

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 6:35 PM on Sept. 10, 2014, the hour and date duly established for the holding of said meeting.

The meeting was called to order by Commissioner Sedehi.

Kathy Blaha read a 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 December 17, 2013, 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 flag was saluted.

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

PRESENT

Commissioners:

Morgan Chen, Commissioner
Steve Chudnick, Commissioner
Charlotte Quaintance, Commissioner
Evelyn Sedehi, Chairwoman
Amanda Thomas, Commissioner
Burton Weltman, Commissioner (6:40 PM)

Council Liaison:
Susan Welkovits

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

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

ABSENT

Commissioners:

Diane Reh, Commissioner

Minutes

A motion to approve the minutes of the regular meeting held on July 11, 2014 was made by Commissioner Chen and seconded by Commissioner Thomas.

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

The Chair thereupon declared said motion approved.

Public Comment - none

Communications:

- Chairwoman Sedehi commented that she has been reappointed for another five year term.
- Chairwoman Sedehi commented that a new commissioner, Steve Chudnick, was appointed to fill the unexpired term of Mary Barnes.
- Chairwoman Sedehi commented on the SEMAP score – High Performer.

Executive Director Brightman explained that this is HUD's rating of the Section 8 program.

- Chairwoman Sedehi asked about the violation notice. She asked how long this has been in effect.

Executive Director Brightman stated that she did not know and that this test would be costly if performed by our vendor; therefore, they trained Gus to do the weekly "no flow test."

Commissioner Chen asked if they had been back to follow-up.

Executive Director Brightman replied, no.

- Chairwoman Sedehi asked Housing Manager Sriwardena if the alarm situation has lessened since her memo to the staff.

Housing Manager Sriwardena replied, yes.

- Chairwoman Sedehi commented that this is the first time she has seen an auditor's exit interview letter. Also, she remarked about "no findings."
- Chairman Sedehi thanked Councilwoman Susan Welkovits for taking the lead on having the Housing Authority's ordinance updated.

Commissioner Weltman asked what changed.

Executive Director Brightman replied that we went from 5 commissioners to 7 and a resident commissioner just to highlight a few.

Chairwoman Sedehi commented that she can now vote.

Counsel Corrison remarked that the statute numbers have changed.

- Chairwoman Sedehi asked if there were any questions regarding the Aquarius Capital report.

Executive Director Brightman stated that this projects the Authority's retirement obligations.

Commissioner Weltman asked if we can afford to pay.

Executive Director Brightman stated that currently only two previous employees are receiving retirement benefits and that we can afford to pay them. Furthermore, the report is based on an additional four people retiring with benefits and that projection seems unrealistic at this time.

Reports:

Executive Director Brightman's report:

Chairwoman Sedehi asked when the garbage change was going to take place.

Executive Director Brightman replied that it will start this week.

Executive Director Brightman reported that 3 of 5 cameras were replaced.

Attorney's report:

Counsel Corrison reported that there was one eviction pending and a lockout in July.

Staff reports:

Chairwoman Sedehi commented on how extensive Gus' report was and that she attended a tenant meeting conducted by Housing Manager Sriwardena, which was informational and well run.

Housing Manager Sriwardena commented that the County was looking into giving Jani additional hours.

Committee reports:

Commissioner Chen reported that the Facilities Committee met to discuss the garbage situation and came up with the plan to move the first floor laundry room and eliminate one of the community room bathrooms. He reported that the garbage chute has been closed and will be removed.

RESOLUTIONS

a) Reso #2014-29 – Adopting Monthly Bill List

Motion moved by Commissioner Chen and seconded by Commissioner Weltman to adopt Resolution #2014-29.

Discussion

Commissioner Weltman asked if there was anything unusual.

Executive Director Brightman answered, no.

Chairwoman Sedehi asked about the @21,000 Aleman bill.

Executive Director Brightman replied it was for the kitchen floors at the family units.

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

The Chair thereupon declared said motion approved.

b) Reso #2014-30 – Establishing the Payment Standards for HCV

Motion moved by Commissioner Chen and seconded by Commissioner Chudnick to adopt Resolution #2014-30.

Discussion

Commissioner Weltman asked if this was a monthly occurrence.

Executive Director Brightman replied, no, it just seems that way as HUD issued changes back-to-back and that it is normally done on a yearly basis.

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

The Chair thereupon declared said motion approved.

New Business – none

Second Public Comment

Regis Methven, 3R, reported that there are weeds in the parking lot.

Dee Donnelly, 1H, asked if the new laundry room would be wheelchair accessible.

Executive Director Brightman replied that it will be.

Shelma Goldblatt, 5N, asked if the window in the new garbage room would be easy to slide as they have no strength.

Executive Director Brightman responded that they would be.

Ms. Goldblatt also stated that they hoped it won't smell. Furthermore, that the maintenance people should wear leather gloves, not vinyl.

Dolores Van Lieu, 4H, asked if the benches in the front of the building can be removed as the smokers use them.

Executive Director Brightman stated that they cannot.

Karen Jackson, 3P, asked if the garbage will go from the window into a bin.

Executive Director Brightman stated that this is the plan.

Ms. Jackson asked if garbage will still be picked-up for people.

Executive Director Brightman responded that it will not as now people will not have to go outside.

Tom Nolan, 3H, stated that he wants to move to Woodbridge. Also, he stained his carpet and wanted to know if there will be a charge.

Executive Director Brightman stated that will be dealt with when the time comes.

Nancy Bernstein, 5R, stated that Ms. Sriwardena has been working with her to alleviate a problem with another tenant but the situation is still occurring.

Chairwoman Sedehi stated that this is a private matter and to discuss this with Ms. Sriwardena.

Ms. Donnelly, 1H, wanted to know what benches Ms. Van Lieu was referring to.

ADJOURNMENT

Motion by Commissioner Weltman and seconded by Commissioner Chen to adjourn at 7:10 PM.

All commissioners present voted in favor.

Donna Brightman, Exec. Director/Secretary