

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 February 9, 2023 via zoom as follows:

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The meeting was called to order by Commissioner Rainwater at 6:30 PM.

Executive Director Brightman read the Notice of Compliance with the Open Public Meetings Act P.L. 1975, C.231 which provided that adequate 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 February 2, 2023 a copy of the notice of this meeting setting forth the date, time and location of this regular meeting was posted on the Highland Park website and Housing Authority's official designated bulletin board located at 242 South Sixth Avenue, Highland Park, NJ, and sent to Borough Hall for posting. It was also faxed to the Home News Tribune and Star Ledger.

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

PRESENT

Commissioners:

Raysa Martinez, Commissioner
Jason Postelnik, Commissioner
William Rainwater, Chair
Evelyn Sedehi, Commissioner

ABSENT

Commissioners:

Gail Chonoles, Commissioner
William Malloy, Commissioner

PRESENT

Council Liaison:
Tara Canavera

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 scheduled meeting held on January 12, 2023 was made by Commissioner Sedehi and seconded by Commissioner Martinez and upon roll call the vote was as follows:

ROLL CALL:	Chonoles	Malloy	Martinez	Postelnik	Rainwater	Sedehi
AYES:	Martinez	Postelnik	Rainwater	Sedehi		
NAYS:	None					
Abstain:	None					
Absent:	Chonoles	Malloy				

Public Comment:

Ruby Hope explained that she is off the Board until she finishes her classes at Rutgers and gets reappointed; hopefully, by the end of May.

New Business:

Commissioner Rainwater asked if we need to appoint a vice-chair in Ms. Hope's absence. He mentioned that Jason Postelnik is next in line.

Councilwoman Canavera stated that Commissioner Postelnik is being considered for a council position and he would have to then step down if he was appointed.

Counsel Corrison stated that the BOC may have one elected official.

Executive Director Brightman asked Commissioner Postelnik if he would stay in both positions.

Commissioner Postelnik stated that he is unsure as of this time.

Executive Director Brightman suggested that the BOC hold off appointing a Vice Chair until we know if Commissioner Postelnik is appointed to the Highland Park council.

Commissioner Sedehi asked Counsel Corrison if Commissioner Postelnik would be subject to the Hatch Act if elected.

Counsel Corrison responded, no, he is not paid by federal grants.

Executive Director Brightman reported that Marissa Wolf passed her PHM exam as we are grooming her to take over for Runi Sriwardena.

Executive Director Brightman reported that PNC's representative, Zoe, has been reassigned to another department. She stated that she will miss her as Zoe was very helpful.

Communications:

Commissioner Rainwater reported that HPAHC and Kronman met prior and Commissioner Hope was appointed as a non-board member.

Attorney's Report:

Counsel Corrison reported that we have a case management hearing on a pending eviction. There is no update on the civil matter at Park Terrace.

Accountant's Report: none

Housing Director's report:

Executive Director Brightman stated that the BOC meeting will be virtual until further notice.

Resident Services report:

Housing Director Sriwardena stated that we have a very serious ant infestation in 33 units. It has been treated by Anchor Pest Control at \$125 per unit.

Executive Director Brightman added that the tenant that complained at the BOC meeting a couple of months ago is getting their window replaced tomorrow.

Commissioner Sedehi asked if the old window could be reused.

Housing Director Sriwardena responded, yes, for parts.

Commissioner Rainwater asked if the frame was being replaced.

Executive Director Brightman responded, yes, prior it was just the glass.

Housing Director Sriwardena stated that we are in the middle of tax credit re-certifications.

Commissioner Sedehi asked why there was no maintenance report.

Housing Director Sriwardena apologized and stated that we were just too busy with apartment turnovers. She mentioned that she will have one available for next month.

Commissioner Postelnik asked if the hot water issues were resolved.

Housing Director Sriwardena replied, yes, but we are still having issues with a couple of units that are not getting hot water in their showers. We replaced the cartridges to no avail.

Executive Director Brightman stated that you mean the mixing valves.

Housing Director Sriwardena stated that the plumber is coming tomorrow to assess the situation.

Councilwoman Canavera said that it is a problem where I live too.

Commissioner Rainwater asked if the valves were defective.

Executive Director Brightman responded, no, we do not believe so, they were installed during the RAD conversion.

Section 8 report: none

Committee reports: none

Resolutions:

a) Reso #2023-5 – Authorizing the Payment of Bills for the Month of January 2023

Motion moved by Commissioner Postelnik and seconded by Commissioner Sedehi to adopt Resolution #2023-5.

Discussion

Commissioner Sedehi remarked that the electric bills are high and asked if the tenants are being educated?

Housing Director Sriwardena responded, yes, but we found that they were tampering with the heat in the hallway. Therefore, Miguel Tapia installed covers so they can't be tampered with. That may have caused the high bill.

ROLL CALL: Chonoles Malloy Martinez Postelnik Rainwater Sedehi
AYES: Martinez Postelnik Rainwater Sedehi
NAYS: None
Abstain: None
Absent: Chonoles Malloy

The Chair thereupon declared said motion approved.

Old Business:

Executive Director Brightman stated that she is old as Tuesday was her 23rd year at the WHA. The board congratulated her.

Commissioner Sedehi inquired about the lease revisions.

Executive Director Brightman stated that we are still working on it. She stated that when we did the RAD conversion, HUD issued a standard lease for us to use. Overtime, we are finding that critical items are missing so we are doing a revision to include them.

Commissioner Sedehi asked Executive Director Brightman if she was able to contact Gail Chonoles.

Councilwoman Canavera stated that she did but received no response. She stated that she will try again.

Executive Director Brightman stated that she too would try.

Counsel Corriston stated that there has to be a due process hearing to remove her unless she sends a resignation letter.

Public Comment II: none

Comments: none

ADJOURNMENT

Motion by Commissioner Sedehi and seconded by Commissioner Postelnik to adjourn at 7:05 PM. All commissioners present voted in favor.

Donna Brightman, Exec. Director/Secretary