

MINUTES OF A RESCHEDULED 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 Rescheduled Session at 6:30 PM on February 17, 2022, 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 6:30 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:

Join Zoom Meeting:

<https://us02web.zoom.us/j/85094113140>

Meeting ID: 850 9411 3140

Passcode: 280904

Mobile: 1 301 715 8592

and was faxed to the Home News Tribune and Star Ledger and posted on the HPHA website on February 10, 2022.

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

PRESENT

Commissioners:

Ruby Hope, Commissioner
Jason Postelnik, Commissioner
William Rainwater, Chair
Diane Reh, Commissioner
Evelyn Sedehi, Commissioner

Authority General Counsel:

Terrence Corrison, Esq., Breslin & Breslin

Council Liaison:

Tara Canavera

Administration:

Donna Brightman, Executive Director
Runi Sriwardena, Housing Director

ABSENT

Commissioner:

Raysa Martinez, Commissioner

A motion to approve the minutes of the Regular Meeting held on January 13, 2022 was made by Commissioner Sedehi and seconded by Commissioner Hope and upon roll call the vote was as follows:

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

Public Comment: none

New Business:

Councilwoman Canavera reported that she spoke with public works and they are going to order additional garbage cans for Park Terrace and remove the dumpsters. She also stated that she would follow-up with the commissioner vacancy.

Housing Director Sriwardena and Executive Director Brightman thanked her.

Communications:

Chairman Rainwater thanked Executive Director Brightman for including the HPAHC and Kronman info in the packet.

Attorney's Report:

Counsel Corrison reported that Middlesex Court has some momentum but not for Highland Park which is still pending.

Councilwoman Canavera asked if the tenant in question is covered by the eviction protection act.

Counsel Corrison replied that ended in December. He also added that she does not meet the criteria for protection.

Commissioner Hope asked if the tenant pays the rent, can she still be evicted.

Counsel Corrison replied, no, that's a different matter, non-payment is non-payment. If we wanted to evict for a lease violation for not recertifying that would be another action and we don't want to muddy the waters.

Commissioner Postelnik asked if the complaint could be amended to include not recertifying.

Again, Counsel Corrison reported that we don't want to muddy the waters.

Accountant's Report: none

Executive Director's report:

Executive Director Brightman reported that the personnel policy was revised.

The BOC commented that they were happy that we switched to zoom for meetings.

Staff reports:

Commissioner Sedehi commented on Housing Manager Sriwardena's report and stated that she would be happy to go on Tuesdays and bring fresh produce to Kronman as a member of the HOOT'S committee.

Commissioner Reh volunteered to assist Commissioner Sedehi.

Executive Director Brightman and Housing Director Sriwardena thanked Commissioner Sedehi and said that the residents would appreciate the fresh produce.

Commissioner Postelnik asked if the residents who were taking the food were eligible for SNAP.

Housing Director Sriwardena replied that everyone who is eligible is registered. She mentioned that Kettly Giles is very good at getting the resident benefits.

It is not so much a need but tenants are being recluse and not wanting to go out to purchase food due to COVID 19.

She went on to say that the food pantry has a lot of soups which are salty and residents want fresh fruit and vegetables.

Committee reports: none

Resolutions:

- a) Reso #2022-5 – Adopting Monthly Bill List for January 2022

Motion moved by Commissioner Sedehi and seconded by Commissioner Reh to adopt Resolution #2022-5.

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

The Chair thereupon declared said motion approved.

- b) Reso #2022-6 – Adopt Revised Personnel Policy and Employee Handbook

Motion moved by Commissioner Sedehi and seconded by Commissioner Rowe to adopt Resolution #2022-6.

Discussion

Commissioner Sedehi stated that the committee reviewed the policies.

Commissioner Postelnik asked if the Protection of Minors policy could be amended to exclude police officers and library.

Counsel Corriston said he would look at the sections to see what could be deleted.

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

The Chair thereupon declared said motion approved.

c) Reso #2022-7 – Reso to Accept Audit

Motion moved by Commissioner Sedehi and seconded by Commissioner Postelnik to adopt Resolution #2022-7.

Discussion

Executive Director Brightman reminded the BOC that they must sign and submit the form stating they have received the audit and return it to her.

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

The Chair thereupon declared said motion approved.

Old Business: none

Public Comment II: None

ADJOURNMENT

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

All commissioners present voted in favor.

Donna Brightman, Exec. Director/Secretary