

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 November 9, 2016, the hour and date duly established for the holding of said meeting.

The meeting was called to order by Chairwoman Reh.

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 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

ABSENT

Commissioners:

Commissioners:

Morgan Chen, Commissioner
Steve Chudnick, Commissioner
Raysa Martinez, Commissioner
Donald Monk, Commissioner
Evelyn Sedehi, Commissioner
Diane Reh, Chairwoman

Matthew Hersh, Commissioner

Council Liaison:

Joshua Fine (6:40 PM)

Authority General Counsel:

Terrence Corriston, Esq., Breslin & Breslin
(6:55 PM)

Administration:

Administration:

Donna Brightman, Executive Director
Runi Sriwardena, Housing Director

Mike Yannuzzi, Maintenance Manager – WHA

Minutes:

A motion to approve the minutes of the regular meeting held on Oct. 5, 2016 was made by Commissioner Monk and seconded by Commissioner Chen.

Discussion

On page 5, Chairwoman Reh “stated that we had the trees analyzed” should read “trees were analyzed and it will cost \$10,000 to clear.”

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

The Chair thereupon declared said motion approved.

Public Comment:

Nancy Bernstein, 5R, complained about the fire alarms going off, it’s excessive and causing her a lack of sleep and she needs to get up for work. She feels that the administration needs to do something about the tenants repeatedly setting off the alarms.

Ms. Sriwardena stated that there is a process in-place to deal with this.

Commissioner Chudnick asked if the smoke alarms were defective.

Ms. Bernstein stated that they are not, it’s due to cooking.

The commissioners recommended fire department training for the tenants.

Executive Director Brightman stated that the fire alarm is positioned by the kitchen causing the alarm to sound with the slightest bit of smoke.

Chairwoman Reh suggested looking at repositioning the alarms with the proposed RAD renovations.

Bonnie Bonano, resident council president, stated that they started a new tenant “welcome wagon” and will add smoke alarm sensitivity to the list of things new tenants need to know.

Ms. Bernstein also stated that a tenant who should not be living in the building urinates, throws-up and leaves feces in the elevator.

Ms. Sriwardena interjected that it was coffee that was spilt in the elevator and instructed Ms. Bernstein to call the on-call service for it to be cleaned after hours.

The commissioners asked Ms. Bernstein to discuss the matter with Ms. Sriwardena and not at a public meeting as some information is considered confidential.

Commissioner Monk asked if this is something for the tenant relations committee.

Ms. Sriwardena said we work with the families in these situations.

M.P. stated that if there is a problem with a tenant you should go see Kettly as some tenants have no family or access to resources.

Raymond Jones stated that the smoke detectors are sensitive and get set-off easily as one time there was plastic left on my new pan and it set it off.

Bonnie Bonano gave a report on the past resident council meeting. The budget was presented and passed unanimously. They opened an account at Provident Bank.

Chairwoman Sedehi stated there check was on the bill list.

Commissioner Martinez recommended that Ms. Bonano submit a monthly report to the Board on council activities, and if she cannot, then attend the Board meeting to report on the activities.

Communications

Chairwoman Reh noted that both Executive Director Brightman and Housing Manager Sriwardena will be away and that Kathy Blaha would be in charge.

Chairwoman Reh announced that Commissioner Chen has resigned to spend more time with his family and business. She thanked him for his service and said he will be missed.

Councilman Fine asked Commissioner Chen if he was also resigning from the Highland Park Affordable Housing Corp.

Commissioner Chen responded that he was.

Chairwoman Reh stated that replacements for the vacancies were being sought.

Councilman Fine announced that Commissioner Hersh was appointed to the Borough Council and inquired as to whether he would be remaining at HPHA.

Chairwoman Reh stated that there has not been a decision as yet.

Councilman Fine announced that every year the council committees change and it would be done in January.

Chairwoman Reh stated that her term is up as president of the HPHA in January as well.

Executive Director Brightman's report:

Commissioner Chudnick stated that the new hallway floor looked nice.

Commissioner Monk asked about the shed.

Executive Director Brightman stated the pad is now being used for a picnic table and that Joe Thurston will find another location for it.

Commissioner Chudnick asked if the fire violations were cleared.

Executive Director Brightman stated that they were.

RAD Update:

Executive Director Brightman and Commissioner Monk explained to the commission that they were having a difficult time trying to find a lender as our loan is under \$500,000. She said that she would extend the RFP.

Executive Director Brightman stated that the Borough was reviewing the Phase I report.

Attorney Report – none

Accountant Report - none

Staff Reports:

Chairwoman Reh commented on the activities of the resident council.

Commissioner Martinez reiterated that Bonnie Bonano should continue to report on the activities.

Commissioner Sedehi asked if this requires a by-law change.

Counsel Corrison stated that he would review it.

Section 8 Report - none

Committee Reports - none

RESOLUTIONS

a) Reso #2016-45 – Adopting Monthly Bill List for October 2016

Motion moved by Commissioner Sedehi and seconded by Commissioner Chen to adopt Resolution #2016-45.

Discussion

Commissioner Monk inquired about the cost of the shed cement pad.

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

The Chair thereupon declared said motion approved.

New Business

Commissioner Chudnick asked if there were any leads for new commissioners.

Chairwoman Reh responded possibly from the HPAHC.

Commissioner Monk asked about the Buck Woods resolution.

Chairwoman Reh stated that Commissioner Hersh was handling this and he is not present tonight.

Councilman Fine gave an update on the project – basically no new movement. He stated that the new COAH numbers will be coming out soon.

Commissioner Monk asked Counsel Corrison if a resolution about the Boards' thoughts was appropriate.

Counsel Corrison responded that it was appropriate for the Board to reflect the feelings of the tenants about the proposed development.

Counsel Corrison stated that you may want to have a committee work on drafting a resolution.

Commissioners Monk and Reh volunteered to work with Commissioner Hersh on this.

Second Public Comment

M.P. asked if anyone was considering what will happen to the wildlife with the Buck Woods development.

Executive Director Brightman responded that wildlife was mentioned in the tenants' petition.

M.P. also stated that the smoke detectors used to be in the bedrooms but were moved years ago closer to the kitchens.

M.P. also commented that the Authority improved the lighting in the parking lot making it brighter.

Sam Serio, 4F, reported that when the dumpsters are left open the raccoons jump all over them to get at food and they are very big. He's concerned someone may get hurt.

Ms. Sriwardena stated that she would make sure that the covers remain closed.

ADJOURNMENT

Motion by Commissioner Monk and seconded by Commissioner Chudnick to adjourn at 7:30 PM.

All commissioners present voted in favor.

Donna Brightman, Exec. Director/Secretary