

MINUTES OF THE REGULAR MEETING
OF THE HOUSING AUTHORITY
OF THE CITY OF RAHWAY, HELD APRIL 14, 2022 AT
165 EAST GRAND AVENUE, RAHWAY, NEW JERSEY

The meeting was called to order at 7:30 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.

Roll Call:

Upon roll call Commissioners Lesinski, Pekarofski, Ragan, Simon, and Thomas answered present. Also in attendance were Attorney Testino and Accountant Ciarrocca.

Approval of Minutes:

Chairman Pekarofski presented the minutes of the March 10, 2022 meeting. Upon a motion by Commissioner Lesinski, seconded by Commissioner Simon, the minutes were approved by a vote of five (5) Ayes and two (2) Absent.

Director's Report: Ms. Wenson Maier

Ms. Wenson Maier reported the following:

Gail Ansley has retired from the Rahway Housing Authority, however, she is still offering support to current staff

Lisa Hendricks Richardson resigned to take a position as Executive Director of the Red Bank Housing Authority. The new Landlord/Tenant in House Council will be Marjory Avant from Kearny who was recommended by Lisa.

All IDA related expenses were sent to the Flood and Property Insurance Companies

A draft memorandum of agreement was forwarded to developer. Comments were received and were forwarded to Metro, NW Financial and Nixon Peabody.

RHA is contracting with a company to camera the sewer lines at the family site. All manholes were uncovered and their locations are being added to the site plan.

All new refrigerators were installed at the first floor of the Kennedy buildings.

RHA attended the County CDBG meeting to thank the County for their financial support.

Financial Disclosure Statements will be sent by the Rahway City Clerk next week.

RHA will be meeting next week with Michael Wilson from Veolia regarding water capacity for fire hydrants.

RHA forwarded their recommendations for the unit breakdown of the first and second redevelopment phase for the Family Site.

RHA received an email from William Davis of Petit Davis Funeral Home offering the 1,800 sq. ft. property behind their garage for the amount of \$31,000. We are checking on the requirements for rezoning the property and are awaiting our capital fund amounts for 2022.

Bills List:

Chairman Pekarofski requested that the bills list (incurred in March) be presented for payment. Upon a motion by Commissioner Simon, seconded by Commissioner Lesinski, the bills were approved for payment by a vote of five (5) Ayes and two (2) Absent.

Resolutions:

Chairman Pekarofski requested a mover and seconder for Resolution No. 1665 – Resolution authorizing adoption of a 5-Year Plan & Annual Plan. Upon a motion by Commissioner Lesinski, seconded by Commissioner Simon, the resolution was approved by a vote of five (5) Ayes and two (2) Absent.

Chairman Pekarofski requested a mover and seconder for Resolution No. 1666 – Approval of Rahway Housing Authority’s FY 2022 Capital Fund Program. Upon a motion by Commissioner Lesinski, seconded by Commissioner Simon, the resolution was approved by a vote of five (5) Ayes and two (2) Absent.

Chairman Pekarofski requested a mover and seconder for Resolution No. 1667 – Approval of Revised ACOP (Admission and Continued Occupancy Policy). Upon a motion by Commissioner Simon, seconded by Commissioner Lesinski, the resolution was approved by a vote of five (5) Ayes and two (2) Absent.

Public Comment:

There being no members of the public present; this portion of the meeting was closed.

Financial Matters:

Mr. Ciarrocca stated that report balance is positive.

Legal Matters:

Mr. Testino stated that McNally & Bellino has recently identified/ located other individuals who may claim an interest in the property. They have amended the complaint to include these individuals before sending out for service. They have now identified 33 defendants. Once filed they will begin service. With the service of the complaint, they intend to include a questionnaire. The questionnaire inquires as to other individuals who may have an interest in the Property. As defendants respond (if they do) they will add individuals identified. They believe the questionnaire is necessary to establish to the

Court that they have undertaken due diligence to identify all individuals who may have an interest in the Property.

Old Business:

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

New Business:

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

Chairperson's Comments:

Chairperson Pekarofski wished everyone a Happy Easter.

Adjournement:

There being no further business before the Board of Commissioners, upon a motion by Commissioner Lesinski, Seconded by Commissioner Simon, the meeting was adjourned at 8:00 pm, by unanimous consent.

Respectfully submitted,

Jennifer Wenson Maier
Recording Secretary