

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 13, 2020, the hour and date duly established for the holding of said meeting.

The meeting was called to order by Chair 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:

Commissioners:

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

Steve Chudnick, Commissioner

Council Liaison:

Stephany Kim Chohan (6:40)

Authority General Counsel:

Terrance Corriston, Esq., Breslin & Breslin

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 January 22, 2020 was made by Commissioner Sedehi and seconded by Commissioner Rainwater.

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

The Chair thereupon declared said motion approved.

Chairwoman Martinez noted that on page 5 in the next to last sentence, then should be than and craved should be carved. The Chairwoman also commented that the summary of the public comments was well prepared.

Attorney Corrison read a statement of participant conduct prior to the public comment portion of the meeting.

Public Comment I:

Angela Perrone – 1J stated that there was a tenant’s meeting today and that there was no mention of when the parking lot lines were going to be painted.

Housing Director Sriwardena responded that it was not part of the RAD work and it will be done in the Spring.

Tom Nolan - 3H asked why he had to be recertified yet again.

Executive Director Brightman explained that the initial tax credit year requires two recertifications and then it will return to annual.

Dee Donnelly – 1H stated that she cannot read the bulletin board and could the notices be placed under her door.

Housing Director Sriwardena advised that she will send a notice to all tenants and will accommodate those who want notices put under their door.

Karen Jackson - 3P stated that she does the notices and will put one under her door.

New Business: none

Communications:

Commissioner Sedehi stated that the RAD summary is on the Web site and that a copy was also distributed to all tenants at the meeting earlier today.

Commissioner Reh asked what PBV was and Executive Director Brightman responded that it was project based voucher.

Commissioner Rainwater stated that the summary should be amended to say the work was concluded by 12/20.

Attorney's Report:

Mr. Corrison stated that there was a holdover eviction. He worked on suggestions for the public comment section and he will make further revisions if the Board wants.

Chairwoman Martinez asked if it was common practice, or required to give a Section 8 Voucher in settlements.

Mr. Corrison replied that it is not a requirement. He further stated that the Executive Director asked him to check if a full security can be collected from new tenants under the PBV program, and it is allowable.

Executive Director Brightman said that this will help the authority re-coup funds.

Council Liaison Kim Chohan asked if we would work with tenants to collect the security and the Executive Director said yes we would.

Accountant's Report: None

Executive Director's Report:

Chairwoman Martinez noted the additional work to be completed in the Spring at Park Terrace.

Staff Reports:

Chairwoman Martinez and Commissioner Sedehi commented on the work that Runi and Kettly do on a consistent basis is exhausting.

Committee reports:

Commissioner Sedehi reported that a tenant's meeting was held earlier today. Commissioner Methven was present as well. There was a lot of participation. The following topics were discussed: blinds in the community room, additional work on the vents, the smoking policy was clarified, recycling rules, pictures in the hallways, use of the community room, and all stressed that they need to make more of an effort to get along better.

Commissioner Methven agreed that yes, we all need to get along better.

Council Liaison Kim Chohan asked if Runi wanted her to do anything about getting someone to speak about recycling.

Commissioner Reh stated that she and Commissioner Methven discussed the snow clearance. Housing Director Sriwardena stated that the Borough can handle the snow for the remaining season, but we will need people to shovel the sidewalks.

Commissioner Reh suggested that perhaps we should include snow removal when we go out to bid for landscaping.

## RESOLUTIONS

### a) Reso #2020-07 – Adopting Monthly Bill List for January 2020

Motion moved by Commissioner Sedehi and seconded by Commissioner Hope to adopt Resolution #2020-07.

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

The Chair thereupon declared said motion approved.

### b) Reso #2020-08 – Non-fraternization between employees

Motion moved by Commissioner Sedehi and seconded by Commissioner Reh to adopt Resolution #2020-08.

#### Discussion

Chairwoman pointed out that policy says Woodbridge rather than Highland Park (Correct Policy)

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

The Chair thereupon declared said motion approved.

### c) Reso #2020-09 – Non-fraternization with tenants

Motion moved by Commissioner Sedehi and seconded by Commissioner Rainwater to adopt Resolution #2020-09.

#### Discussion

Woodbridge must be corrected to read Highland Park in this policy also.

Executive Director Brightman stated that these policies are necessary due to increased number of sexual harassment lawsuits.

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

The Chair thereupon declared said motion approved.

Old Business: None

Public Comment II

Tom Nolan – 3H asked if due to all of the improvements, will my rent go up?

Executive Director Brightman said no, but advised him he should discuss it with Runi.

Karen Jackson – 3P stated that she is the bingo caller and it might be difficult to stick to the two hour limit.

Executive Director asked her to try to stick to it.

**ADJOURNMENT**

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

All commissioners present voted in favor.

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Donna Brightman, Exec. Director/Secretary