

MINUTES OF THE REGULAR MEETING  
OF THE HOUSING AUTHORITY  
OF THE CITY OF RAHWAY, HELD NOVEMBER 10, 2022 AT  
165 EAST GRAND AVENUE, RAHWAY, NEW JERSEY

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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, and Simon answered present. Chairman Gonzalez, Thomas, and Thomas-Petit were absent. Also in attendance were Attorney Testino and Accountant Ciarrocca.

**Approval of Minutes:**

Chairman Pekarofski presented the minutes of the October 13, 2022 meeting. Upon a motion by Commissioner Simon, seconded by Commissioner Lesinski, the minutes were approved by a vote of four (4) Ayes and three (3) Absent.

**Director's Report:** Ms. Wenson Maier

Ms. Wenson Maier gave a brief report regarding pursuit of late payments, evictions, RAD status, cybersecurity training, electrical meter upgrades, In-Service Day training schedule, Case Elevator bid, and air monitoring.

**Bills List:**

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

**Resolutions:**

Chairman Pekarofski requested a mover and seconder for Resolution No. 1678 – RESOLUTION DESIGNATING A PUBLIC AGENCY COMPLIANCE OFFICER (P.A.C.O.) FROM JANUARY 1, 2023 TO DECEMBER 31, 2023. Upon a motion by Commissioner Simon, seconded by Commissioner Lesinski, the resolution was approved by a vote of four (4) Ayes and three (3) Absent.

Chairman Pekarofski requested a mover and seconder for Resolution No. 1679 – AGREEMENT TO RENEW MEMBERSHIP IN THE NEW JERSEY PUBLIC HOUSING AUTHORITY JOINT INSURANCE FUND FROM JANUARY 1, 2023 TO DECEMBER 31, 2025. Upon a motion by Commissioner Lesinski, seconded by Commissioner Ragan, the resolution was approved by a vote of four (4) Ayes and three (3) Absent.

Chairman Pekarofski requested a mover and seconder for Resolution No. 1680 – RESOLUTION TO INCREASE EMPLOYEE HEALTH BENEFIT CONTRIBUTION TO THE STATE HEALTH BENEFITS PLAN YEAR 3 PERCENTAGES ON JANUARY 1, 2023, AND YEAR 4 PERCENTAGES ON JANUARY 1, 2024 FOR CERTAIN EMPLOYEES WHO ARE AT YEAR 2 PERCENTAGES CURRENTLY. Upon a motion by Commissioner Simon, seconded by Commissioner Lesinski, the resolution was approved by a vote of four (4) Ayes and three (3) Absent.

**Public Comment:**

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

**Financial Matters:**

David Ciarrocca stated that while the financial report was unfavorable, it was because the ability to draw down the FY 2022 funds was delayed. Now that the funds have been drawn down the financial report will improve.

**Legal Matters:**

No report.

**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 thanked everyone for attending the meeting.

**Adjournment:**

There being no further business before the Board of Commissioners, upon a motion by Commissioner Simon, Seconded by Commissioner Lesinski, the meeting was adjourned at 8:30 pm, by unanimous consent.

Respectfully submitted,

Jennifer Wenson Maier  
Executive Director/Recording Secretary