

MINUTES OF THE REGULAR MEETING  
OF THE HOUSING AUTHORITY  
OF THE CITY OF RAHWAY, HELD MARCH 14, 2019 AT  
165 EAST GRAND AVENUE, RAHWAY, NEW JERSEY

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The meeting was called to order at 7:34 pm. The Pledge of Allegiance was recited by all in attendance. Chairman Pekarofski stated that adequate meeting notice requirements, as prescribed by NJ Sunshine Law, had been met.

Upon roll call Commissioners Gonzalez, Lesinski, Pekarofski, and Ragan answered present, with Commissioners Simon, Thomas and Thomas-Petit absent. Also in attendance were Attorney Testino, Accountant Ciarrocca and Maintenance Supt. Ricky Ansley.

Chairman Pekarofski requested that the minutes of the February meeting be acted on. Upon a motion by Commissioner Lesinski, seconded by Commissioner Ragan, the minutes were approved by a vote of four (4) Ayes, three (3) Absent.

Under Director Report, Mr. Pushko turned the floor to Maint. Supt., Ricky Ansley; Mr. Ansley updated the Commissioners on the status of the lead base issue at the family site. Mr. Ansley further stated that all 76 units built in 1951 appear the steel was painted with the same green paint, which could mean possibly 140 doors and 366 windows may contain lead. The family that has the child with elevated blood will be notified by the office to explain that Rahway Housing Authority will be putting the family in a hotel for two (2) nights during the removal of exterior lead. Mr. Pushko stated that he has been in contact with a consultant who will be helping Rahway Housing Authority to apply for a 1.2 million dollar grant for lead abatement. Mr. Puhsko mentioned the office staff has been going to a series of seminars to learn the rules and regulations for the RAD conversion. Gail Ansley, Housing Manager, stating at one class it was mentioned that designated housing does not apply to RAD PBV. Mr. Pushko stated Rahway Housing Authority currently has designated housing for the senior buildings, and in the event RHA can't designation senior housing. RHA may pull the RAD application and just submit one for the family units.

Chairman Pekarofski requested that the March bills (incurred in February) be presented for payment. Upon a motion by Commissioner Lesinski, seconded by Commissioner Ragan, the bills were approved for payment by a vote of four (4) Ayes and three (3) Absent.

Chairman Pekarofski presented the following Resolutions, with action taken as noted;

Res. #1578 – AUTHORIZATION TO ENTER INTO A PROFESSIONAL CONTRACT WITH LAN ASSOCIATES OF MIDLAND PARK, NJ TO CONDUCT A PCA NECESSARY FOR A RAD CONVERSION – Upon a motion by Commissioner Lesinski, seconded by Commissioner Ragan; after a

brief discussion; Attorney Testino requested to have Res. #1578 amended by including the amount of the contract. Upon a motion by Lesinski, and seconded by Gonzalez, Res. #1578 is to be revised, by a vote of four (4) Ayes and three (3) Absent.

Res. #1579 – SUBMISISON TO UNION COUNTY FOR A HOME GRANT TO DEMOLISH AND/OR MAJOR REHAB OF 570 CAPOBIANCO PLAZA AS PART OF RHA RAD CONVERSION – Upon a motion by Commissioner Lesinski, seconded by Commissioner Ragan, Res. # 1579 was approved by a vote of four (4) Ayes and three (3) Absent

Res. #1580 – EXECUTIVE DIRECTOR REPLACEMENT – Upon a motion by Commissioner Ragan, seconded by Commissioner Gonzales, Chairman Pekarofski stated that the selection committee met on Monday, March 11, 2019 and a job description will be drafted up, with a start date of mid-September. Chairman Pekarofski further mentioned that an ad will be placed in local newspaper. Attorney Testino requested to have Res. #1580 amended by removing two paragraphs. Upon a motion by Commissioner Lesinski and seconded by Commissioner Ragan; Res. #1580 is to be revised, by a vote of four (4) Ayes and three (3) Abent.

Under Financial Matters, Mr. Ciarrocca stated Rahway Housing Authority is beyond the half way point of the fiscal year and everything is good. Mr. Ciarrocca reviewed the monthly financial report. Mr. Ciarrocca stated the closing for RAD is attentively mid-September.

There being no Legal Matters, this portion of the meeting was closed.

There being member of the public; this portion of the meeting was closed.

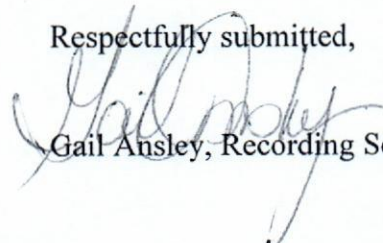
There being no Old Business; this portion of the meeting was closed.

There being no New Business; this portion of the meeting was closed.

Under Chairman's Report, Chairman Pekarofski stating he will be meeting with the Major Giacobbe in April to keep him current on the Executive Director search.

There being no further business to come before the Board of Commissioners, the meeting was adjourned at 8:29 pm, by unanimous consent.

Respectfully submitted,

  
Gail Ansley, Recording Secretary