



# **Housing Authority of the City of Perth Amboy**

881 AMBOY AVENUE, P.O. BOX 390, PERTH AMBOY, NJ 08862

TELEPHONE: (732) 826-3110

FAX: (732) 826-3111

EDNA DOROTHY CARTY-DANIEL, Chairperson  
MIGUEL A. AROCHO, Vice-Chairman  
PEDRO A. PEREZ  
FERNANDO A. GONZALEZ  
SHIRLEY JONES  
REVEREND H. WAYNE BRADY  
REVEREND GREGORY PABON

DOUGLAS G. DZEMA, P.H.M.  
Executive Director

EDWARD TESTINO  
Counsel

**THE MINUTES OF THE REGULAR MONTHLY MEETING  
OF  
THE BOARD OF COMMISSIONERS  
OF  
THE HOUSING AUTHORITY OF THE CITY OF PERTH AMBOY**

**February 19, 2013**

The Board of Commissioners of the Housing Authority of the City of Perth Amboy met for the Regular Monthly meeting on Tuesday, February 19, 2013, 12:30 p.m. at Dunlap Homes Apartment Complex, Resource Center, located at 881 Amboy Avenue, Perth Amboy, New Jersey 08861.

<Moment of Silence.>

<Pledge of Allegiance.>

The meeting was called to order by Chairperson Carty-Daniel and statement read as to proper notification of the meeting given in accordance with the Open Public Meeting Act Law as follows:

“Adequate Notice has been made as to the time, place, and date of the meeting and as to the nature of business to be discussed being the general business of the Authority.”

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

Present:	Chairperson	Edna Dorothy Carty-Daniel
	Commissioner	Pedro A. Perez
	Commissioner	Fernando A. Gonzalez (arrived late)
	Commissioner	Reverend H. Wayne Brady
	Commissioner	Shirley Jones

Excused:	Commissioner	Pedro A. Perez
	Commissioner	Gregory Pabon

The Chairperson declared said quorum present.

On the motion of Commissioner Brady, which motion was seconded by Commissioner Jones, the Board concurred to approve the Minutes of the Regular Board Meeting of January 10, 2013, as presented. Upon roll call, the following vote was carried:

Aye: Edna Dorothy Carty-Daniel, Reverend H. Wayne Brady, and Shirley Jones.

Nay: None

Abstain: Pedro A. Perez

On the motion of Commissioner Brady, which motion was seconded by Commissioner Jones, the Board concurred to approve the Minutes of the Executive Session of January 10, 2013, as presented. Upon roll call, the following vote was carried:

Aye Edna Dorothy Carty-Daniel, Reverend H. Wayne Brady, and Shirley Jones.

Nay: None

Abstain: Pedro A. Perez

The following resolution was introduced by Vice-Chairman Arocho, read in full and considered:

***RESOLUTION # 2966-A***

---

On the motion of Vice-Chairman Arocho, which motion was seconded by Commissioner Jones, the Board concurred to approve the February Bill List, as presented. Upon roll call, the following vote was carried:

Aye: Edna Dorothy Carty-Daniel, Miguel A. Arocho, Fernando A. Gonzalez, Reverend H. Wayne Brady, Shirley Jones, and Reverend Gregory Pabon.

Nay: None

The Executive Director updated the Board with the following on the Delaney Homes Redevelopment Project:

- Met with Gregory Fehrenbach, City Business Administrator – order of business between PARA, Planning Board, City Council on amendment of Redevelopment zone.
- Further steps await approval.

The Executive Director updated the Board with the following on PARTNER:

- Gateway Collaboration Grant
- April review – 2 audits
- Gateway Arts Collaboration with the City Cultural Group– shared vision of people coming together through the Arts.
- Habitat for Humanity – in 2 weeks submitting Zoning permit to City

**DIRECTOR’S REPORT**

Douglas Dzema, Executive Director updated the Board on the following:

- Gregory Fehrenbach, City Business Administrator inquired about Boiler oversight.
- Richard Cavallero, President of the Senior’s Residents Association inquired as to the Board policy for Church Services.

- Contract with Sayreville PHA for Website executed.
- Meeting with Sayreville PHA for management contract.

On the motion of Commissioner Gonzalez, which motion was seconded by Vice-Chairman Arocho, the Board concurred to close the general session of this meeting and move to Executive Session. Upon roll call, the following vote was carried:

Aye: Edna Dorothy Carty-Daniel, Miguel A. Arocho, Fernando A. Gonzalez, Reverend H. Wayne Brady, Shirley Jones, Reverend Gregory Pabon.

Nay: None

On the motion of Commissioner Brady, which motion was seconded by Commissioner Jones, the Board concurred to close the Executive Session and move back to the general session of this meeting. Upon roll call, the following vote was carried;

Aye: Edna Dorothy Carty-Daniel, Miguel A. Arocho, Fernando A. Gonzalez, Reverend H. Wayne Brady, Shirley Jones, Reverend Gregory Pabon.

Nay: None

On the motion of Commissioner Pabon, which motion was seconded by Commissioner Jones, the meeting was adjourned.

Respectfully submitted by:

Douglas G. Dzema, PHM  
Executive Director and Secretary



# **Housing Authority of the City of Perth Amboy**

881 AMBOY AVENUE, P.O. BOX 390, PERTH AMBOY, NJ 08862

TELEPHONE: (732) 826-3110

FAX: (732) 826-3111

EDNA DOROTHY CARTY-DANIEL, Chairperson  
MIGUEL A. AROCHO, Vice-Chairman  
PEDRO A. PEREZ  
FERNANDO A. GONZALEZ  
SHIRLEY JONES  
REVEREND H. WAYNE BRADY  
REVEREND GREGORY PABON

DOUGLAS G. DZEMA, P.H.M.  
Executive Director

EDWARD TESTINO  
Counsel

**THE EXECUTIVE SESSION OF THE REGULAR MONTHLY MEETING  
OF  
THE BOARD OF COMMISSIONERS  
OF  
THE HOUSING AUTHORITY OF THE CITY OF PERTH AMBOY**

**January 10, 2013**

**(CONFIDENTIAL)**

The Board of Commissioners of the Housing Authority of the City of Perth Amboy met for the Regular Monthly meeting on Thursday, January 10, 2013, 12:30 p.m. at Dunlap Homes Apartment Complex, Administrative Office Conference Room, located at 881 Amboy Avenue, Perth Amboy, New Jersey 08861.

<Moment of Silence.>

<Pledge of Allegiance.>

The meeting was called to order by Chairperson Carty-Daniel and statement read as to proper notification of the meeting given in accordance with the Open Public Meeting Act Law as follows:

“Adequate Notice has been made as to the time, place, and date of the meeting and as to the nature of business to be discussed being the general business of the Authority.”

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

Present:	Chairperson	Edna Dorothy Carty-Daniel
	Vice-Chairman	Miguel A. Arocho
	Commissioner	Fernando A. Gonzalez
	Commissioner	Reverend H. Wayne Brady
	Commissioner	Shirley Jones
	Commissioner	Reverend Gregory Pabon
Excused:	Commissioner	Pedro A. Perez

The Chairperson declared said quorum present.

On the motion of Commissioner Gonzalez, which motion was seconded by Vice-Chairman Arocho, the Board concurred to close the general session of this meeting and move to Executive Session. Upon roll call, the following vote was carried:

Aye: Edna Dorothy Carty-Daniel, Miguel A. Arocho, Fernando A. Gonzalez, Reverend H. Wayne Brady, Shirley Jones, Reverend Gregory Pabon.

Nay: None

The Board was briefed on Personnel discipline matters for (3) current Section 8 employees. Prior to this Board meeting, each of the (3) employees were served RICE notices via certified letter. Edward Testino, Counsel advised the Board of the rights of the Board and the employees as it pertains to the Housing Authority's Personnel Policy and possible procedures for a Grievance Hearing for each, whereby the members of the Commissioner's Personnel Committee will be the hearing officers and particular witnesses may be called upon to testify and give a deposition.

Today, prior to this Board Meeting, Douglas Dzema, Executive Director received a formal resignation letter from one employee and that the other two suspended employees are in the process of seeking Attorney representation for requested Grievance hearings for each.

As the Housing Authority's internal investigation and circumstances for said employees progresses, the Board will be kept apprised.

On the motion of Commissioner Brady, which motion was seconded by Commissioner Jones, the Board concurred to close the Executive Session and move back to the general session of this meeting. Upon roll call, the following vote was carried;

Aye: Edna Dorothy Carty-Daniel, Miguel A. Arocho, Fernando A. Gonzalez, Reverend H. Wayne Brady, Shirley Jones, Reverend Gregory Pabon.

Nay: None

Respectfully submitted by:

Douglas G. Dzema, PHM  
Executive Director and Secretary