

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 September 12, 2019, the hour and date duly established for the holding of said meeting.

The meeting was called to order by Chairwoman Martinez.

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 April 16, 2019, 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:

Steve Chudnick, Commissioner
Ruby Hope, Commissioner
Raysa Martinez, Chair
Regis Methven, Commissioner
William Rainwater, Commissioner
Diane Reh, Commissioner
Evelyn Sedehi, Commissioner

Authority General Counsel:

Terrence Corriston, Esq., Breslin & Breslin

Council Liaison:

Matthew Hale

Administration:

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

Minutes:

A motion to approve the minutes of the regular meeting held on July 11, 2019 was made by Commissioner Sedehi and seconded by Commissioner Reh and upon roll call the vote was as follows:

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

The Chair thereupon declared said motion approved.

Public Comment I:

Juan Ratliff, 219 South Sixth, stated that the exterminator should come twice a month.

Commissioner Methven inquired if he had an issue.

Mr. Ratliff responded, yes.

Housing Manager Sriwardena stated that the situation was treated.

Mr. Ratliff responded there was no follow-up.

Housing Manager Sriwardena stated that she will send him again.

Angela Perone, 1J, stated that the parking lots were not repaved, just resealed and the two speed bumps out front are not marked properly.

Commissioner Sedehi asked Commissioner Methven to investigate the matter.

Commissioner Methven stated that they are marked correctly.

Dee Nolan, 1H, stated that the problem is the yellow paint that makes the speed bump look flat which could be a problem.

Commissioner Methven stated that he will look at it and report back.

Mr. Ratliff stated that the bushes by his house were cut because of bugs and proceeded to discuss a situation and used a derogatory comment.

Chairman Martinez ruled him out of order and stated it is not appropriate to use racial expletives at a public meeting.

Executive Director Brightman stated to Mr. Ratliff that his concern was indeed addressed; however, outcomes cannot be discussed due to privacy issues.

Joanne Rogers, 1C, stated that she was offended by Mr. Ratliff's remark. She stated that the HPHA does not clean the gazebo and it has garbage and cigarette butts that she usually cleans up. She further stated that the step entering the gazebo is broken.

Commissioner Methven stated that he put in a work order for it.

Chairwoman Martinez responded that the maintenance of the gazebo is a personal responsibility to clean-up after oneself and also the grounds should be inspected periodically.

New Business:

Chairwoman Martinez discussed committees and how they work and asked if a description was needed.

Commissioner Sedehi stated that she has not found it necessary in the past.

Commissioner Reh spoke about how the Pet Policy was adopted.

Commissioner Reh stated that Commissioner Methven was doing a good job with the grounds committee.

Chairwoman Martinez stated that committees are only empowered to look into an issue and that the entire board makes decisions. She stated that there is a fine line between the work of commissioners and the Executive Director.

Commissioner Chudnick stated that if there is a task assigned, we do it.

Executive Director Brightman reminded the BOC that their duties as commissioners were covered in the Ethics course.

It was decided that a written policy was not needed at this time.

Commissioner Methven responded that the RAD work was progressing and tenants are happy.

Communications:

Chairwoman Martinez reported that Commissioner Methven was reappointed to the BOC and the HPHA received a high performer score in SEMAP.

The Board thanked the staff for their hard work in achieving the score.

Attorney's Report: none

Account's Report: none

Executive Director's Report:

Executive Director Brightman reported that Lauren Adams will be returning to work on 9/23. She updated the BOC on the RAD projects and commented on how nice the tub-to-shower conversion came out. She stated that there were no vacancies at Kronman and that the available shower will be at Park Terrace during the renovation process.

Staff Reports:

Housing Director Sriwardena report:

Commissioner Sedehi inquired as to how the new janitor was doing.

Housing Director Sriwardena responded, great, he is a blessing.

Resident Services report:

Chairwoman Martinez asked about the bullying issues and wanted to know if it was in the building.

Executive Director Brightman stated that it is both inside and outside.

Commissioner Sedehi asked about training.

Executive Director Brightman stated that Kettly does it.

Committee reports: none

RESOLUTIONS

a) Reso #2019-33 – Reso to Renew Membership in NJPHA JIF

Motion moved by Commissioner Reh and seconded by Commissioner Sedehi to adopt Resolution #2019-33.

Discussion

Chairwoman Martinez asked if this was for both buildings.

Executive Director Brightman responded, no, just Park Terrace and we do not have the premium amount yet.

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

The Chair thereupon declared said motion approved.

b) Reso #2019-34 – Establishing the Payment Standards for the HCV Program

Motion moved by Commissioner Chudnick and seconded by Commissioner Sedehi to adopt Resolution #2019-34.

Discussion

Executive Director Brightman explained that we need to set standards for the Section 8 program so that tenants are aware of the rent limits. The limit includes utilities.

Commissioner Rainwater asked if there is any issue with the amounts.

Executive Director Brightman responded, no.

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

The Chair thereupon declared said motion approved.

c) Reso #2019-35 – Adopting Monthly Bill List for July 2019

Motion moved by Commissioner Sedehi and seconded by Commissioner Methven to adopt Resolution #2019-35.

Discussion

Commissioner Sedehi asked for a phone bill comparison between the new and old system to see if we saved any money.

Commissioner Methven asked if our utility bills dropped due to the improvements.

Executive Director Brightman said it's too early to tell.

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

The Chair thereupon declared said motion approved.

d) Reso #2019-36– Adopting Monthly Bill List for August 2019

Motion moved by Commissioner Sedehi and seconded by Commissioner Rainwater to adopt Resolution #2019-36.

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

The Chair thereupon declared said motion approved.

Old Business: none

Public Comment II

Tom Nolan, 3H, asked if we are getting new bathroom vanities.

Executive Director Brightman responded, yes.

Mr. Nolan then asked why he had to recertify again.

Executive Director Brightman stated that it was for the tax credits which is a different process and that will only be done once. She mentioned that from now on it will just be yearly.

Karin Jackson, 3P, stated that she would like her carpet changed and would like a suggestion box.

Commissioner Sedehi stated that in her experience they are not productive in their comments.

ADJOURNMENT

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

All commissioners present voted in favor.

Donna Brightman, Exec. Director/Secretary