

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 February 14, 2019, the hour and date duly established for the holding of said meeting.

The meeting was called to order by Chairman Chudnick.

Housing Director 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 18, 2018, 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:

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

Authority General Counsel:

Terrence Corrison, Esq., Breslin & Breslin
(6:40 PM)

Administration:

Donna Brightman, Executive Director
Runi Sriwardena, Housing Director
Mike Yannuzzi, Maintenance Mgr. WHA

ABSENT

Commissioners:

Raysa Martinez, Commissioner
Regis Methven, Commissioner
Donald Monk, Commissioner

Council Liaison:

Matthew Hale

Minutes:

A motion to approve the minutes of the regular meeting held on January 10, 2019 was made by Commissioner Rainwater and seconded by Commissioner Sedehi and upon roll call the vote was as follows:

Discussion

It was noted that typographical errors were pointed out on Reso #2019-3 (correct 3/31/10 to 3/31/20, also on page 6, line 5, put a \$ sign next to the 100,000.

Commissioner Sedehi asked if we were going to file the Park Terrace case in small claims court.

Housing Director Sriwardena stated that she is working with Counsel Corriston on it but it may not be possible due to the circumstances of the case.

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

The Chair thereupon declared said motion approved.

Public Comment I: None

New Business:

Chairman Chudnick stated that we will need a new commissioner.

Executive Director Brightman responded that she has not yet received a resignation from Commissioner Monk.

Communications: None

Attorney's Report: None

Account's Report: none

Executive Director's Report:

Chairman Chudnick commented that the bulk trash was picked-up but that it was unlikely it would happen again as the Borough is looking to cut back on pick-ups.

Executive Director Brightman stated that she and Housing Director Sriwardena decided that the solution would be to notice tenants that they must keep bulk trash in their apartments until the evening before a pick-up or dispose of it themselves.

Commissioner Sedehi inquired about the tub surrounds.

Executive Director Brightman explained that the contractor was supposed to use a plain surround replacement but instead he used a bubble effect replacement that we would not approve. She went on to say that it would cost \$5,000 to remove the model surround to replace it with a smooth surface product. The lines of communication as to who approved it were not clear so we are going to keep it as is.

Staff Reports:

Housing Director Sriwardena report:

Commissioner Sedehi inquired about the intercoms.

Executive Director Brightman explained that tenants that did not have a wall phone had contractors (Verizon/Comcast) tap into the intercom system in order to get tenant access. This most likely was done without resident knowledge. However, eventually, there were about 9 taps and that overloaded the intercom circuits and the tenants could not gain access to the system.

Housing Director Sriwardena explained that the boards were replaced and that she is meeting with the tenants in the individual apartments to correct the situation. She also noticed all tenants that they need to have a wall phone installed to access the intercom system.

Commissioner Sedehi asked what HQS stood for.

Housing Director Sriwardena responded Housing Quality Standards which is an inspection of the resident's apartment to make sure it meets certain standards.

Committee Reports: none

Commissioner Sedehi brought two cards for all to sign.

Building & Grounds: none

RESOLUTIONS

a) Reso #2019-4 –Reso Adopting Monthly Bill List for January 2019

Motion moved by Commissioner Reh and seconded by Commissioner Sedehi to adopt Resolution #2019-4.

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

The Chair thereupon declared said motion approved.

b) Reso #2019-5 – Award Contract for Generator Maintenance & Repair Contractor to Atlantic Switch & Generator from 3/1/19 – 2/28/20 for an Amount not to Exceed \$40,000

Motion moved by Commissioner Rainwater and seconded by Commissioner Sedehi to adopt Resolution #2019-5.

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

The Chair thereupon declared said motion approved.

c) Reso #2019-6 – Award Landscape Contractor to Custom Care Services for \$14,120 for the 2019 Season

Motion moved by Commissioner Rainwater and seconded by Commissioner Reh to adopt Resolution #2019-6.

Discussion

Commissioner Sedehi asked where they were located.

Executive Director Brightman responded Wall Township.

Commissioner Rainwater asked how many cleanups do we usually get.

Executive Director Brightman responded two which are fall and spring.

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

The Chair thereupon declared said motion approved.

Old Business:

Executive Director Brightman reminded the Board that the next meeting was to take place on the 12th not the 14th of March.

Executive Director Brightman also stated that if the Kronman RAD is not closed, the reorganization meeting will need to be postponed as all the documents have Chairman Chudnick's name on them and it would be too much to change at this point.

Public Comment II

Karin Jackson, 3P, stated that her phone was one that was rigged into the intercom system and she was not aware of it.

Executive Director Brightman responded not to worry, we will correct it.

Raymond Jones, 242 South Sixth Ave., apt. #6D, stated the notice that was sent to the tenants about the intercom was accusatory and threatened court.

Debbie Bradley, 6F, stated that the information in the newsletter about the intercom was not accurate as her phone works in two phone jacks.

Housing Director Sriwardena stated that Jeff Marder will check on her apartment.

Angela Perrone, 1J, said she was approached by a Verizon worker on a weekend who wanted access to the phone box and she gave him the on-call number. She stated that they just come anytime and there needs to be a procedure. She also said the garbage room was closed over the holiday and it was too icy to go outside to dispose of the garbage and that the walkways were also icy.

Dee Donnelly, 1H, asked who was responsible for contractors.

Executive Director Brightman stated that it would be the tenant if hired by them.

Debbie Bradley, stated that when she recently moved-in she informed the office when contractors were coming to avoid any potential issues.

ADJOURNMENT

Motion by Commissioner Sedehi and seconded by Commissioner Rainwater to adjourn at 7:10 PM.

All commissioners present voted in favor.

Donna Brightman, Exec. Director/Secretary