Chen Chudnick Hersh Martinez Monk Reh Sedehi  
AYES:                Chen Chudnick Hersh Monk Reh Sedehi  
NAYS:                None  
Abstain:             Martinez  
Absent:               None

The Chair thereupon declared said motion approved.

Public Comment:

Karen Jackson, Apt. 3P, stated that at the tenant meeting earlier today people complained about people using other floor laundry facilities. She stated it is the aides that do this because they only have a limited time and if the facilities are being used on the tenant's floor they go to other floors.

Commissioner Sedehi stated that this is a good point of information.

Ms. Jackson also commended the staff for no longer allowing smoking in front of the building as it's littered with cigarette butts.

Commissioner Sedehi stated that the benches were relocated to the back of the building.

Chairwoman Reh asked if we were subject to the smoking rule of being 25 feet away from the building.

Executive Director Brightman responded, yes.

Communications:

Chairwoman Reh congratulated Commissioner Monk on his re-appointment.

Executive Director Brightman's report/RAD Update:

Executive Director Brightman stated that her report was in the 8/24/16 packet, no report for this meeting.

Attorney Report:

Counsel Corrison stated that he was in court early today with a tenant in which an agreement was reached to transfer the tenant out of Samuel Kronman via a Section 8 voucher. He applauded Runi Sriwardena with her stick-to-it-iveness in providing documentation. This settlement is in the best interest for all concerned.

Commissioner Monk asked if the court time is included in Counsel Corrison's retainer.

Executive Director Brightman and Counsel Corrison replied, yes.

Commissioner Hersh asked if the tenant will stay in Highland Park.

Counsel Corrison responded with a voucher they do not have to stay in the Borough.

#### Staff Reports:

Commissioner Chudnick asked for an update on the recent flood.

Executive Director Brightman stated that one tenant has moved back into their apartment but the second unit is still not finished. She expressed displeasure in the time All Risk has taken to complete the job. She went on to acknowledge that they did do an outstanding job on the bathrooms. She informed the Board that the section taken out of the hallway floor could not be put back; therefore, the entire first floor will be replaced. Joe has not been able to occupy his apartment due to the tenant being relocated there.

#### Committee Reports

##### Facilities:

Commissioner Chen informed the board that we just received a letter from the Borough stating that we must submit the dumpster damage claim to our own carrier first. He went on to say that another incident damaging a dumpster occurred and that he will meet with Councilwoman Welkovits to discuss the situation. He went on to say that the authority was trying to be proactive by doing preventative maintenance on the drain lines but unfortunately it caused a pipe to break causing a flood. He asked Mike Yannuzzi if there was any way we could have prevented this by using thermo imaging to look at the pipes prior to cleaning them.

Maintenance Manager Yannuzzi said that he will inquire about cameras or thermo imaging. He went on to say that the pipe that broke was paper-thin at the elbow.

Chairwoman Reh asked if there should have been a pre-inspection.

Executive Director Brightman said that she will speak to Dunigan Plumbing to find out how this can be prevented in the future.

Commissioner Chen asked about Joe Thurston's responsibilities when he moves into Park Terrace.

Executive Director Brightman stated that she was discussing this with Housing Manager Sriwardena earlier today. The first step is to have Joe Thurston become familiar with the tenant lease to know what is allowed and what constitutes a lease violation.

Housing Manager Sriwardena stated that Mr. Thurston will have to use his judgement as to when to get involved or to call the Police.

Tenant Relations:

Commissioner Sedehi stated that she attended the tenant meeting earlier today. She said it was a wonderful meeting and very well attended. She passed the agenda around to the other commissioners. She went on to say that it appears that the tenant's home health aides are not following the rules. She asked that a packet be prepared for them.

Housing Manager Sriwardena stated that Kettly works with the aides and it could be a touchy situation with confidentiality.

Chairwoman Reh asked that a list of do and don'ts be given to tenants to give to their aides in both Spanish and English.

RESOLUTIONS

a) Reso #2016-38 - Adopting Monthly Bill List

Motion moved by Commissioner Chudnick and seconded by Commissioner Chen to adopt Resolution #2016-38.

Discussion

Commissioner Sedehi questioned check number 13568.

Executive Director Brightman said she would find out.

Commissioner Monk stated that the new dumpster bill was on the list. He asked if we purchased appliances in bulk or when needed.

Executive Director Brightman responded when needed.

ROLL CALL:	Chen	Chudnick	Hersh	Martinez	Monk	Reh	Sedehi
AYES:	Chen	Chudnick	Hersh	Martinez	Monk	Reh	Sedehi
NAYS:	None						
Abstain:	None						
Absent:	None						

The Chair thereupon declared said motion approved.

b) Reso #2016-39 – Establish a Capitalization Policy

Motion moved by Commissioner Monk and seconded by Commissioner Sedehi to adopt Resolution #2016-39.

Discussion

Executive Director Brightman explained that we already do this but the auditor wanted us to adopt a policy.

Commissioner Monk asked who implements this.

Executive Director Brightman responded that we do then it's given to the accountant for the audit.

Commissioner Martinez asked what type of equipment does this cover.

Executive Director Brightman responded the copier.

ROLL CALL:	Chen	Chudnick	Hersh	Martinez	Monk	Reh	Sedehi
AYES:	Chen	Chudnick	Hersh	Martinez	Monk	Reh	Sedehi
NAYS:	None						
Abstain:	None						
Absent:	None						

The Chair thereupon declared said motion approved.

### New Business

Commissioner Hersh distributed copies of Senate Bill 2254 stating that we may want to take a position on this. He explained that if passed this bill would hold town's responsible for present and prospective affordable housing needs. He said that the League of Municipalities is encouraging towns to support this by passing a resolution. He went on to say that this bill would "forgive" those towns that did not comply with COAH requirements for the period between 1999 and 2015. Matt feels that eliminating the "gap period" takes these towns that did not comply off the hook and it's not fair to the towns like Highland Park that did make every effort to comply and build affordable housing.

Commissioner Hersh stated that at the October meeting a member of the Housing and Community Development network would come to speak about this. He asked that everyone read the bill as we should not reward towns that did not act.

Chairwoman Reh thanked Commissioner Hersh for bringing this to the board's attention as she welcomes the opportunity for the commission to advocate for affordable housing.

Commissioner Martinez stated that because of her job she cannot take a position on the legislation.

Commissioner Hersh informed the Board of Highland Park Arts in the Park that will take place on September 25. He also stated that on September 19<sup>th</sup> there would be a meeting at the Senior Center concerning the Buck Woods development.

Housing Manager Sriwardena stated that she will post a notice.

Councilman Fine stated that the Mayor has met with interested parties in the area. He asked if we received any notices.

Executive Director Brightman replied, no, and suggested that the Mayor consider meeting with the tenants.

Commissioner Hersh said that he will attend the meeting as it could have an impact on our residents.

## Second Public Comment

Karen Jackson suggested that the residents throw their garbage and recycling directly in the dumpsters as opposed to overloading the cans. It looks and smells bad.

M.P. stated that doing preventative maintenance on the plumbing pipes is necessary, otherwise there will be backups. She remarked that Dunigan has made repairs in her apartment and they do a great job.

## **ADJOURNMENT**

Motion by Commissioner Sedehi and seconded by Commissioner Hersh to adjourn at 7:35PM.

All commissioners present voted in favor.

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Donna Brightman, Exec. Director/Secretary