

MINUTES OF A RESCHEDULED 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 Rescheduled 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 November 15, 2017, the hour and date duly established for the holding of said meeting.

The meeting was called to order by Chairman Chudnick.

Runi 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 September 25, 2017, a copy of the notice of this meeting setting forth the date, time and location of this rescheduled 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:

Steve Chudnick, Chairman
Regis Methven, Commissioner
William Rainwater, Commissioner
Diane Reh, Commissioner
Evelyn Sedehi, Commissioner

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

Administration:

Donna Brightman, Executive Director
Runi Sriwardena, Director of Housing
Mike Yannuzzi, Maintenance Manager (WHA)

ABSENT

Commissioners:

Raysa Martinez, Vice Chair
Donald Monk, Commissioner

Council Liaison:
Matthew Hersh, Liaison

Minutes:

A motion to approve the minutes of the regular meeting held on October 11, 2017 was made by Commissioner Sedehi and seconded by Commissioner Methven.

Discussion

Commissioner Rainwater asked why the resolution to amend the personnel policy was pulled.

Commissioner Sedehi responded that it was being reviewed by the personnel committee.

ROLL CALL: Chudnick Martinez Methven Monk Rainwater Reh Sedehi
AYES: Methven Rainwater Reh Sedehi
NAYS: None
Abstain: Chudnick
Absent: Martinez Monk

The Chair thereupon declared said motion approved.

Public Comment I - None

Communications

Commissioner Reh was congratulated on her re-appointment to a third term.

Executive Director's Report:

Chairman Chudnick inquired about Lauren Adams.

Housing Director Sriwardena said she has returned to work.

Commissioner Sedehi asked Housing Director Sriwardena if she sent her the parking report.

Housing Director Sriwardena responded, yes.

Commissioner Methven stated that he attended the Borough Council meeting to advocate for parking.

Housing Director Sriwardena stated that she has now been invited to attend Borough department head meetings and that the parking issue was brought up. The Police Chief is looking into whether any parking adjustments can be made.

Attorney Report - nothing to report

Accountant Report - nothing to report

Staff Reports:

Housing Director's Report:

Commissioner Sedehi had questions about Ms. Sriwardena's report. She inquired about the PTAC units.

Housing Director Sriwardena explained that these are the heating and air conditioning units in each apartment and that the filters were cleaned.

Commissioner Sedehi asked if the fruit flies are still an issue.

Housing Director Sriwardena responded that Vinnie Sammartino treated them and they are gone.

Commissioner Sedehi inquired about Kettly Giles and her new hours.

Housing Director Sriwardena explained that the office will schedule appointments with residents to see Kettly Giles rather than her having an open-door policy due to the limited time she will be in Highland Park.

Committee Reports:

Personnel Committee:

Commissioner Sedehi reported that they were working on the sick time policy. She also shared information with the staff about Workforce 55 whereby an organization can get a worker for 18 hours per week at no cost to the agency.

Executive Director Brightman stated that she would look into it.

Facilities Committee:

Commissioner Reh reported that she and Commissioner Methven met with Larry Stecker to discuss the bathroom vent issue. She expressed concern about the timing of funding for this issue when the RAD closing is just around the corner.

Commissioner Rainwater asked if the vents were included in the RPCA report.

Executive Director Brightman responded, no.

Commissioner Rainwater suggested that we might consult with the DCA plumbing inspector as he may be able to assist.

Commissioner Reh went on to say that two proposals had been sought to study the situation and make recommendations – one for \$12,000 and another for \$24,000.

Counsel Corrison stated that obtaining quotes is the preferred way to address the situation as opposed to doing a contract amendment to the roofing contract.

Commissioner Sedehi stated that Councilman Hersh had mentioned that the CDBG funds would be available soon and perhaps we could apply to fund this.

Commissioner Rainwater also suggested applying for HOME funds.

Executive Director Brightman stated that she wants to obtain additional information before proceeding with one of the two prices obtained.

Resolutions

a) Reso #2017-51 – Adopting the Monthly Bill List

Motion moved by Commissioner Sedehi and seconded by Commissioner Rainwater to adopt Resolution #2017-51.

Discussion

Chairman Chudnick inquired about the phone trouble.

Housing Manager Sriwardena responded that every time FIOS and Verizon come in it results in phone disruption with the office phones.

ROLL CALL:	Chudnick	Martinez	Methven	Monk	Rainwater	Reh	Sedehi
AYES:	Chudnick	Methven	Rainwater	Reh	Sedehi		
NAYS:	None						
Abstain:	None						
Absent:	Martinez	Monk					

The Chair thereupon declared said motion approved.

New Business

Commissioner Methven stated that Bridges (Kettly's organization) held a farewell Thanksgiving dinner for Kettly and the residents. Over 60 people attended and a good time was had by all.

Housing Director Sriwardena stated that she followed-up on Commissioner Martinez' suggestion to meet with June to discuss the recycling problems at Kronman.

Housing Director Sriwardena went on to say that June gave her some good suggestions such as limited times to recycle that could be supervised.

Chairman Chudnick stated that he is happy to hear that Housing Manager Sriwardena is attending department head meetings per Councilman Hersh's suggestion.

Second Public Comment

Raymond Jones, 219 South Sixth Ave., asked what, if anything, was done to correct the Wi-Fi issue in the community room.

Commissioner Methven responded that the connection is just about as good as it can be due to the metal in the building.

Juan Ratliff, apt. #6D, commented that he was glad to see the new “no trespassing” sign; however, there is still a problem with unauthorized parking in the lot.

Chairman Chudnick asked that he discuss it with Housing Director Sriwardena.

ADJOURNMENT

Motion by Commissioner Sedehi and seconded by Commissioner Reh to adjourn at 7:05 PM.

All commissioners present voted in favor.

Donna Brightman, Exec. Director/Secretary