

MINUTES OF A REGULAR SCHEDULED 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 for a Regular Scheduled Session <https://global.gotomeeting.com/joinhttps://826655205> at 6:30 PM on October 14, 2021, the hour and date duly established for the holding of said meeting.

The notice of compliance was read by Executive Director Brightman.

The meeting was called to order by the Chairman Rainwater at 6:36 PM.

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 as follows <https://global.gotomeeting.com/join/> and was faxed to the Home News Tribune and Star Ledger and posted on the HPHA website on September 2, 2021.

Upon roll call, those present and absent were as follows:

PRESENT

Commissioners:

Ruby Hope, Commissioner
Raysa Martinez, Commissioner
Jason Postelnik, Commissioner
William Rainwater, Chair
Evelyn Sedehi, Commissioner
Darlene Sharp, Commissioner

ABSENT

Commissioners:

Diane Reh

Council Liaison:

Tara Canavera (6:33 PM)

Authority General Counsel:

Terrence Corrison, Esq., Breslin & Breslin

Administration:

Donna Brightman, Executive Director
Runi Sriwardena, Housing Director

A motion to approve the minutes of the Regular Meeting held on September 9, 2021 was made by Commissioner Sedehi and seconded by Commissioner Martinez and upon roll call the vote was as follows:

Discussion:

Commissioner Postelnik asked that the minutes be corrected to reflect that he did not vote.

Counsel Corrison reminded the BOC that voting on the minutes is a reflection of the format, not the content.

ROLL CALL:	Hope Martinez	Postelnik	Rainwater	Reh	Sedehi	Sharp
AYES:	Hope Martinez	Postelnik	Rainwater	Sedehi	Sharp	
NAYS:	None					
Abstain:	None					
Absent:	Reh					

Public Comment I: none

New Business:

Chairman Rainwater noted that Commissioner Postelnik was reappointed to another term and Commissioner Sharp to her first term.

Commissioner Martinez asked if we have a full BOC.

Executive Director Brightman responded that we do.

Communications:

As discussed in new business.

Attorney's Report:

Counsel Corrison reported that there is still no movement on the non-payment of the rent case at Park Terrace. The courts are moving very slowly.

Commissioner Sedehi asked what will happen when the case gets to court.

Counsel Corrison responded that she either pays up or gets evicted. He commented that she did not apply for the State Rental Assistance which will not work in her favor.

Accountant's report: none

Executive Director's report:

Commissioner Sedehi inquired as to who picked the community room furniture.

Executive Director Brightman responded that it was chosen from the state bid list and there was not too much to pick from. She stated that she wanted small tables so that we could use partitions to maintain distancing.

Commissioner Sedehi stated that she thought the touchless faucets were a good idea.

Staff reports:

Resident Services:

Commissioner Sedehi asked about Hoarder's Express.

Executive Director Brightman stated that Woodbridge Township Senior Center had a workshop on hoarding which featured this company. It's a private company that will come in and do an assessment of the hoarder's unit and device a plan on by whom the situation will be addressed and what the cost would be.

Executive Director Brightman stated that Woodbridge was going to try a pilot with the company as hoarding is a big issue.

Commissioner Postelnik asked if the RAD conversion made a change with this issue.

Executive Director Brightman answered, no, as hoarding is seen as a disability now and it's a protected class so we just cannot evict based on not meeting housing standards.

Commissioner Sedehi said, yes, we had an issue with a Section 8 tenant that had a big fire.

Counsel Corriston stated that with hoarders, the only eviction standard is whether or not a hazard exists. It's a recognized disorder. He gave an example of someone who had a disorder that was treated with medication. If a tenant is compliant and taking the medication, that is meeting the obligation. If they do not take the medication and create a situation that infringes on others that is viewed differently by the courts.

Committee reports:

Chairman Rainwater stated that HPAHC and Kronman met and we paid bills and discussed obtaining the final payment from PNC for Kronman.

Resolutions:

a) Reso #2021-30 – Approving the Personnel Policy and Employee Handbook

Motion moved by Commissioner Sedehi and seconded by Commissioner Martinez to adopt Resolution #2021-30.

Discussion

Commissioner Sedehi asked who the Human Resource reps were.

Executive Director Brightman responded myself and Kathi DiTomasso.

Commissioner Sedehi then asked if the employees have to sign that they received this information.

Executive Director Brightman responded, yes, they do.

Chairman Rainwater asked if employees receive training on these policies.

Executive Director Brightman responded, yes, they do, as JIF gives mandatory yearly training and all employees must attend.

Commissioner Martinez stated that the cover date says 2018.

Executive Director Brightman stated that this will be changed to 2021.

Commissioner Rainwater then asked about the violence policy.

Executive Director Brightman stated that New Jersey has a specific violence policy and everyone must have a violence officer that took the training. I am that officer as well.

Executive Director Brightman explained that she did not write these policies. The policies were written by JIF and in order to stay insured by them, we must adopt them. Counsel Corriston must also certify to the JIF that indeed we do have these policies in place.

Executive Director Brightman stated that she will now insert HPHA specific policies and the handbook will come back to the BOC for adoption.

Chairman Rainwater asked that it be reviewed by the BOC personnel committee beforehand.

ROLL CALL: Hope Martinez Postelnik Rainwater Reh Sedehi Sharp
AYES: Hope Martinez Postelnik Rainwater Sedehi Sharp
NAYS: None
Abstain: None
Absent: Reh

The Chair thereupon declared said motion approved.

b) Reso #2021-31 – Adopting Monthly Bill List for September 2021

Motion moved by Commissioner Sedehi and seconded by Commissioner Postelnik to adopt Resolution #2021-31.

ROLL CALL: Hope Martinez Postelnik Rainwater Reh Sedehi Sharp
AYES: Hope Martinez Postelnik Rainwater Sedehi Sharp
NAYS: None
Abstain: None
Absent: Reh

The Chair thereupon declared said motion approved.

Old Business:

Commissioner Sedehi asked how the new employee was working out.

Counsel Corriston interjected that we cannot discuss specific employees.

Executive Director Brightman replied that we have no staff issues at this time.

Commissioner Martinez asked about the electronic check signing.

Housing Director Sriwardena said it has not started yet.

Public Comment II: None

ADJOURNMENT

Motion by Commissioner Sedehi and seconded by Commissioner Hope to adjourn at 7:00 PM.

All commissioners present voted in favor.

Donna Brightman, Exec. Director/Secretary