

MINUTES OF THE ANNUAL REORGANIZATION/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 Reorganization/Regular Session at 6:30 PM on April 13, 2023, the hour and date duly established for the holding of said meeting.

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

The pledge of allegiance was recited.

The notice of compliance was read by Housing Director Sriwardena.

On May 17, 2022 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 emailed to the Home News Tribune and Star Ledger.

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

PRESENT

Commissioners:

Raysa Martinez, Commissioner
William Malloy, Commissioner
William Rainwater, Chair
Evelyn Sedehi, Commissioner

ABSENT

Commissioners:

Gail Chonoles, Commissioner

PRESENT

Council Liaison:

Tara Canavera

Authority General Counsel :

Terrence Corrison, Esq., Breslin &
Breslin

Administration:

Donna Brightman, Executive Director
Runi Sriwardena, Housing Director

Motion to designate Counsel Corrison to be temporary chairperson for the Reorganization meeting was moved by Commissioner Rainwater and seconded by Commissioner Malloy.

ROLL CALL: Chonoles Malloy Martinez Rainwater Sedehi
AYES: Malloy Martinez Rainwater Sedehi

NAYS: None
Abstain: None
Absent: Chonoles

Counsel Corrison called for nominations for Chairperson.

Commissioner Sedehi nominated Commissioner Rainwater and this was seconded by Commissioner Malloy.

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

There were no more nominations for Chairperson.

Motion to close nominations for Chairperson was moved by Commissioner Sedehi and seconded by Commissioner Malloy.

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

Roll call to elect Chairman Rainwater was moved by all commissioners that were present.

Counsel Corrison returned the Chair to Chairman Rainwater.

Chairman Rainwater called for nominations for Vice Chair.

Commissioner Sedehi nominated Commissioner Malloy and this was seconded by Commissioner Martinez.

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

Motion to close nominations for Vice Chair was moved by Commissioner Sedehi and seconded by Commissioner Martinez.

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

Roll call to elect Vice Chair Malloy was moved by all commissioners that were present.

Minutes:

A motion to approve the minutes of the regular scheduled meeting held of March 9, 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 Rainwater Sedehi
AYES: Malloy Martinez Rainwater Sedehi
NAYS: None
Abstain: None
Absent: Chonoles

Public Comment:

Juan Ratliff stated that the lawn people did a horrible job mowing at Park Terrace. Also, now that the weather is getting nice, he hopes the kids will not be playing in the parking lot.

Housing Director Sriwardena stated that she will send a reminder notice.

Commissioner Rainwater explained to Mr. Ratliff that if this happens during the day to call the office and at night to call the police.

Councilwoman Canavera stated that she would ask for increased patrols.

Jill Medinets, 5F, stated that she has a solution for the garbage pick-up and said that we should expand the curbing.

Commissioner Rainwater stated that we are working with the Town on that issue.

Beleria Tatum, 3B, asked if the building is getting another gazebo.

Housing Director Sriwardena stated that it was suggested by a tenant.

Commissioner Sedehi asked why we need another gazebo.

Housing Director Sriwardena answered that the one we have is used by the smokers.

Executive Director Brightman stated that the only possible location would be where the garden beds are currently.

Beleria Tatum, 3B, asked if the building is getting an ATM machine.

Housing Director Sriwardena stated that we will look into it.

Angela Perone, 1J, stated that the recycling is piling up and asked if we can get more cans.

Housing Director Sriwardena stated that we are working on trying to find a solution.

New Business: none

Communications:

Commissioner Rainwater stated that the HPAHC and Kronman met prior to this meeting and approved the bill lists.

Attorney's Report:

Counsel Corrison reported that next Thursday we have a court date with the tenant that left owing a large sum of money. He stated that he hopes to get a judgement.

Accountant's Report: none

Executive Director Brightman's report: none

Staff Reports:

Social Services report: Commissioner Sedehi stated that she doesn't know how Kettly Giles does it all!

Housing Director Sriwardena report: Commissioner Sedehi asked how Rutgers got involved in the pest control.

Executive Director Brightman stated that she participated in a survey, months went by and then Professor Changlu Wang emailed me saying what he could offer. He offers treatment education. It's a great service.

Commissioner Rainwater asked how the ant problem was going?

Housing Director Sriwardena stated that it is much better but not totally gone.

Commissioner Sedehi asked how we are doing with the closing of the Stop-n-Shop.

Housing Director Sriwardena responded that the senior center is taking people shopping and Kettly Giles signed some tenants up for home delivery.

Maintenance Report:

Commissioner Martinez asked what is causing the plumbing clogs.

Housing Director Sriwardena stated that it is just the way the building was constructed.

Executive Director Brightman stated that we have tried to remedy the issue by installing clean-outs.

Committee reports: none

Resolutions:

a) Reso #2023-10 – Reso Adopting Monthly Bill List for March 2023

Motion moved by Commissioner Sedehi and seconded by Commissioner Martinez to adopt Resolution #2023-10.

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

The Chair thereupon declared said motion approved.

b) Reso #2023-11 – Annual Notice of Regular Meetings for May 2023 through April 2024

Motion moved by Commissioner Sedehi and seconded by Commissioner Malloy to adopt Resolution #2023-11.

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

The Chair thereupon declared said motion approved.

c) Reso #2023-12 – Reso Authorizing a Rent Increase in the Amount of 5.30% for Samuel J. Kronman Building Effective May 1,2023

Motion moved by Commissioner Sedehi and seconded by Commissioner Martinez to adopt Resolution #2023-12.

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

The Chair thereupon declared said motion approved.

d) Reso #2023-13 – Reso Authorizing a Rent Increase in the Amount of 4.62% for Park Terrace Effective June 1,2023

Motion moved by Commissioner Sedehi and seconded by Commissioner Malloy to adopt Resolution #2023-13.

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

The Chair thereupon declared said motion approved.

Old Business: Reso #2023-9 – Extend Landscaping Contract with Custom Care Services (previously voted on at the March meeting)

Public Comment II:

Jill Medinets, 5F, stated that the bushes out front were not pruned, and it looks terrible.

Housing Manager Sriwardena stated that the landscaper will get to it.

Juan Ratliff stated that the new exterminator came to his house and called him buddy. He stated that this is what you call a dog and that the residents need to be treated with respect.

Housing Manager Sriwardena stated that she will talk to the company.

Donna Haring, 6H, thanked Commissioner Sedehi for bringing food from the food bank to the building, it's appreciated. She also stated that maintenance is not leaving a notice if they do work when tenants are not at home.

Commissioner Sedehi stated that Diane Reh helps with the food too, not just me.

Angela Perone, 1J, stated that we have a lovely building but at night and on weekends there is a lot of littering. Also, can we get a trash can for the lobby.

Housing Manager Sriwardena replied, yes, there used to be one there.

Karin Jackson, 3P, stated that the garbage cans outside for recycling need to be closed as squirrels are going in.

Housing Manager Sriwardena stated that the lids are heavy and tenants cannot even open them.

Councilwoman Canavera stated that she will discuss the recycling issue with the DPW to see if they have any suggestions.

Ms. Haring stated that maybe some kind of enclosure would work.

Commissioner Rainwater asked Councilwoman Canavera about Park Terrace and individual collection.

Councilwoman Canavera stated that she is still working on it.

Ms. Jackson, apt. 3P, stated that people throw garbage in the elevator.

Commissioner Martinez stated that it sounds like this is a resident issue and asked if there is a resident council.

Housing Manager Sriwardena replied, no, and that we will address this in the newsletter.

Jill Medinets stated that UPS/FedEx don't deliver to our door as they leave the stuff in the lobby.

Housing Manager Sriwardena answered, yes, we keep calling but to no avail and that is why we have residents that will bring the packages to the tenants' doors.

ADJOURNMENT

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

Donna Brightman, Exec. Director/Secretary