

# 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 for a Regular Session at 6:30 PM on March 10, 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 Commissioner Martinez 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/85168100732?pwd=TFVFMGdVK1VnYW9lNzdXVGhyc3dqUT09>

Meeting ID: 851 6810 0732

Passcode: 818831

One tap mobile

+13126266799,,85168100732#,,,,\*818831# US (Chicago)

+19292056099,,85168100732#,,,,\*818831# US (New York)

and was faxed to the Home News Tribune and Star Ledger and posted on the HPHA website on March 7, 2022.

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

## PRESENT

Commissioners:

Raysa Martinez, Commissioner  
Jason Postelnik, Commissioner  
Diane Reh, Commissioner  
Evelyn Sedehi, Commissioner

Authority General Counsel:

Terrence Corriston, Esq., Breslin & Breslin

## ABSENT

Commissioner:

Ruby Hope, Commissioner  
William Rainwater, Chair

Council Liaison:

Tara Canavera

Administration:

Donna Brightman, Executive Director  
Runi Sriwardena, Housing Director

A motion to approve the minutes of the Rescheduled Meeting held on February 17, 2022 was made by Commissioner Sedehi and seconded by Commissioner Postelnik and upon roll call the vote was as follows:

Discussion:

Commissioner Sedehi stated that there was an error on page 3 and should read:

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

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

Public Comment: none

New Business:

Commissioner Reh asked about filling the vacancy on the board.

Executive Director Brightman stated that it must be filled by a Section 8 tenant as the tenants living in our buildings are not eligible to serve under RAD.

Counsel Corrison confirmed the statement.

Executive Director Brightman stated that a letter was sent to all Section 8 tenants and there was one that was interested but then changed her mind. She stated that Councilwoman Canavera was going to ask her again as she knew her. She mentioned that she will follow-up with the matter.

Commissioner Sedehi asked if the BOC can be sent a list of names on the Section 8 program as they might know someone on the program to reach out to.

Counsel Corrison stated that if a Section 8 tenant is not interested in serving, the vacancy can be filled by the Mayor and Council.

Commissioner Reh stated that she wanted to thank Joanne Rogers for helping to disseminate the fruits and vegetables to the seniors.

Commissioner Martinez asked Commissioners Sedehi and Reh if they will continue to bring food on a regular basis.

Commissioner Sedehi responded three out of the four Tuesdays.

The BOC thanked Commissioners Sedehi and Reh for their efforts.

Communications: none

Attorney's Report:

We have not gotten any HPHA cases scheduled yet.

Commissioner Reh mentioned that her friend works at an apartment complex in town and they just got a lock-out. She asked if we could send the delinquent rents to the collection agency.

Counsel Corrison stated that in normal times you wait for the court to issue a judgement before going to collection but you can as the agency, if they will do it.

Accountant's Report: none

Executive Director's report: none

Staff reports:

Commissioner Martinez inquired about the Section 8 report and the vouchers issued.

Executive Director Brightman stated that means they are out looking for units and have not yet received found housing.

Commissioner Sedehi commented on the maintenance report that it's not very thorough and she would like to see numbers.

Commissioner Reh asked if there was a work order form.

Housing Director Sriwardena stated that she would revamp the report to show the number of work orders.

Commissioner Martinez commented that the report was typed this time.

Commissioner Martinez asked if the only remaining NJHMFA agency violation remaining was the exit signs.

Housing Director Sriwardena responded, yes.

Commissioner Reh asked if the BOC ever received a report on the water savings due to the installation of aerators at Kronman.

Executive Director Brightman answered, yes, but she would provide a current report.

Commissioner Reh asked if Park Terrace received the garbage cans and if the dumpsters were removed.

Housing Director Sriwardena responded that the town agreed to do it but more cans need to ordered; therefore, it's not operational yet. She then stated that we own the dumpsters, not the Town, and that she was hoping to get there help in moving them over to Kronman.

Commissioner Reh suggested that she reach out to Councilman Phil George as he is the liaison to the DPW.

Committee reports: none

Resolutions:

a) Reso #2022-8 – Adopting Monthly Bill List for February 2022

Motion moved by Commissioner Sedehi and seconded by Commissioner Reh to adopt Resolution #2022-8.

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

The Chair thereupon declared said motion approved.

Old Business:

Commissioner Martinez stated that we need to think about having in-person meetings.

Executive Director Brightman stated that the community room will open on April 1<sup>st</sup>.

Commissioner Sedehi commented on the information in the packet from the HPAHC and Kronman meetings. She said Ron Wong is great and he asks a lot of questions.

Commissioner Reh commented that she will let him know and that he is a wonderful volunteer.

Commissioner Martinez stated that she was impressed that they wanted to build affordable housing.

Commissioner Reh stated that our plan is to partner with another non-profit entity but there is very little availability of land.

Commissioner Postelnik asked if the town had a Redevelopment Plan and suggested that maybe we could work with a developer.

Commissioner Reh stated that they were looking into all possibilities but right now it's a sellers not a buyers' market.

Public Comment II: None

**ADJOURNMENT**

Motion by Commissioner Sedehi and seconded by Commissioner Postelnik to adjourn at 6:56 PM.

All commissioners present voted in favor.

---

Donna Brightman, Exec. Director/Secretary