

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 January 8, 2014, the hour and date duly established for the holding of said meeting.

The meeting was called to order by Chairwoman 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

ABSENT

Commissioners:

Morgan Chen, Commissioner  
Diane Reh, Commissioner  
Evelyn Sedehi, Chairwoman  
Amanda Thomas, Commissioner  
Burton Weltman, Commissioner

Mary Barnes, Commissioner  
Charlotte Quaintance, Commissioner

Council Liaison:  
Susan Welkovits

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

Administration:  
Donna Brightman, Executive Director  
Mike Yannuzzi, Maintenance Manager  
Kathy Blaha, Housing Director

Minutes

A motion to approve the minutes of the meeting held on December 11, 2013 was made by Commissioner Weltman and seconded by Commissioner Reh.

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

The Chair thereupon declared said motion approved.

### Public Comment

M.P. stated that Rich Sweeney worked so hard clearing the snow. She also inquired as to where the chair went in the laundry room. (Rich put the chair back.)

Regis Methven stated that he received a call from the Attorney General's office that he filled out the Resident Council application incorrectly so it was returned. He stated that the hallways are cold and could a heater be installed. He also stated that the generator gave off a carbon dioxide smell.

Executive Director Brightman stated that heaters cannot be put in the hallways and that CO doesn't give off a smell and asked if he was referring to a diesel fuel smell.

Mr. Methven responded that he was.

Executive Director Brightman stated that if we get RAD, we could possibly vent the pipes to the roof to elevate the smell of diesel when the generator runs.

Communications - none

### Reports

#### Executive Director Brightman's Report:

Commissioner Weltman questioned the phone explanation and why are we using ATT and not Verizon for long distance? He also asked what is "answer anytime."

Executive Director Brightman responded that it was the emergency after hour's phone service.

Commissioner Chen asked if we researched voice over IP option.

Executive Director Brightman responded that she would have Christina Smolder get in touch with him to explore this option.

#### Jani's Report:

Commissioner Weltman asked if the quality of services were affected by less hours.

Executive Director Brightman said that they were not.

#### Comments:

Executive Director Brightman reported that the two court evictions were paid in full.

## RESOLUTIONS

### a) Reso #2014-1 – Designation of Official Newspapers

Motion moved by Commissioner Weltman and seconded by Commissioner Chen to adopt Resolution #2014-1.

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

The Chair thereupon declared said motion approved.

### b) Reso #2014-2 – Adopting Monthly Bill List

Motion moved by Commissioner Weltman and seconded by Commissioner Thomas to adopt Resolution #2014-2.

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

The Chair thereupon declared said motion approved.

### c) Reso #2014-3 – Authorizing the Use of Competitive Contracting in Accordance with N.J.S.A. 40A:11-4.1 Et Seq. for the Award of Contracts for Legal Services & Accounting Services

Motion moved by Commissioner Reh and seconded by Commissioner Chen to adopt Resolution #2014-3.

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

The Chair thereupon declared said motion approved.

Commissioner Weltman stated that this was a good idea and two instead of five years was perfect.

## New Business

Executive Director Brightman stated that she wrote a tenant evacuation plan.

Councilwoman Welkovits requested a copy.

## Second Public Comment

Nancy Bernstein stated that Rich and Jeff did a great job with the snow and ice removal.

Dolores Van Lieu stated that the fourth floor laundry room was a mess due to the switching of the door.

Executive Director Brightman stated that she would address it with Diane Boyle in the morning.

A resident asked why the doors were switched in the laundry rooms.

Commissioner Weltman replied it was requested by the tenants.

## **ADJOURNMENT**

Motion by Commissioner Weltman and seconded by Commissioner Reh to adjourn at 6:55 PM.

All commissioners present voted in favor.

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Donna Brightman, Exec. Director/Secretary