

MORRISTOWN HOUSING AUTHORITY
BOARD OF COMMISSIONERS
29 Ann Street
Morristown, NJ 07960
Monday, April 27, 2015
Commencing at 6:00 P.M.

RE: Regular Open Public Meeting

TRANSCRIPT
OF THE
PROCEEDINGS

M E M B E R S P R E S E N T:

MICHAEL A. CHERELLO, Chairperson
DOROTHY HOLMAN, Vice-Chairperson
MARY DOUGHERTY, Commissioner
FRANK VITOLLO, Commissioner
MARION SALLY, Commissioner
JEANINE CRIPPEN, Commissioner

A L S O P R E S E N T:

ROY ROGERS, Executive Director
LEANORA GROSS, Assistant Executive Director
CYNTHIA SARGENT, AMP Manager
JEAN WASHINGTON, Accounts Manager
DARLINGTON POUNDER, Senior Mechanic
LIZETH TAVERAS, Administrative Specialist
MICHELLE DUPREE HARRIS, Council Liaison

A P P E A R A N C E S:

JOSEPH MANFREDI & ASSOCIATES, P.C.
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Hoboken, New Jersey 07030
BY: JOSEPH MANFREDI, ESQ.
Attorney for the Morristown Housing Authority

REPORTED BY: BETH A. BENSON, CCR

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1 CHAIRPERSON CHERELLO: I, Michael
2 Cherello, chairman of the Board of Commissioners
3 of the Housing Authority of the Town of
4 Morristown, and presiding officer at this
5 meeting, do hereby state it is now six o'clock
6 in the evening on April 27, 2015, and we are
7 convening at 29 Ann Street, Morristown, New
8 Jersey, and do hereby announce publicly that
9 proper notice of this regular meeting has been
10 provided in accordance with the New Jersey Open
11 Public Meetings Act.

12 Roll call, please.

13 (Roll call was taken with all members
14 noted present.)

15 CHAIRPERSON CHERELLO: Pledge of
16 allegiance.

17 (Flag was saluted.)

18 CHAIRPERSON CHERELLO: We will now have
19 a moment of silence.

20 (A moment of silence was observed.)

21 CHAIRPERSON CHERELLO: We are now going
22 to open to the public the first public comment.
23 If you have something you'd like to say, come up
24 to the microphone, state your name and where you
25 live.

1 Seeing none, we will move on to
2 approval of minutes.

3 COMMISSIONER SALLY: Mr. Chair, if I
4 have a question or comment about the minutes
5 from the last meeting, would this be the time to
6 do it?

7 CHAIRPERSON CHERELLO: Joe, do we have a
8 motion for -- last month's minutes, right,
9 Marion?

10 COMMISSIONER SALLY: Yes, I wasn't here.

11 COMMISSIONER DOUGHERTY: I think we move
12 it, and then you ask your questions afterwards.

13 CHAIRPERSON CHERELLO: Pertains to last
14 month's.

15 COMMISSIONER SALLY: It's this month's
16 minutes but it's for last month.

17 CHAIRPERSON CHERELLO: We'll move it
18 first and then have questions. Do I have a
19 motion to move? And then we will have
20 questions.

21 COMMISSIONER DOUGHERTY: I'll move it.

22 CHAIRPERSON CHERELLO: Do I have a
23 second?

24 COMMISSIONER CRIPPEN: I'll second.

25 CHAIRPERSON CHERELLO: Motion moved and

1 a second.

2 Now we will have discussion on this.

3 Mrs. Sally, do you have any questions?

4 COMMISSIONER SALLY: Yes, I'm going to
5 try to be very, very brief. On page 19, I was
6 reading where if people can't move in within two
7 weeks, that they want the board's permission to
8 go to the next person on the list. That's
9 within the second paragraph. I thought that was
10 something we were already doing. And even if
11 someone doesn't respond we go to the next person
12 on the list.

13 MR. ROGERS: If they don't respond we
14 go, but if they say they want to move in in 30
15 days we allow that. Right?

16 MS. SARGENT: Yes.

17 MR. ROGERS: Sometimes I think it may
18 have been 60 days.

19 COMMISSIONER SALLY: It was never 60.
20 But I was just -- I was looking at that, and I
21 saw where you would like to have approval to
22 have the security deposit I believe it is be
23 non-refundable.

24 MR. ROGERS: Yes.

25 COMMISSIONER SALLY: And then I see here

1 on page 21 where it speaks about that it could
2 be \$50 up to \$250.

3 MR. ROGERS: Yes.

4 COMMISSIONER SALLY: Actually I was a
5 little concerned about that. Unless something's
6 changed, the \$50 is only a hardship rent, if I'm
7 not mistaken. And it only applies to a month or
8 two should someone lose their job, or until
9 unemployment or disability or something like
10 that kicks in. So we wouldn't have a \$50 rent
11 on a regular basis. And most certainly not at a
12 move-in, because we have a working preference
13 for families.

14 MR. ROGERS: Correct.

15 COMMISSIONER SALLY: And a \$50 security
16 deposit seems a little absurd at this point.

17 MR. ROGERS: I'm just trying to set a
18 range. Because somebody could be \$175. And I
19 was just setting a range. And we've had several
20 occasions where people come in and make a
21 commitment to rent the apartment, and then they
22 come back on the date with a signed lease and
23 say no, I don't want it, so we have to start the
24 process all over again.

25 COMMISSIONER SALLY: When they come back

1 to sign the lease is when they say they don't
2 want it.

3 MR. ROGERS: Yes.

4 COMMISSIONER SALLY: It's my
5 understanding the security deposit is accepted
6 at the time that the lease is signed once the
7 apartment has been shown.

8 MS. SARGENT: Yes, you're right. What's
9 going on, what's happening to me is they'll
10 come, like you said, they come the day of lease
11 up, they gave me the security deposit, either
12 the day after or that afternoon they'll change
13 their mind.

14 COMMISSIONER SALLY: Okay.

15 MR. MANFREDI: I want to clarify for Ms.
16 Sally's question, you're talking about after the
17 lease is signed. Is that correct?

18 MS. SARGENT: Yes, the lease is signed.
19 That's correct.

20 COMMISSIONER SALLY: That's when they
21 give their security deposit. What she's saying
22 is either that afternoon or the next day they
23 say, I'm not moving in.

24 MR. MANFREDI: Correct. Because this
25 issue of debiting the security deposit can only

1 occur to those residents who sign the lease. If
2 they decline prior to that point we can't do it.
3 That's what the minutes -- that was the intent,
4 if I'm correct, of the board. That's the legal
5 position. Because as you're currently saying we
6 couldn't do it.

7 COMMISSIONER SALLY: Because I just
8 don't want us to lose sight of the clientele
9 which we're serving, which is seniors and low to
10 moderate income housing. And during the time of
11 preferences, years ago if people wanted an
12 apartment, 99.99 percent of the time they would
13 take it, even the next day, or within a week or
14 two, because they were in that kind of bind.
15 But most places today do require a 30-day notice
16 before the resident can move out if they want to
17 get back their security deposit. And I saw what
18 Commissioner Vitolo and Commissioner White had
19 to say, and I agree with them. I would not be
20 adverse to half the security deposit being kept,
21 provided if that became a policy that residents
22 or prospective residents were notified at the
23 time that they were sitting down to sign their
24 lease to move in, and be given something in
25 writing saying, if you call me this afternoon

1 and say you're not going to take this unit, I
2 want you to know up front you're going to lose
3 half of your security deposit.

4 COMMISSIONER DOUGHERTY: That's
5 understood. We don't just keep it.

6 COMMISSIONER SALLY: As long as there's
7 some conversation.

8 MR. ROGERS: We haven't implemented any
9 policy yet.

10 COMMISSIONER SALLY: I know you haven't.

11 MR. ROGERS: Once I do develop the
12 policy based on all the direction from the
13 board, it will come back to the board.

14 COMMISSIONER SALLY: Then fine. I just
15 wanted to ask those questions and throw my two
16 cents in.

17 MR. ROGERS: I'm also questioning on the
18 preferences. I have to get a clear definition,
19 if you're very low income, I think that they
20 should be given public housing. And I'm not
21 sure what HUD's position is on that right now.

22 COMMISSIONER SALLY: Okay. And now that
23 you mention HUD, I have one more question. Will
24 we find out from HUD if the keeping of that
25 security deposit is allowed?

1 MR. ROGERS: That will probably be in
2 our admission occupancy policy, which HUD gets a
3 copy.

4 MR. MANFREDI: Right. It will have to
5 be placed in the A&O policy and placed in the
6 lease, including if you want to do an
7 independent notice, which HUD would have to
8 approve the A&O policy. It would be considered
9 a breach of the lease. But I think what
10 Commissioner Sally said goes a long way, we
11 should particularly give an extra notice, not
12 required legally, but it would go a long way,
13 because someone will understandably complain
14 later, and say, look, I never moved in.
15 Something needs to be in the lease and a
16 specific notice so individuals are put on notice
17 and are aware.

18 COMMISSIONER DOUGHERTY: I think also in
19 addition to the consultation that we sign, it
20 should be in -- so they have something to take
21 away to protect ourselves too.

22 COMMISSIONER CRIPPEN: If I could throw
23 in, it's pretty common practice on the private
24 side to keep 100 percent of the security
25 deposit, and you sign a piece of paper at the

1 lease signing. It's a separate rider
2 acknowledging the policy. Because sometimes
3 it's an hour, sometimes it's a day, sometimes
4 it's two weeks, and you have lost two weeks of
5 trying to fill a unit. I know it's very common
6 on the private side.

7 COMMISSIONER SALLY: And I understand
8 that, and we know it is, but we're serving, you
9 know, a different clientele.

10 MR. MANFREDI: Also HUD limits our
11 security deposit at most to 30 days, unlike on
12 the private side which it's a month and a half.

13 CHAIRPERSON CHERELLO: When we show an
14 apartment, a person is walking out reflecting on
15 it, and then coming back after a day or two, or
16 do they see the apartment, go right with you and
17 sign a lease right then and there?

18 MS. SARGENT: Yes.

19 CHAIRPERSON CHERELLO: So it's all
20 happening at the same time then.

21 MS. SARGENT: Right.

22 COMMISSIONER CRIPPEN: Do they have an
23 option to get back to you in a day, a week or
24 two weeks to say yes, or they are required to
25 make a decision on the apartment?

1 MS. SARGENT: Yes, they're required to
2 make a decision.

3 COMMISSIONER DOUGHERTY: There's such a
4 long list we have to move through it.

5 CHAIRPERSON CHERELLO: And, well, having
6 it like that, I think we do have to be attentive
7 too, because originally it seemed like they were
8 looking at the apartment, coming back two days
9 later and signing the lease, which gave them 48
10 hours to decide whether or not they wanted it.
11 And then if after they signed it they decided
12 they didn't want it, well, it's kind of you just
13 had 48 hours. So that's not how it works.

14 MS. SARGENT: No, I do everything the
15 same day. Show the unit and do the paperwork.

16 CHAIRPERSON CHERELLO: So if they say I
17 want to think about it, they have five minutes,
18 perhaps.

19 MS. SARGENT: No, I've had situations
20 like that of course. The first thing I ask
21 them, are you sure, do you like it, do you want
22 to talk about it. Because there are a lot of
23 residents that aren't sure. Sometimes it's a
24 big step for them. A lot of these people are
25 living in basements or someplace else and scared

1 of going out and getting their own, and if they
2 don't tell me, they say I need a little more
3 time, I'm willing to work with them. That's
4 never been an issue.

5 CHAIRPERSON CHERELLO: And they would
6 provide a check right at that time?

7 MS. SARGENT: A money order or bank
8 check, cashier.

9 CHAIRPERSON CHERELLO: You would tell
10 them before they see the apartment what their
11 deposit would be.

12 MS. SARGENT: A letter goes out.

13 CHAIRPERSON CHERELLO: You show up on
14 such and such a date, look at it, bring a money
15 order.

16 MS. SARGENT: Two.

17 CHAIRPERSON CHERELLO: Two money orders
18 at that time.

19 MS. SARGENT: Yes.

20 COMMISSIONER HOLMAN: Let me ask you
21 this, if you were leasing up, and showing a unit
22 to be leased up, and you have sent someone a
23 letter, a notification that you have a place for
24 them and what their rent is going to be and what
25 they need to bring, if they -- and I'm talking

1 on a hardship case, because we are geared for
2 low income and seniors, if at that particular
3 time they don't have both, they can't get the
4 place, or do you allow them if they have the
5 security and maybe a couple of weeks later they
6 may be able to come up with the next month's
7 rent? Because, and I ask you that, because some
8 people, majority of our seniors, are on Social
9 Security. And some of them may get their check
10 at the beginning of the month, some may get it
11 the third week of the month, some may get it at
12 the very end of the month. So if you have one
13 that comes in and they have received their check
14 like in the third of the month, the third week
15 of the month, and they don't have all of the
16 money, they have to wait until they get their
17 next check, that means they can't get their
18 apartment?

19 MS. GROSS: No, we work with them.

20 MS. SARGENT: Depends on the case. I
21 have to treat the case the way it comes in.
22 I'll talk to Ms. Gross and tell her A, B, C,
23 this is what they have, and she will say yes,
24 no, or however, or we do a payment agreement
25 which I have done, and have them do it that way.

1 MS. GROSS: Most cases we do work with
2 them, because we do have it, very rare, but we
3 do have it.

4 COMMISSIONER HOLMAN: I know there's
5 situations that do appear like that, people on
6 Social Security.

7 CHAIRPERSON CHERELLO: Okay. Does
8 anyone else have any questions regarding the
9 minutes they'd like to address?

10 Seeing none, can we have a roll call
11 to accept the minutes, please, with the
12 notations that were discussed?

13 (Roll call was taken with all voting in
14 favor.)

15 CHAIRPERSON CHERELLO: We're now going
16 to have the executive director's report, and
17 also at this time we did have committee meetings
18 this past month. The director will touch on all
19 those, because he would like I believe to issue
20 a written report to the board before we actually
21 get into it. Is that correct, Mr. Rogers?

22 MR. ROGERS: Correct.

23 CHAIRPERSON CHERELLO: So we will now
24 have the executive director's report.

25 MR. ROGERS: Okay. Thank you, Mr.

1 Chairman. Like the chairman said, I did have
2 the privilege of meeting with every commissioner
3 in the past 30-day period. I got a lot of
4 direction out of those meetings. And what I
5 would like to do, rather than have each
6 individual commissioner discuss what went on,
7 I'd like to provide a written report to each
8 respective committee as to my recommendations,
9 and then the people on those committees can
10 handle them the way they want to. I did go into
11 depth with the personnel committee, which I'll
12 present tonight. And that's about it as far as
13 the meetings are concerned. I would like to
14 have written documentation as to my
15 recommendations to give to each of the various
16 committees, and bring it.

17 COMMISSIONER DOUGHERTY: Okay. That's
18 possible.

19 MR. ROGERS: On the executive director's
20 report, anybody have any questions, had a chance
21 to review it? I've got some things to add to
22 it. There's six vacancies project-wide right
23 now. And the voucher program is operating at
24 100 percent utilization, and we had 278 work
25 orders. And part of our modernization program

1 the dumpster enclosures is approximately 80
2 percent complete. And we had a finance
3 committee meeting on April 16.

4 I would also like to at this time
5 discuss some of the things that I'd like to
6 implement. I'd like to advertise the meeting
7 just once. Right now we advertise it every
8 month and it costs \$168. If we just advertised,
9 which we're allowed to do I believe by statute,
10 advertise it one time for the year, put the
11 schedule of the meetings in there, and have that
12 over in the town hall, post it in each one of
13 our buildings. And I would recommend that we do
14 that, save money.

15 COMMISSIONER DOUGHERTY: How would that
16 affect the Sunshine Law?

17 MR. MANFREDI: It would comply as long
18 as we post the list of the annual meetings in
19 the beginning of the year prior to the start.
20 We also have to post it both in the municipal
21 clerk's office and here on the site. It's a
22 discretion of the board whether it wishes to do
23 it for every meeting or post it annually.

24 COMMISSIONER DOUGHERTY: What are the
25 savings, Mr. Rogers?

1 MR. ROGERS: On a given year it could be
2 \$1600, \$1700.

3 CHAIRPERSON CHERELLO: If we did that,
4 we would be complying with the law, but there's
5 nothing saying it would be permissible then to
6 notify all of our buildings that just a
7 reminder.

8 MR. ROGERS: Oh, yes.

9 CHAIRPERSON CHERELLO: So we can do
10 that, so it's not like they have to be sitting
11 there checking it off.

12 MR. ROGERS: What I was planning on
13 doing is I'd like to buy some secure bulletin
14 boards for each location, and put that under
15 that. And in addition, hopefully we are going
16 to have resident meetings. But they would
17 definitely be notified, especially the building
18 that the meeting would be in.

19 COMMISSIONER CRIPPEN: Just out of
20 curiosity, the cost associated with that regular
21 advertising, how do we advertise these meetings?

22 MR. ROGERS: Right now we put a notice
23 in the newspaper.

24 COMMISSIONER CRIPPEN: So that's the
25 cost.

1 MR. MANFREDI: We secure an affidavit of
2 publication as well in case we're ever
3 challenged, which occasionally does happen.

4 COMMISSIONER DOUGHERTY: The only thing
5 I would be concerned about is posting in the
6 building is crucial, because a lot of our
7 residents don't actually go on the Internet to
8 look at the websites, they're more into actually
9 reading the newspaper.

10 MR. ROGERS: We'd be posting them on
11 bulletin board.

12 COMMISSIONER CRIPPEN: I think a glass
13 case is essential, because all information that
14 pertains to all the residents, whether it's an
15 extermination schedule, it's a common place for
16 people to look and find out information.

17 CHAIRPERSON CHERELLO: The board doesn't
18 have a problem with that approach then?

19 COMMISSIONER DOUGHERTY: I don't have a
20 problem.

21 CHAIRPERSON CHERELLO: I don't see a
22 problem, provided they put notices up in all our
23 buildings the week of the meeting or a few days
24 before the meeting, and especially the building
25 we're going to have the meeting in.

1 COMMISSIONER DOUGHERTY: It might be
2 nice to when the packets go out also post this
3 agenda at the buildings, if that's not too much
4 work, that way they know there's a meeting
5 coming up, they'll also know what's on the
6 agenda.

7 MR. ROGERS: I think that's a good idea.

8 COMMISSIONER DOUGHERTY: If something
9 comes up they're interested in.

10 MR. ROGERS: I'm also going to implement
11 a program here at 29 Ann Street to move the
12 garbage out of the basement, and have our
13 exterminating company do an indepth farewell to
14 our rodents.

15 COMMISSIONER DOUGHERTY: Our little
16 friends.

17 MR. ROGERS: I also had the time to get
18 proposals for laundry services, and I'd like to
19 pass these out.

20 COMMISSIONER DOUGHERTY: So what is the
21 timeline on the getting the dumpster?

22 MR. ROGERS: The dumpster --

23 COMMISSIONER DOUGHERTY: Or the garbage
24 removed.

25 MR. ROGERS: By the next month I should

1 have that. Right, Mr. Pounder?

2 MR. POUNDER: Yes.

3 MR. ROGERS: Especially here at Ann
4 Street, we only have two washers and two dryers.
5 And what I'd like to do is, I haven't discussed
6 this with staff, but I'd like to contract out
7 the laundry service, rather than us owning the
8 machines and maintaining them. Because I'd like
9 to have us spend more time on maintenance or the
10 grounds and buildings than running a laundromat.
11 I've gotten three proposals, one from L&M, one
12 from Spin Cycle and one from Sebco. The main
13 difference is Sebco will give us 50 percent of
14 the collections, do all the maintenance, place
15 the machines, give us front loaders for the
16 handicapped, give us one heavy-duty machine per
17 location. Does anyone have any questions?

18 COMMISSIONER DOUGHERTY: I do, if you
19 don't mind. For Ann Street here, they're
20 looking at getting the gas stacked washer/dryer?

21 MR. ROGERS: Yes.

22 COMMISSIONER DOUGHERTY: How high is
23 that? Is it difficult for people?

24 MR. ROGERS: I have checked that. And
25 it's made for an elderly person. The controls

1 are down. You don't have to get on a ladder.
2 Because I have a stackable at home.

3 COMMISSIONER DOUGHERTY: Short people
4 like me always ask questions like that.

5 MR. ROGERS: But I did ask that question
6 already.

7 COMMISSIONER DOUGHERTY: That would
8 increase it by one machine in this building, one
9 washer and one dryer? That would be helpful.

10 MR. ROGERS: Correct.

11 COMMISSIONER SALLY: Can we enter into a
12 single year contract?

13 MR. MANFREDI: No. We have to do five
14 years max.

15 MR. ROGERS: Seven or eight, the life
16 cycle of the machine.

17 MR. MANFREDI: In the past what we've
18 done is try to speak to the owners, and some of
19 them are sophisticated and understand public
20 housing, and what they'll do is do a five year
21 with an option to renew. We have to try to work
22 it because it does have to come back to the
23 board. I haven't spoken to any of the vendors.
24 I do understand the quandary. Let me speak to
25 them. Most of the ones that are engaged I found

1 in public housing understand the problem with
2 this term and typically are able to work with
3 us.

4 COMMISSIONER DOUGHERTY: Mr. Rogers, are
5 any of these companies companies that already
6 work with other authorities?

7 MR. ROGERS: I'm sure that they do. But
8 I know for sure Sepco probably has.

9 COMMISSIONER DOUGHERTY: So they're
10 probably familiar.

11 MR. ROGERS: I think you're probably
12 familiar with Sepco.

13 COMMISSIONER SALLY: Yes.

14 MR. MANFREDI: I've worked with Sepco.

15 COMMISSIONER VITOLO: Is the maintenance
16 of the vents included?

17 MR. ROGERS: It is.

18 COMMISSIONER VITOLO: They'll come and
19 clean --

20 MR. ROGERS: They'll clean the dryer
21 vents, furnish a clock, furnish furniture for
22 people to sit in the laundry room. The
23 maintenance, they have a maintenance cycle.

24 COMMISSIONER DOUGHERTY: I missed that.
25 Did you say they're also supplying furniture for

1 people to sit in while they're waiting for their
2 laundry to be done?

3 MR. ROGERS: Yes.

4 COMMISSIONER DOUGHERTY: And we have
5 room in that room for that?

6 MR. ROGERS: I'm not sure.

7 CHAIRPERSON CHERELLO: After the
8 meeting, if you want to just -- I have to walk
9 in there tonight, if you want to take a look at
10 it. I think the big benefit would be that
11 there's an additional dryer and washer in this
12 building. Actually as we know there's a bench
13 right outside here in the hall, which is just
14 steps away from the laundry room. And we're
15 fortunate enough in this building to have the
16 community room just steps away from the laundry
17 room. So here I wouldn't think chairs are --
18 that's going to be a real stickler. But I think
19 it would address the concerns that we have heard
20 repeatedly from the residents here about more
21 equipment.

22 COMMISSIONER DOUGHERTY: I agree.

23 COMMISSIONER VITOLO: I think it's a
24 great idea.

25 COMMISSIONER DOUGHERTY: I want to thank

1 you, Mr. Rogers, for getting on top of this so
2 quickly coming on board.

3 COMMISSIONER HOLMAN: May I ask, have
4 you looked at the laundry rooms down on Clyde
5 Potts, Manahan Village?

6 MR. ROGERS: I have, yes.

7 COMMISSIONER HOLMAN: Any thoughts about
8 that?

9 MR. ROGERS: It looks like the machines
10 are 15 years old. They've been under
11 contract -- we get approximately \$25 a month
12 revenue. They've been under contract for I
13 guess 15 years. We can't find the contract.
14 And we're going to -- I'm going to make some
15 recommendations for that to straighten that out.
16 But I can't go in there and take their machines.
17 I want to make sure we do have an expired
18 contract. Notify them, and have them get their
19 machines out and put new ones in there.

20 COMMISSIONER HOLMAN: I was just
21 wondering, because I understand the seniors are
22 in need, but Manahan Village, I was wondering if
23 you had thought about it or looked at it.

24 MR. ROGERS: If I have time, which I
25 hope to, I'll give written recommendations on

1 the lottery of laundry facilities for Manahan
2 Village.

3 MR. MANFREDI: I'll look at the
4 contracts as soon as possible. Both the term,
5 and just as a housing authority, we can never
6 indemnify anyone, so I'll know pretty quickly
7 how that contract looks, and I'll make sure I
8 look at it as soon as Mr. Rogers gets it.

9 MR. ROGERS: I was impressed in their
10 proposal Sebco said they had an 18 million
11 dollar laundry insurance policy.

12 COMMISSIONER CRIPPEN: You can guide me
13 as to how appropriate or inappropriate, or what
14 time I can -- I have experience with the vendor
15 being discussed.

16 MR. MANFREDI: Do you want to share in
17 closed session or --

18 COMMISSIONER CRIPPEN: Whatever is
19 appropriate. I have not had a good experience
20 with Sepco at all. And I don't know the other
21 vendors, and I can't say the other ones are any
22 better or any worse. From my personal
23 experience, and years of litigation --

24 MR. MANFREDI: What was the litigation
25 over?

1 COMMISSIONER CRIPPEN: Contracts, I have
2 machines in our -- my personal experience, we
3 have machines laying around in our building that
4 have been there for 20, 25 years, refuse to
5 remove them. We haven't been paid. I have
6 had -- we were in litigation with them for five
7 years. We didn't get paid for five years. And
8 we finally settled it in court. And I had to
9 send an email today because their current
10 payment was due April 1st, here it is April
11 27th, don't have the payment. It's a chronic
12 situation. And I can't say the other -- I don't
13 know the other vendors whether they'll be better
14 or worse. But I do have very negative
15 experience with Sepco.

16 COMMISSIONER SALLY: Thank you for that
17 input.

18 MR. ROGERS: I've had positive
19 experience with -- I can see where that can
20 happen, but the way that we negotiate the
21 contract is they have to have new machines,
22 minimum of every seven years, they also have to
23 respond like within 24 hours to machines that
24 require repair. And I've never had -- I usually
25 send someone around when they collect the money,

1 so that we document that. I don't know if you
2 want me to go back out to proposal or do you
3 want to talk to them?

4 COMMISSIONER CRIPPEN: The only thing I
5 can add, in addition to not paying on a regular
6 basis, we currently have a slip and fall due to
7 a machine failure, and they are not -- they're
8 in no way cooperating. They should be carrying
9 liability for that. And which is specified
10 clearly in the contract. And this is now an
11 issue, someone was injured in the laundry room
12 due to a machine failure. So it's a -- I have
13 pretty far-reaching concerns with their --

14 MR. ROGERS: With your input why don't
15 we table this and go back to the drawing board.

16 MR. MANFREDI: Whatever the board would
17 like. I was going to suggest lawsuits are a
18 public record, and I can check with the New
19 Jersey Division of Consumer Affairs to see
20 what's out there. And maybe you want to ask
21 for -- do some random contacts to some of the
22 customers that have them in their housing
23 authorities in particular, see what the response
24 is. It's the will of the board. But that would
25 be one idea of trying to at least vet. And I

1 say we vet everyone here, because this is a
2 long-term relationship that's vital to the
3 residents. And if there's a public record I can
4 look that up, and let's see what we can find.

5 CHAIRPERSON CHERELLO: I would think --
6 I think the idea is very good. So let's just --
7 the idea is good, let's just find the right
8 vendor. And Mr. Manfredi, if you and Mr. Rogers
9 want to do all those things and come back and
10 report to us. But I think it's a good idea.
11 And perhaps we should ease our way into it,
12 maybe just do one building right now. Once you
13 feel comfortable with the vendor, and then see
14 how that gets off the ground and how that works,
15 and then maybe we can expand. But I do know we
16 have other concerns with other buildings that we
17 do want to address. So I think finding the
18 proper vendor is important.

19 COMMISSIONER DOUGHERTY: It's really
20 nice to have someone on the board that has
21 experience with other vendors.

22 CHAIRPERSON CHERELLO: Not nice
23 experience, but --

24 COMMISSIONER CRIPPEN: I do have another
25 vendor I do have good experience with too. I

1 can provide that information as well.

2 COMMISSIONER HOLMAN: I was going to
3 ask, do you have anyone you can recommend.

4 COMMISSIONER CRIPPEN: And the way it
5 wound up with Sepco, we just got tied at the
6 hip, and it went through the courts, and we did
7 not have an opportunity to dismiss them from our
8 property. So it's been going on 20 years now.

9 COMMISSIONER DOUGHERTY: We've been
10 having issues here anyway, we don't want to lock
11 into a provider that's not going to better the
12 situation.

13 CHAIRPERSON CHERELLO: Right.

14 MR. MANFREDI: I'm going to suggest for
15 uniformity that we vet all the vendors so we're
16 treating everyone equally. And I'll report to
17 Mr. Rogers.

18 COMMISSIONER DOUGHERTY: But the good
19 news is we're going to find a provider and move
20 forward.

21 CHAIRPERSON CHERELLO: Wouldn't we do
22 that anyway?

23 MR. MANFREDI: Always.

24 COMMISSIONER VITOLO: A concern of
25 course as commissioners, if we are doing

1 business with a vendor, probably not the best
2 place to comment on the vendor we're doing
3 business with. That's all. It's a conflict.

4 CHAIRPERSON CHERELLO: Anything else?

5 MR. ROGERS: Yes. I'd like to -- the
6 staff and I developed a list of call-out
7 guidelines I discussed with most commissioners.
8 And as far as the charges that we talked about
9 we were going to implement, I need another month
10 on that. I'd like to make this effective May
11 1st.

12 COMMISSIONER SALLY: Did you say May
13 1st?

14 MR. ROGERS: Yes. Under call-out
15 guidelines.

16 CHAIRPERSON CHERELLO: The guidelines
17 would be in effect, the charges would be
18 approved at a later date?

19 MR. ROGERS: Yes. And they are two
20 different subjects. We currently already have
21 some charges.

22 CHAIRPERSON CHERELLO: And those charges
23 would be in effect until the new ones are --

24 MR. ROGERS: Yes.

25 CHAIRPERSON CHERELLO: Actually I think

1 most of these we did touch upon in all our
2 committee meetings.

3 COMMISSIONER SALLY: Yes, we did. And I
4 thought --

5 CHAIRPERSON CHERELLO: Wasn't our
6 concern though with the charges, Marion?

7 COMMISSIONER SALLY: Yes.

8 CHAIRPERSON CHERELLO: It wasn't so much
9 the --

10 COMMISSIONER SALLY: It was. But also
11 the last paragraph under, in bold under systems.

12 CHAIRPERSON CHERELLO: Under what,
13 systems?

14 COMMISSIONER SALLY: Systems. That was
15 supposed to be reworded.

16 CHAIRPERSON CHERELLO: The no heat in
17 the room you're saying?

18 COMMISSIONER DOUGHERTY: The stove and
19 refrigerator I think. Refrigerator
20 specifically.

21 COMMISSIONER SALLY: 4:30 and the
22 refrigerator. It should also say including
23 weekends if it happened after 4:30 on a Friday.

24 CHAIRPERSON CHERELLO: Correct. Our
25 understanding was that that applied to seven

1 days a week, not just Monday through Friday.

2 Correct, Mr. Rogers?

3 COMMISSIONER SALLY: You didn't change
4 it.

5 COMMISSIONER DOUGHERTY: It's daily. It
6 doesn't say not weekends, it just says daily.
7 Any day 8:30 to 4:30.

8 COMMISSIONER CRIPPEN: If I might add,
9 because everything is very detailed here, under
10 electrical, any missing cover, receptacle cover,
11 light switch cover, any plate, anything that
12 would lead to any exposed wiring of any sort
13 anywhere, just it's not --

14 MR. ROGERS: I see what you're saying,
15 any fixture not properly covered.

16 COMMISSIONER CRIPPEN: Switch plate,
17 receptacle, GFI, any cover that's broken,
18 cracked or missing.

19 COMMISSIONER DOUGHERTY: Because you
20 have sparking, but you don't have --

21 COMMISSIONER VITOLO: I would also add,
22 and I mentioned this, under electrical job, bulb
23 broken and light fixture, I put in parenthesis,
24 not bulb out.

25 COMMISSIONER HOLMAN: Don't call to

1 change a light bulb.

2 MR. ROGERS: I'll take your
3 recommendations and incorporate them and bring
4 them back at the next meeting.

5 COMMISSIONER DOUGHERTY: But you want to
6 incorporate those on the 1st, right?

7 MR. ROGERS: No, I'll make it June 1st.

8 COMMISSIONER DOUGHERTY: In the meantime
9 are we going to rack up overtime hours of 99
10 hours because somebody has a light out?

11 MR. ROGERS: Mr. Pounder is trying to
12 control that really. We just don't have it in
13 writing to give to the maintenance guy.

14 COMMISSIONER DOUGHERTY: Okay.

15 CHAIRPERSON CHERELLO: But we do -- I
16 think we do have an understanding that eleven
17 o'clock at night to come replace a light bulb
18 that burnt out we're going to wait until eight
19 o'clock or 8:30 the next morning.

20 MR. ROGERS: Correct.

21 CHAIRPERSON CHERELLO: As long as the
22 guys understand that, and have that sort of
23 concept in their mind. And we will finalize
24 this. And then we will also have the fees I
25 take it at the next meeting so we can see the

1 whole packet?

2 MR. ROGERS: Yes.

3 COMMISSIONER DOUGHERTY: And will the
4 residents be getting this list so they're also
5 aware? They're used to a specific way of being
6 serviced.

7 MR. ROGERS: We will be, and we could
8 post that on the bulletin board.

9 COMMISSIONER DOUGHERTY: Yes.

10 COMMISSIONER CRIPPEN: Are guidelines
11 and information such as this also discussed
12 during the lease sign-up or the move-in meeting?

13 MR. ROGERS: Yes.

14 MS. SARGENT: I have a list I go over
15 with them, exactly what an emergency call-out
16 would be.

17 MR. ROGERS: Mr. Chairman, I have one
18 more important subject before we go in to
19 discuss personnel in closed session. I was
20 contacted by Cornerstone, and they invited me,
21 and you were with me, right, Lee? And they gave
22 us a tour of their building. I was very, very
23 impressed with the services they offered the
24 community. That was Cornerstone -- Neighborhood
25 Housing -- they merged, Cornerstone and --

1 anyway, I refer to them as Cornerstone. When we
2 are trained by HUD, we're taught to make sure to
3 collect the rent on time, serve eviction notices
4 and everything, but we are not trained on the
5 social side. I would like to see us put a --
6 get an agreement with Cornerstone that we could
7 immediately refer somebody to a social agency.
8 For example, we have an individual, they have a
9 personal problem, whatever that problem is, and
10 they get behind on their rent, the first month
11 they're behind on their rent we should refer
12 them to a social service agency so they can
13 maybe address that. Because once we keep going,
14 all we're doing is incurring legal fees, the
15 people have to come up with the payment plan,
16 and I'm not sure that in a couple of cases that
17 we had Friday we were going to receive the
18 payment. But partially our fault, not directly.
19 But if we would refer that individual to a
20 social service agency, we may have saved that.
21 Because there's a reason why they skip the rent.
22 It's not necessarily they didn't have the money,
23 may have another problem, which I can't address,
24 our staff can't address. But along with that, I
25 was approached by Cornerstone, and they're

1 writing a grant, and it's for gym equipment,
2 exercise equipment. They would like to use a
3 portion of the Marion Sally Residence Center to
4 install the equipment. I would like to have the
5 board entertain approving me to negotiate a
6 lease, which would probably be a dollar a year.
7 But what's really going to be unique is they
8 absorb some of the operating costs. And our
9 people would have direct access to the services.
10 And for example, if they have a social worker
11 which was in an office two days a week, that
12 would really be neat, our people could walk out
13 the front door and walk over to the residence
14 center, and do whatever has to be done.

15 COMMISSIONER DOUGHERTY: Our people,
16 meaning our staff, or actual residents?

17 MR. ROGERS: Our residents.

18 COMMISSIONER DOUGHERTY: Really? That
19 would be awesome.

20 COMMISSIONER HOLMAN: You're saying you
21 want to lease space in the residence center for
22 Cornerstone to put in a gym?

23 MR. ROGERS: Yes, a small gym.

24 COMMISSIONER SALLY: Did I hear you say
25 the lease would be for a dollar probably, but

1 that --

2 MR. ROGERS: I would negotiate the
3 operating cost.

4 COMMISSIONER SALLY: Okay.

5 MR. ROGERS: They would absorb the
6 operating cost, and maybe some of the
7 maintenance cost for that building. And I'd
8 have to make sure Mr. Manfredi would have all
9 the proper insurance and everything like that.
10 I'd like to see them be in an office at least
11 part-time at the residence center so people
12 could walk off the street and go in there.

13 COMMISSIONER DOUGHERTY: Do we offer
14 anything at all as an authority to support
15 people in this manner?

16 MR. MANFREDI: By way of background,
17 historically there's been various uses of the
18 building. Most recently we had an agency called
19 People Helping People, non-profit, more
20 dedicated to drug and alcohol, and other than
21 outright social services. Going back
22 historically, we had church God of Christ, even
23 before that at one point we had Neighborhood
24 House lease it, and efforts to run it as a day
25 care center. Unfortunately those didn't work

1 out, licensing and logistics, including in those
2 cases the lack of experience of some of the
3 individuals that ran it led it to not work out.

4 If I heard Mr. Rogers correctly, the
5 first part of what he indicated was to have
6 access for the residents to social services.
7 Now, just so you know, what we mean is the first
8 floor, but upstairs, if you have ever been
9 there, there's a series of offices, and if I'm
10 correct Ms. Sally, I believe going back ten or
11 15 years we had actually leased some of those
12 offices, but that was a direct lease to a
13 private supplier. This would be Mr. Rogers
14 indicating a social worker under the employ of
15 Cornerstone which would maintain potentially
16 certain hours there. I want to make sure I'm
17 accurate saying that.

18 MR. ROGERS: Yes.

19 COMMISSIONER DOUGHERTY: Cornerstone has
20 a variety, elder care, parenting skills,
21 psychological therapy, substance abuse
22 counseling. All of those would be available to
23 our residents?

24 MR. ROGERS: Well, we'd have to take
25 them one step at a time. But even financial

1 services counseling. But again, hopefully we're
2 going to have a resident consult there. And if
3 we can get the people out, we can do whatever we
4 need, for example, if they wanted to have a
5 class at five o'clock in the evening, six
6 o'clock in the evening on a certain subject,
7 personal hygiene, finances.

8 COMMISSIONER VITOLO: What's the space
9 being used for now?

10 COMMISSIONER DOUGHERTY: Pretty much
11 nothing. It's not being used at all, just
12 sitting there. Unless you have parties or
13 events that are rented out for a specific cost.

14 CHAIRPERSON CHERELLO: They wouldn't be
15 in that area anyway. If I hear you correctly,
16 Mr. Rogers, you're simply looking for an
17 approval from the board for you to continue to
18 look into this idea.

19 MR. ROGERS: Well, the grant deadline
20 is coming up. I think it's before our next
21 board meeting. So I'd like to have permission.
22 And then pending legal review or something, to
23 dedicate so many square feet, which would be to
24 the side of the -- it wouldn't be in the center
25 of the building.

1 MR. MANFREDI: So they would indicate in
2 the grant they're going to use the residence
3 center, is that what they need to do?

4 MR. ROGERS: Usually when I have
5 written grants you need some kind of --

6 MR. MANFREDI: You need the housing
7 authority to sign off on the agreement to that.

8 CHAIRPERSON CHERELLO: They're under a
9 time frame for a grant. Would we have to tailor
10 it directly here tonight, or can we make it in a
11 general, just by square footage, and then we can
12 work out the details later?

13 MR. ROGERS: I apologize. I don't know
14 what the square footage is, but what you could
15 do I believe is, if you approved me signing an
16 agreement, and the building and grounds would
17 review it before we signed it, you would know
18 what the square feet is at that time. I don't
19 know what it is now.

20 CHAIRPERSON CHERELLO: The particular
21 grant at this time deals with the gym equipment?

22 MR. ROGERS: They're applying for a
23 grant, \$250,000 worth of gym equipment.

24 COMMISSIONER DOUGHERTY: And that would
25 be available for our residents to also utilize?

1 MR. ROGERS: That would be available to
2 the Town of Morristown, but our residents would
3 be close to it.

4 COMMISSIONER SALLY: But is it available
5 to our residents?

6 MR. ROGERS: Yes.

7 COMMISSIONER SALLY: What would the cost
8 of that be?

9 MR. ROGERS: I would minimize that. I
10 can't say, but my goal is to make it -- in other
11 words, our residents could use it from
12 supervised five to six, or four to five, or one
13 to three, whatever.

14 COMMISSIONER SALLY: What's the
15 liability?

16 MR. MANFREDI: We would need independent
17 insurance for that. I mean, two things, if
18 Cornerstone runs it and they have coverage we
19 would need to be named as an additional insured
20 on their policy. So they would need a fairly
21 comprehensive policy if it's going to be open to
22 the public. It would be the same thing with if
23 a private gym were to run it.

24 MR. ROGERS: And I would have
25 Cornerstone run it.

1 COMMISSIONER SALLY: I have one more
2 question on that. Are you going to meet with
3 our residents that live in Manahan Village to
4 get some input or feedback as to this potential
5 program that's going to go into their building?

6 MR. ROGERS: Once we get the grant I
7 would meet with the residents and give them the
8 good news.

9 COMMISSIONER HOLMAN: No, the residents
10 should be notified before. First of all, we
11 already have a parking issue. We already have a
12 parking issue in that area with the residents.
13 So if you're bringing a business in that's going
14 to be there on a daily basis, and you don't know
15 what hours it's going to be, that's going to be
16 a problem. We already a have a problem. It's
17 going to create a huge problem. A huge problem.
18 And I think it's not fair to the residents that
19 live in the area for them not to have an input
20 as to what you're getting ready to do with their
21 building.

22 COMMISSIONER CRIPPEN: Being new, if I
23 can just understand that the -- what is the
24 building being used for now? Is it open every
25 day, unlocked every day?

1 MR. ROGERS: No.

2 COMMISSIONER HOLMAN: It's not.

3 COMMISSIONER CRIPPEN: So special
4 programs are established there or --

5 MR. MANFREDI: There's nothing occurring
6 there at all now.

7 COMMISSIONER HOLMAN: It's rented for
8 rentals. People have bridal showers, parties,
9 they may have an event going on. Before People
10 Helping People were there, but they had certain
11 hours. But it wasn't a whole group -- it wasn't
12 just people that are constantly in and out all
13 day and any hours of the day. They were
14 basically there for rehabilitation and recovery.
15 So they had certain hours that people came to do
16 what they had to do for their probation, and,
17 you know, so forth and so on. But this is
18 seeming like to me is going to be operating and
19 it's going to be a gym. This is going to be a
20 business pretty much. So it's not fair that the
21 residents doesn't even know this is getting
22 ready to happen. And they need to know what his
23 potential is of bringing in Cornerstone, or
24 whoever, before any contracts, grants, anything
25 is done. I mean, if the resident council gets

1 together, which they're trying to do now, they
2 need to know what's going on in that building
3 before this -- I don't think we should even move
4 forward. It should be tabled for a later date.
5 It's just not fair.

6 CHAIRPERSON CHERELLO: Mr. Manfredi, in
7 the past when we've had these -- rented the
8 building out to these different agencies, what
9 was the procedure? Did we go and solicit input
10 from Manahan Village first?

11 MR. MANFREDI: It was quite an ornate
12 process.

13 CHAIRPERSON CHERELLO: So to go and
14 notify all the residents, tell them what we want
15 to do and get their input is the way we've been
16 operating. Right?

17 MR. MANFREDI: That's what we have
18 always done. With People Helping People, again,
19 it was a result of a prior provider not working
20 out. There were historically occasions, and I'm
21 going to go back to 1998, where various
22 proposals were made, and the board declined it
23 the very day it was supposed to occur based on
24 resident input. So it's a building -- and Mr.
25 Rogers pointed out it's a great opportunity.

1 Since People Helping People left, which as Ms.
2 Holman pointed out, that was a lease not only by
3 space but time. We limited time so that
4 residents had access on the weekends to use it
5 for funerals and other events. So we were
6 always careful to carve that out. Residents
7 didn't use it with great frequency, but it was
8 there for them to use, and it was available.

9 CHAIRPERSON CHERELLO: Since that's the
10 established policy, I think we should, unless
11 there's any real concern by a board member,
12 since that's the established policy I think we
13 should follow through with our established
14 policy.

15 COMMISSIONER VITOLO: The question I
16 have, what is the drop dead date for the grant?
17 What's the timeline? Are we going to lose the
18 grant within two weeks or --

19 CHAIRPERSON CHERELLO: It's not our
20 grant.

21 COMMISSIONER VITOLO: I know, I'm
22 saying -- in life there's opportunities, and so
23 it's a gym. Who doesn't want a gym. I agree,
24 the devil is in the details. A gym is great for
25 any community in my opinion. What's the date?

1 What are we looking at?

2 MR. ROGERS: I'd have to find out.

3 COMMISSIONER HOLMAN: You're talking
4 more than just a gym.

5 COMMISSIONER VITOLO: That's what I
6 said, the devil is in the details.

7 MR. ROGERS: I think this gym is
8 designed for under-privileged children. I don't
9 think it's for adults.

10 COMMISSIONER VITOLO: That's a big
11 difference.

12 MR. ROGERS: I don't think there's going
13 to be a parking problem because --

14 COMMISSIONER HOLMAN: We already have a
15 parking problem.

16 MR. ROGERS: We're going to straighten
17 that out this summer. We're going to have no
18 parking signs and everything.

19 COMMISSIONER HOLMAN: So where would the
20 people park?

21 MR. ROGERS: Right now there's --

22 COMMISSIONER HOLMAN: You're saying --
23 it was a day care there before, day care was
24 people come up, drop their kids off, go to work,
25 come back and pick the kids up. If you're

1 coming there and you're going to be there in the
2 building, where they going to park? They're
3 going to be in the building for hours. Some
4 could be there all day. Even the staff, where
5 is the staff going to park other than along the
6 street?

7 MR. ROGERS: At this point in time what
8 I'd like to recommend is let me meet with
9 Cornerstone some more, and then get back to
10 buildings and grounds. If the drop dead date is
11 soon, which as I recall -- you don't recall, do
12 you?

13 MS. GROSS: Not the actually date.

14 MR. ROGERS: It was before the June
15 meeting. Maybe we could have a --

16 MR. MANFREDI: Meet with the buildings
17 and grounds committee.

18 MR. ROGERS: And then have a telephone
19 vote or --

20 MR. MANFREDI: Probably have to have a
21 special meeting.

22 CHAIRPERSON CHERELLO: I have a sense
23 that it's -- that's not going to cut it. It's
24 going to have to be a discussion.

25 COMMISSIONER DOUGHERTY: With the

1 residents also. Where are we with the residents
2 council? I have been hearing --

3 COMMISSIONER HOLMAN: They're meeting
4 now.

5 COMMISSIONER DOUGHERTY: Is there a
6 residents council in place?

7 COMMISSIONER HOLMAN: They're going
8 through the procedures they have to go through
9 to get the residents council going. They have
10 already started.

11 COMMISSIONER DOUGHERTY: Do you know
12 where they are in the process?

13 COMMISSIONER HOLMAN: We are not a part
14 of that. We can't -- all I know is they have
15 had a meeting down at the residence center, and
16 they have a group, I think it's 15 to 20 of them
17 met, the residents, and they have already gotten
18 the ball rolling. From the information I've
19 gotten, that this is what they're doing, they
20 have gotten all the information. I believe,
21 Lee, did they get any information regarding HUD
22 guidelines from you?

23 MS. GROSS: No. But they called me. I
24 talked to -- actually talked to the lady today.
25 And she just wanted to know, she said they were

1 still in the process of talking and gathering
2 information, and that they were trying to just
3 find out what the -- how is it they could be in
4 good standing with the housing authority, those
5 kind of questions. And she said once they start
6 to get things together they'll get back to me.

7 COMMISSIONER SALLY: Can I say
8 something, Mr. Chair?

9 CHAIRPERSON CHERELLO: Go ahead.

10 COMMISSIONER SALLY: I'm not adverse to
11 change. Change can be good. However, I just
12 think that because it is a pattern, and a
13 policy, if you will, where we have taken things
14 to the residents, met with them in the past,
15 especially Manahan Village, whenever we were
16 going to make changes or do something in the
17 residence center. I mean, after all it was
18 built as a residence center, it was built for
19 self-sufficiency, if you will, programs -- we
20 have run everything in that building,
21 everything. We've had school, we've had college
22 courses, we've had GEDs. You name it, we've had
23 it. All I'm suggesting is that you meet with
24 the residents at the center, send out a notice,
25 meet with them, tell them what it is you'd like

1 to see happen there, because if you get there
2 buy-in, that's going to be a better thing for
3 everybody concerned.

4 MR. ROGERS: I apologize for not knowing
5 what the deadline is, because I got so excited
6 when I talked to Cornerstone. What I'd like to
7 do with the board's permission is go back, meet
8 with Cornerstone, get all the details, meet with
9 buildings and grounds and have a meeting. If we
10 are going to go ahead with it, have a meeting
11 with residents, if we're going to table it,
12 building and grounds says we are not going to go
13 further, we will table it.

14 CHAIRPERSON CHERELLO: In other words,
15 my feeling is, go look and see, get all the
16 information. One thing to think about, if we
17 get into a real bind time-wise, I know this
18 board is going to want to physically discuss it,
19 not take a telephone vote. Perhaps we could --
20 Joe, what's the time frame on --

21 MR. MANFREDI: 48 hours, we have to put
22 an ad in the newspaper 48 hours.

23 CHAIRPERSON CHERELLO: We could possibly
24 run everything together, and think about this,
25 if Mr. Rogers has sufficient information that he

1 wants to bring back to us, it looks good, we
2 could do both a public hearing with the
3 residents at a special meeting, and then we can
4 discuss it, and wrap it up, yes or no, at that
5 time. And we will have the residents physically
6 present to say what they want to say. And the
7 board also has the opportunity to discuss it and
8 say what they have to say. So if everyone
9 thinks that's a decent idea, and no one objects,
10 why don't we move in that direction?

11 COMMISSIONER DOUGHERTY: Okay.

12 COMMISSIONER VITOLO: I think that's
13 great. But I also just want to say, we have to
14 talk to the residents, but we also are here to
15 lead. And one of the things that I think is
16 neglected, I love this town, but one of the
17 things we neglect is our kids, and physical
18 activity, recreation, we haven't done a lot in
19 the last ten years. I want to keep that in mind
20 moving forward if there's this opportunity to
21 serve the kids in our community, better them in
22 a gym, I think that's great. Of course we have
23 to look at it.

24 CHAIRPERSON CHERELLO: Okay.

25 COMMISSIONER DOUGHERTY: Ditto.

1 CHAIRPERSON CHERELLO: That's the
2 direction we are going to go in.

3 MR. ROGERS: Thank you.

4 CHAIRPERSON CHERELLO: Is that it, Mr.
5 Rogers?

6 MR. ROGERS: Until closed session.

7 CHAIRPERSON CHERELLO: Basically we are
8 kind of in agreement that Mr. Rogers is going to
9 move on committee reports. He's going to issue
10 a written report, and then the individuals
11 committees will address those with the board.

12 We're now at old business. Does anyone
13 have any old business? And what I'd like to do
14 is I'd like to run through the entire agenda and
15 then go into closed session. And that way we
16 don't have people having to sit here.

17 COMMISSIONER DOUGHERTY: Okay.

18 CHAIRPERSON CHERELLO: So if there's
19 nothing under old business, it's time to pay our
20 bills. Do I have a motion to pay our bills?

21 COMMISSIONER DOUGHERTY: I'll move it.

22 CHAIRPERSON CHERELLO: Do I have a
23 second?

24 COMMISSIONER VITOLO: I'll second.

25 CHAIRPERSON CHERELLO: I have a motion

1 and a second. Any questions under the bills?

2 Mrs. Dougherty.

3 COMMISSIONER DOUGHERTY: Thank you. I
4 just want to clarify Employment Solutions for
5 \$3500 on page three, is that for hiring our
6 new --

7 MR. ROGERS: Yes.

8 COMMISSIONER DOUGHERTY: Thank you very
9 much. Any other questions?

10 COMMISSIONER DOUGHERTY: Yes, sir.
11 Olmec Systems, \$4700, is that the new computer
12 system that we --

13 MR. MANFREDI: Yes.

14 COMMISSIONER DOUGHERTY: That's for how
15 many people, just --

16 MR. MANFREDI: The entire agency. And
17 just so the board is aware from a procurement
18 standpoint, at the last meeting Mr. Rogers made
19 the recommendation based on Olmec's quotes.
20 Since then he's secured two other quotes.

21 COMMISSIONER DOUGHERTY: My last
22 question is Tempmasters. We have two service
23 calls for water heaters. Were they the same
24 heater, were they different heaters?

25 MR. ROGERS: Two different heaters, same

1 boiler room.

2 COMMISSIONER DOUGHERTY: They charged
3 us --

4 MR. ROGERS: Three hundred one
5 something.

6 COMMISSIONER DOUGHERTY: Do they come
7 out once and they charge us --

8 MR. ROGERS: Come out two different
9 times.

10 COMMISSIONER DOUGHERTY: Two different
11 times. Thank you very much.

12 CHAIRPERSON CHERELLO: Any other
13 questions on our bills?

14 Having none, roll call.

15 (Roll call was taken with all voting in
16 favor.)

17 CHAIRPERSON CHERELLO: Resolutions.
18 First resolution is resolution number 2015-12.
19 It's approving and authorizing the cost of
20 living increase of --

21 MR. ROGERS: I'd like to discuss 12 and
22 13 in executive session.

23 CHAIRPERSON CHERELLO: 12 and 13 in
24 executive session. Okay. So we will deal with
25 those when we come back out of closed session.

1 Okay. Resolution 2015-14.

2 COMMISSIONER DOUGHERTY: I move it. And
3 welcome Lizeth.

4 CHAIRPERSON CHERELLO: Motion?

5 COMMISSIONER DOUGHERTY: I move it.

6 COMMISSIONER VITOLO: Second.

7 CHAIRPERSON CHERELLO: Roll call,
8 please.

9 (Roll call was taken with all voting in
10 favor.)

11 CHAIRPERSON CHERELLO: Resolution
12 2015-15, approving and authorizing the hiring of
13 Daisy Rosario as senior housing aid.

14 COMMISSIONER DOUGHERTY: Moved.

15 COMMISSIONER SALLY: Second.

16 CHAIRPERSON CHERELLO: Roll call.

17 (Roll call was taken with all voting in
18 favor.)

19 CHAIRPERSON CHERELLO: Resolution
20 2015-16, approving the hiring of Colleen Walters
21 as housing aid.

22 COMMISSIONER DOUGHERTY: I'll move it.

23 CHAIRPERSON CHERELLO: Second?

24 COMMISSIONER CRIPPEN: I'll second.

25 CHAIRPERSON CHERELLO: Roll call.

1 (Roll call was taken with all voting in
2 favor.)

3 CHAIRPERSON CHERELLO: Resolution
4 2015-17, resolution approving contract change
5 for additional services for EI Associates,
6 Architects and Engineers.

7 COMMISSIONER DOUGHERTY: I'll move it.

8 COMMISSIONER CRIPPEN: I'll second it.

9 CHAIRPERSON CHERELLO: Roll call.

10 (Roll call was taken with all voting in
11 favor with the exception of Commissioner Vitolo
12 who recused himself.)

13 CHAIRPERSON CHERELLO: Resolution
14 2015-18, a resolution by the Commissioners of
15 the Housing Authority of Morristown approving an
16 amended HUD budget for the fiscal year for
17 September 30, I assume 2015.

18 COMMISSIONER DOUGHERTY: There's a typo
19 in that. Says 3015.

20 MR. ROGERS: Yes, there is.

21 COMMISSIONER DOUGHERTY: Just make note
22 of that, that would be great.

23 CHAIRPERSON CHERELLO: Do I have a
24 motion?

25 COMMISSIONER DOUGHERTY: I'll move it

1 with a change of the date.

2 CHAIRPERSON CHERELLO: Second?

3 COMMISSIONER CRIPPEN: I'll second.

4 CHAIRPERSON CHERELLO: Roll call,
5 please.

6 (Roll call was taken with all voting in
7 favor.)

8 CHAIRPERSON CHERELLO: Resolution number
9 2015-19, resolution of the Commissioners of the
10 Housing Authority of Morristown approving the
11 late filing of the 2014 budget.

12 COMMISSIONER DOUGHERTY: I'll move it.

13 CHAIRPERSON CHERELLO: Do I have a
14 second?

15 COMMISSIONER SALLY: I'll second.

16 CHAIRPERSON CHERELLO: Roll call,
17 please.

18 (Roll call was taken with all voting in
19 favor.)

20 CHAIRPERSON CHERELLO: Resolution
21 2015-20, resolution by the Commissioners of the
22 Morristown Housing Authority amending an
23 introduced budget.

24 COMMISSIONER DOUGHERTY: Moved.

25 COMMISSIONER SALLY: Second.

1 CHAIRPERSON CHERELLO: Roll call,
2 please.

3 (Roll call was taken with all voting in
4 favor.)

5 CHAIRPERSON CHERELLO: Resolution
6 2015-21, 2014 adopted budget resolution.

7 COMMISSIONER DOUGHERTY: I'll move it.

8 COMMISSIONER CRIPPEN: I'll second.

9 CHAIRPERSON CHERELLO: Roll call,
10 please.

11 (Roll call was taken with all voting in
12 favor.)

13 COMMISSIONER DOUGHERTY: Just for the
14 record, I want to let you know that Councilwoman
15 Dupree Harris was stuck in traffic, a bad
16 accident, so she was unable -- she didn't have a
17 bad accident, there was a bad accident on the
18 road. And so she texted she wasn't able to get
19 here.

20 CHAIRPERSON CHERELLO: New business?

21 At this time we will have our second
22 public comment. Anyone wishes to say anything,
23 please come up, state your name, where you live.
24 Please come up.

25 MS. ROBINSON: Barbara Robinson, 211 Ann

1 Street. I just want to know about the air
2 conditioning. I have to be prepared, so I want
3 you all to help me get better prepared. Are we
4 going to have the air on in the halls or what?

5 COMMISSIONER DOUGHERTY: I do believe --

6 MR. ROGERS: May I address it? We are
7 investigating that. I understand it's been
8 several years the air conditioning has been
9 removed. We're looking at the possibility of
10 either reinstalling new air conditioning, or at
11 the minimum having large fans that ventilate the
12 hallways at each end. But we're trying to do
13 the air conditioning.

14 MS. ROBINSON: Okay. Thank you.

15 CHAIRPERSON CHERELLO: Anyone else?

16 Seeing none, we will close the second
17 public comment.

18 Mayor is not here, council liaison is
19 not here. At this time we're going to go into
20 closed session, and then when we come out we'll
21 deal with the last two resolutions. Thank you
22 everyone for coming.

23 (Closed session takes place.)

24 (Open session recommences.)

25 (Leonora Gross and Lizeth Taveras make

1 return appearance.)

2 CHAIRPERSON CHERELLO: At this time
3 we're going to address resolution 2015-12, which
4 was a resolution approving and authorizing a
5 cost of living increase of two percent. Do I
6 have a motion?

7 COMMISSIONER DOUGHERTY: I shall move
8 it.

9 COMMISSIONER SALLY: I'll second it.

10 CHAIRPERSON CHERELLO: Motion and
11 second. Can we have a roll call, please?

12 (Roll call was taken with all voting in
13 favor.)

14 CHAIRPERSON CHERELLO: Resolution
15 2015-13, resolution approving and authorizing a
16 merit-based raise.

17 MR. MANFREDI: It's going to be tabled.

18 COMMISSIONER DOUGHERTY: I'll table it.

19 CHAIRPERSON CHERELLO: Motion to table
20 it. I think that in itself tables it. Correct?

21 MR. MANFREDI: There should be a vote to
22 table it. A motion and second and a roll call.

23 COMMISSIONER DOUGHERTY: I'll move to
24 table it.

25 CHAIRPERSON CHERELLO: Second on tabling

1 that?

2 COMMISSIONER CRIPPEN: I'll second.

3 CHAIRPERSON CHERELLO: Motion to table
4 is seconded. Can I have a roll call on that,
5 please?

6 (Roll call was taken with the
7 Commissioners Cherello, Dougherty, Crippen
8 voting in favor, Commissioners Holman, Vitolo
9 and Sally abstaining.)

10 MR. MANFREDI: How many votes do we
11 have?

12 CHAIRPERSON CHERELLO: Only have three,
13 so --

14 COMMISSIONER DOUGHERTY: I guess we have
15 to vote on it then?

16 MR. MANFREDI: Yes.

17 COMMISSIONER DOUGHERTY: We will vote
18 then.

19 CHAIRPERSON CHERELLO: Resolution
20 2015-13, resolution approving and authorizing
21 merit-based raise. Do I have a motion?

22 COMMISSIONER VITOLO: Move it.

23 CHAIRPERSON CHERELLO: Second?

24 COMMISSIONER SALLY: Second.

25 CHAIRPERSON CHERELLO: Motion and

1 second. Roll call, please.

2 (Roll call was taken with all voting
3 against.)

4 MR. MANFREDI: The motion failed -- the
5 resolution fails.

6 CHAIRPERSON CHERELLO: Joe, I think
7 we're at 2015-22.

8 MR. MANFREDI: Correct. It's a
9 resolution to terminate the employment of Wilson
10 Antunez.

11 COMMISSIONER DOUGHERTY: I'll move it.

12 COMMISSIONER VITOLO: Second.

13 CHAIRPERSON CHERELLO: Roll call,
14 please.

15 (Roll call was taken with all voting in
16 favor.)

17 MR. MANFREDI: Resolution to approve the
18 executive director's personnel recommendations
19 on the organizational chart.

20 COMMISSIONER DOUGHERTY: I'll move it.

21 CHAIRPERSON CHERELLO: 2015-23. Do I
22 have a second?

23 COMMISSIONER VITOLO: Second.

24 CHAIRPERSON CHERELLO: Motion, second.

25 MR. MANFREDI: I apologize, Mr.

1 Chairman. That resolution will approve the
2 organizational chart that the executive director
3 submitted and recommended to the board. Just so
4 it's clear on the record I'm going to attach
5 that chart on the resolution. And it will also
6 include a \$10,000 increase for employee Douglas
7 Priester.

8 COMMISSIONER DOUGHERTY: I'll move that.

9 CHAIRPERSON CHERELLO: Do I have a
10 second?

11 COMMISSIONER VITOLO: I was just
12 thinking about something. I want to maybe amend
13 it, for a report within six months from the
14 personnel committee on recommend the merits of
15 considering the position we spoke about. Just a
16 report. If no one likes the idea, I don't care,
17 I'll withdraw it.

18 CHAIRPERSON CHERELLO: That's fine with
19 me. I don't have a problem with that being
20 amended.

21 COMMISSIONER VITOLO: Not including the
22 position of a report from the personnel
23 committee, but on the merits of --

24 CHAIRPERSON CHERELLO: Merits of, and
25 also the financial feasibility of such a thing,

1 all that being incorporated. Does anyone have a
2 problem with that amendment?

3 COMMISSIONER DOUGHERTY: Can we make
4 sure everything is included, where we are in
5 grounds, where we are in buildings, where we are
6 in carpeting, where we are in the air
7 conditioning?

8 CHAIRPERSON CHERELLO: At this point we
9 should be.

10 MR. MANFREDI: Because this is a
11 personnel resolution, so there will be three
12 components to it, it will be approval of the
13 organizational chart recommended by the
14 director, a \$10,000 salary increase to Mr.
15 Priester, and within six months a report from
16 the personnel committee on the relative merits
17 of fulfilling the assistant executive director's
18 position.

19 COMMISSIONER VITOLO: And the
20 budgetary, an update on whether we can afford
21 it.

22 MR. MANFREDI: Including a budgetary
23 report from the executive director.

24 COMMISSIONER VITOLO: Yes.

25 MR. MANFREDI: Got it.

1 CHAIRPERSON CHERELLO: Okay.

2 COMMISSIONER DOUGHERTY: I'll move that.

3 COMMISSIONER VITOLO: I'll second.

4 CHAIRPERSON CHERELLO: Roll call,
5 please.

6 (Roll call was taken with Commissioners
7 Cherello, Dougherty, Vitolo and Crippen voting
8 in favor, Commissioners Holman and Sally voting
9 against.)

10 CHAIRPERSON CHERELLO: Okay.

11 MR. MANFREDI: One final item. Mr.
12 Rogers indicated that with regard to his request
13 for the \$50 reimbursement of his cell phone that
14 the board approve that resolution.

15 CHAIRPERSON CHERELLO: Resolution
16 2015-24, resolution to compensate, reimburse Mr.
17 Rogers for his cell phone.

18 MR. MANFREDI: At a rate of \$50 per
19 month.

20 COMMISSIONER VITOLO: I just wanted to
21 make -- he should submit a bill so we know he's
22 spending at least \$50 a month, and we know he
23 is. But as anyone would do with any
24 reimbursement.

25 CHAIRPERSON CHERELLO: Pending

1 verification of bill.

2 COMMISSIONER DOUGHERTY: Moved.

3 MR. MANFREDI: I'll include that in the
4 resolution.

5 CHAIRPERSON CHERELLO: Do I have a
6 second?

7 COMMISSIONER VITOLO: Second.

8 CHAIRPERSON CHERELLO: Roll call,
9 please.

10 (Roll call was taken with all voting in
11 favor.)

12 CHAIRPERSON CHERELLO: Okay. Motion to
13 adjourn.

14 COMMISSIONER DOUGHERTY: I'll move it.

15 COMMISSIONER SALLY: Second it.

16 (Proceedings were adjourned.)

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