

MORRISTOWN HOUSING AUTHORITY
BOARD OF COMMISSIONERS
29 Ann Street
Morristown, NJ 07960
Monday, March 26, 2018
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:

MAUREEN DENMAN, Chairwoman
ANGEL VEGA, Vice-Chairman
MICHAEL SCHMIDT, Commissioner
MIRIAM BANKS, Commissioner
MICHAEL CHERELLO, Commissioner
ALTON ROBINSON, Commissioner

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

DOUGLAS PRIESTER, Acting Executive Director
CYNTHIA SARGENT, AMP Manager
DARLINGTON POUNDER, Senior Mechanic

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

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1 CHAIRWOMAN DENMAN: Good evening. I'm
2 Maureen Denman, chairman of the Board of
3 Commissioners of the Town of Morristown and
4 presiding officer at this meeting do hereby
5 state it is now 6:02 in the evening on March 26,
6 2018, and we are convening at 29 Ann Street,
7 Morristown, New Jersey, and do hereby announce
8 publicly that proper notice of this regular
9 meeting has been provided in accordance with the
10 New Jersey Open Public Meetings Act.

11 (Whereupon, roll call was taken with
12 all members noted being present.)

13 CHAIRPERSON DENMAN: Pledge of
14 Allegiance.

15 (Flag was saluted.)

16 CHAIRWOMAN DENMAN: I'm going to ask
17 for a moment of silence. We lost Frances
18 Wilfong this past week, a long-time resident of
19 Morristown Housing Authority. Remember her
20 family and remember Frances for all she did for
21 the residents of Morristown.

22 (A moment of silence is observed.)

23 CHAIRWOMAN DENMAN: Thank you. We have
24 two sets of minutes to review and approve. Do
25 we want to start with January?

1 MR. MANFREDI: Madam Chair, may I just
2 give some clarification on the minutes for the
3 board?

4 CHAIRWOMAN DENMAN: Yes.

5 MR. MANFREDI: You'll see sometimes
6 I've put information in brackets for the sake of
7 clarity of the record. There's two points, to
8 make sure that I've identified everyone's title
9 correctly, who was present at the meetings, and
10 also sometimes we become informal and we may
11 refer to Mr. Priester in the beginning of the
12 meeting as acting director, or Mr. Priester, and
13 by the end we refer to him as Doug, so I just
14 made his title uniform throughout the minutes
15 for clarity. If there's any corrections or
16 amendments let me know.

17 CHAIRPERSON DENMAN: So I have several
18 misspellings of my last name. On page six, page
19 seven, misspelled Flagler Street. And then just
20 you're going to put the honor roll.

21 MR. MANFREDI: Yes, put the title of
22 Miriam. I've taken down Chairwoman Denman's
23 corrections. If the minutes are approved they
24 will be subject so those corrections and those
25 corrections will be made part of the record.

1 COMMISSIONER SCHMIDT: Madam
2 Chairwoman, this is the first time we got the
3 February minutes. Is that right? Just today.
4 Did we get the January ones before or is this
5 also the first time? These may have been
6 mailed.

7 MR. MANFREDI: I believe they were, but
8 we had the same issue, Commissioner Schmidt,
9 that made me clarify items, names were used
10 interchangeably, so you have now received the
11 minutes with all those items clarified.

12 COMMISSIONER SCHMIDT: So can we table
13 this for approval for the next meeting so we
14 have a chance to review these?

15 CHAIRPERSON DENMAN: Yes. If we can
16 move on to February. I actually went through
17 them, and there's several -- page eight of the
18 schedule of bills, Hague is spelled as
19 H-a-u-g-e, that needs to be corrected throughout
20 the schedule of bills.

21 MR. MANFREDI: That is duly noted also
22 for the record.

23 AUDIENCE MEMBER: That's last month?

24 CHAIRPERSON DENMAN: Yes. It's easier
25 identifying the corporate name.

1 MR. MANFREDI: Yes. I'll correct the
2 record, Madam Chair. The correct spelling is
3 H-a-i-g, and I'll correct the summary to reflect
4 that.

5 CHAIRPERSON DENMAN: Thanks. That's
6 all I had. So we will revisit these at the
7 April meeting.

8 So that brings us to the executive
9 report. Mr. Priester?

10 MR. PRIESTER: Currently there are 13
11 vacant units under maintenance in Manahan
12 Village. We did secure a contractor to come out
13 to paint our units to ease the burden of the
14 large vacant units. There are eight vacant
15 units under maintenance at 31 Early street, two
16 at 39 Early Street, and three at 29 Ann Street
17 street for a total of 13. The housing and
18 maintenance department are working efficiently
19 to make sure that the units are ready and
20 occupied.

21 On 39 Early Street the fire pump is
22 operational and in service. A replacement part
23 is on order. And we have been granted an
24 extension from the fire marshal to abate the
25 fire code violation.

1 Under the Housing Choice Voucher
2 Program we are currently at 93 percent
3 utilization rate for our voucher program. No
4 new vouchers have been issued.

5 Under maintenance, 232 work orders for
6 the month of February have all been completed
7 within the HUD PHA's guidelines. SEMAP, the
8 Morristown Housing Authority's final Section
9 Eight Management Assessment Program final score
10 fiscal year ended 9/30/2017 was an 86 for
11 overall standard rating.

12 Modernization, the bids due date for
13 mechanical upgrades, roof replacement at 23
14 Clyde Potts Drive and brick repointing at 31
15 Early Street are all scheduled for this
16 Wednesday, March 28, at 11:30.

17 CHAIRPERSON DENMAN: Thank you,
18 Douglas.

19 COMMISSIONER BANKS: May I? At our
20 last meeting we were talking about these
21 vacancies from 2017, and I think the board
22 agreed that maintenance hire or get some more
23 help to speed up the completion of these. Was
24 that done?

25 MR. PRIESTER: Right. We signed a

1 contract for a contractor to do the painting,
2 and some of our maintenance men are willing to
3 work overtime on Saturday to get everything
4 together.

5 COMMISSIONER BANKS: So that's what
6 you're doing now?

7 MR. PRIESTER: Correct.

8 COMMISSIONER VEGA: If I may, Madam
9 Chair.

10 CHAIRWOMAN DENMAN: Are you done?

11 COMMISSIONER BANKS: Yes.

12 CHAIRPERSON DENMAN: Go ahead.

13 COMMISSIONER VEGA: For clarification,
14 and for us to be aware, at this moment there are
15 26 total vacancies on the Morristown Housing
16 Authority.

17 MR. PRIESTER: Right.

18 COMMISSIONER VEGA: Are any of those
19 due to be leased up for the 1st of April?

20 MR. PRIESTER: There's two units here
21 at Ann Street that are leased up already for
22 April 1st, there's two in Manahan Village.

23 MS. SARGENT: At least one in Manahan
24 Village, one leasing up in April.

25 COMMISSIONER VEGA: 23, okay.

1 MS. SARGENT: Can't lease up the other
2 ones without maintenance. One lease-up in March
3 and one is pending move-in in April.

4 CHAIRPERSON DENMAN: Can I ask a
5 question? The work orders, I need to applaud
6 the maintenance staff because we went from 310
7 last month down to 232. Did the impact of
8 hiring the outside company affect that at all,
9 or no, it just --

10 MR. PRIESTER: No. I think it was just
11 the work of the maintenance staff.

12 CHAIRPERSON DENMAN: Okay. It's good.

13 COMMISSIONER BANKS: One more question.
14 The implementation of the new system, call-in
15 system, do you think that has improved?

16 MR. PRIESTER: It has because the
17 maintenance men receive the work orders on
18 phones instead of paper where they have to come
19 back to the office to pick up that work order.
20 So at least when they're out in the field it's
21 right there in their hand.

22 COMMISSIONER BANKS: Thank you.

23 COMMISSIONER SCHMIDT: A followup to
24 Commissioner Vega's comment about the vacancy.
25 What's our approximate turnover monthly for

1 units? So how many new vacancies are turning
2 over monthly on average?

3 MS. SARGENT: This is odd. I've never
4 had this many.

5 COMMISSIONER SCHMIDT: I mean in given
6 month, how many --

7 MS. SARGENT: Maybe one.

8 MR. PRIESTER: For seniors it may be
9 two or three.

10 COMMISSIONER SCHMIDT: How long does it
11 take us to turn over a unit?

12 MR. PRIESTER: Depends on the unit and
13 the bedroom sizes. It can take up to two weeks.

14 COMMISSIONER SCHMIDT: So I guess to
15 Commissioner Vega's point, the only number of
16 open vacant units we should have at any point in
17 time if we have a waiting list is probably three
18 or so.

19 MR. PRIESTER: Right.

20 COMMISSIONER SCHMIDT: Maybe that can
21 be our target going forward of where we should
22 be.

23 MR. PRIESTER: Uh-huh.

24 COMMISSIONER SCHMIDT: Thanks.

25 CHAIRPERSON DENMAN: Any other

1 comments?

2 Okay. Do you want to speak on the
3 modernization bid that's coming in?

4 MR. MANFREDI: Yes. Just some
5 information for the board. As you know, we have
6 the expenditure of our capital funds coming
7 which we must allocate by April 12.

8 As you know the bids were issued for
9 three categories of repairs. The bid opening is
10 this Wednesday at 11:30. And as you'll hear
11 later in the meeting we're likely going to have
12 a special meeting on the 5th of April.

13 One of the items I'd like to add to
14 that agenda is the approval of that bid award.
15 And so the board is aware, the engineers and an
16 attorney from my firm will be at the bid opening
17 so we can review it. Because under HUD zero
18 threshold we have to submit that bid package to
19 HUD promptly, and then they will review it. And
20 they have indicated they will have it back to us
21 in time for the board to act on it on the 5th.

22 Again, we want to act on it by the 5th
23 because we have to have the project under
24 contract by April 12th or we risk HUD taking
25 back those funds. And I will be reporting to

1 you more on that as we get closer to the 5th.

2 CHAIRPERSON DENMAN: So actually it's
3 not on the agenda, but this is a new item, you
4 all were copied on that letter from Maria
5 Maio-Messano, and she has requested a meeting, a
6 closed session meeting. It will be advertised.
7 But if anybody from the public comes we're going
8 right into closed session. It is to discuss the
9 executive director and the next steps. She
10 asked if we can meet at five next Thursday on
11 the 5th. Does that work for all the
12 commissioners?

13 COMMISSIONER BANKS: I thought it was
14 three.

15 CHAIRPERSON DENMAN: I spoke with her
16 today and she is being mindful of the fact we
17 have three commissioners that work full-time, so
18 in all fairness how about we make it five
19 o'clock.

20 COMMISSIONER BANKS: Fine by me.

21 CHAIRPERSON DENMAN: Does that work for
22 you, Commissioner Robinson?

23 COMMISSIONER VEGA: Five is fine.

24 CHAIRPERSON DENMAN: So I'll inform her
25 tomorrow that five o'clock. And you'll take

1 care of the public notice?

2 MR. MANFREDI: Yes, I'll work with
3 staff to issue the public notice for a special
4 meeting at five p.m. on April 5th.

5 COMMISSIONER SCHMIDT: And that's
6 located --

7 MS. SARGENT: 31 conference room.

8 CHAIRPERSON DENMAN: Committee reports.
9 Do you want to start, Commissioner Banks?

10 COMMISSIONER BANKS: Yes. I want to --
11 I don't have too much to report. I do have the
12 Housing Authority Town of Morristown, a Guide to
13 Forming a Resident Council finally. And also
14 the bylaws from the last resident council, which
15 was in this says ratified in 1990. So before I
16 leave I'm going to -- anybody who wants these
17 gets them. And then I would assume that we
18 would have maybe a meeting to discuss how to go
19 about starting a resident council.

20 An issue I do want to say is during the
21 snowstorm Kelly, I don't know her last name,
22 Montes, she was kind enough to, in the first
23 snowstorm, she was kind enough to go building by
24 building handing out candles. And I thought
25 that was just a wonderful gesture and a

1 neighborly gesture to do that on her own.

2 Now, I do want to report though that
3 I've had lots of complaints about the
4 maintenance department, especially how they
5 handled the fallen trees, limbs and bushes and
6 stuff. And they did a great job plowing as they
7 always do, but I was very upset, as other
8 residents were, about the length of time, how it
9 took them so long to remove those fallen bushes,
10 tree limbs.

11 And they did get a landscaper to come
12 out, but the only thing he did really was to put
13 the downed tree stubs in the mulcher, whereas
14 the housing authority had a chainsaw that they
15 could have went around and chopped up those
16 broken down bushes and broken down limbs and
17 stuff. Some walkways were being -- you couldn't
18 walk through to get -- some people couldn't get
19 to their door. So a lot of phone conversations
20 back and forth, back and forth.

21 And those trees were finally down last
22 Saturday, the landscaper came and started early
23 in the morning, they did some Saturday, but it
24 was actually finished on Monday I believe if I
25 was correct. If I had to rate the maintenance

1 department for that I'd give them a C minus.
2 And I am one that really backs the maintenance
3 department, but this they dropped the ball.

4 So that's all I have on my report.

5 CHAIRPERSON DENMAN: The only thing
6 I'll add to that, I was -- I received several
7 calls and emails as well. This was a storm of
8 monumental proportion. The town was hit
9 town-wide. There were streets totally blocked
10 that you couldn't pass through because there
11 were downed, multiple downed trees. I actually
12 the first day after the storm drove through
13 Manahan Village because I wanted to get an
14 understanding of how bad it was. Compared to
15 some areas of this town it was in pretty good
16 shape. And I'm not making an excuse.

17 This was -- there were residents -- we
18 had what, 1300 residents without power for
19 almost two weeks. They brought in people from
20 Annapolis, Maryland, from Ohio. JCP&L couldn't
21 keep up with it. It was just one of those freak
22 of nature storms that -- we were lucky I think
23 that Manahan Village didn't -- we didn't get it
24 much worse than it could have been. But I
25 digress. Hopefully we get a new director.

1 MR. POUNDER: Excuse me. I'd like to
2 say something. Darlington Pounder, maintenance
3 supervisor of Morristown Housing Authority. The
4 tree limbs that you're talking about, we
5 couldn't get a contractor. It took us almost
6 two weeks to get a contractor because so many
7 trees were down. There are still people waiting
8 in line to get contractors to remove trees.
9 They had to bring a crane in to get some of them
10 trees. We couldn't lift those trees. The best
11 thing we can do is cut them trees, get them out
12 of the walks that we could get them out of, and
13 that was it. Secure them where they wouldn't be
14 a danger to the residents. That's all we could
15 do. Some of those were really, really big. We
16 don't have the equipment to move them. So I
17 think my crew did the best they could do.

18 COMMISSIONER BANKS: Thank you. Madam
19 Chair?

20 CHAIRWOMAN DENMAN: Thank you.

21 COMMISSIONER BANKS: I know that the
22 maintenance department has a chainsaw. So even
23 the trees that were fallen on the ground, a
24 chainsaw would have done a whole lot of work,
25 unless I'm -- to me it was just common sense,

1 take the chainsaw, cut the tree while it's on
2 the ground so that when the landscaper finally
3 gets there they can do the manual work and put
4 it through --

5 MR. POUNDER: That's what we did.
6 There were trees down in the roads, and we cut
7 them and moved them.

8 COMMISSIONER BANKS: I'm not talking
9 about the ones in the road, I'm talking about
10 the ones on the property. I have pictures.

11 CHAIRPERSON DENMAN: Can we each of
12 you, just allow the other to speak, because we
13 have lost so much on the record with the cross
14 talk. So just take a deep breath in between.

15 COMMISSIONER BANKS: I have pictures
16 dated. And I know that the trees right outside
17 my front door were not gotten rid of until
18 Monday. These weren't big humongous trees, they
19 were little frail things. All you had to do was
20 take a chainsaw and cut them up. That was the
21 thing that I was like disturbed about the most.
22 No way was I expecting the maintenance to get a
23 truck and a chain and move those, no. This was
24 just simple stuff. And I'm sure before this
25 meeting is over with tonight in open session

1 more residents will say the same.

2 MR. POUNDER: The walkways were
3 cleared. The trees you're talking about were in
4 the grass area. All the trees that fell in the
5 walkways except for that big one by Mary Booze's
6 house and another one we could do something
7 with, those were the only ones we had to leave
8 in the walkways. Every walkway was cleared of
9 trees.

10 COMMISSIONER BANKS: All of them should
11 be cleared Sonny, even the ones on the grass,
12 because it was so simple to get rid of them.
13 That's what I'm talking about.

14 MR. POUNDER: At the same time removing
15 snow too.

16 CHAIRPERSON DENMAN: We got to keep
17 this moving. Are you done?

18 COMMISSIONER BANKS: I'm done.

19 CHAIRPERSON DENMAN: Commissioner Vega,
20 do you want to give a buildings and grounds
21 report?

22 COMMISSIONER VEGA: This month I don't
23 have a report other than a few small items. I
24 just wanted to see if we're working on the
25 progress report to get back to me. This is the

1 sixth meeting I've come to, and I think I've
2 addressed over 100 items, and out of the 100
3 items that I've listed I've got nil on response
4 on what's been corrected. So at this point I'm
5 trying to understand what's the purpose of the
6 buildings and grounds committee if there's no
7 progress report about what's getting done. What
8 I think that can be simply addressed, something
9 similar to what Commissioner Banks had mentioned
10 about a few limbs being pulled away, I'm talking
11 about vulgar profanity, graffiti scribbled on
12 your property in football size banner style
13 size. It's just ridiculous. And that's not
14 what Manahan Village should reflect to the
15 community.

16 What does it take to remove a little
17 bit of graffiti if you have ten maintenance men?
18 It's serious. REAC sees three spots, could be
19 chalk, and it's considered a violation. I mean,
20 it's an infraction. It's serious. But the fact
21 that you're talking about a football size banner
22 of graffiti with vulgarity on the sides of the
23 buildings, it needs to be removed immediately.
24 That's been there for three months.

25 The fencing around the properties are

1 in super bad shape. 29 Logan has access to --
2 is access to our building over on Clyde Potts
3 Court, it's used as a cut-through, and the
4 fencing is not just in disrepair, it's extremely
5 dangerous.

6 The rat traps and rodent bait boxes I
7 talked about three and four months ago are still
8 lying on the ground abandoned, broken,
9 unmonitored. The weather is clearing up. The
10 kids are going to be picking them up. I've got
11 pictures of four or five of them stacked one on
12 top of another that kids put together like Lego
13 blocks. It's out of control.

14 Flagler Street on the way down, it's
15 not a reflection of us, I believe it's the
16 property adjacent to the town property, but
17 coming down right after building 13 you have a
18 bush next to the retaining wall that doesn't
19 allow people to walk on the sidewalk. But guess
20 what, the road is still covered with snow on the
21 side, you can't even walk on -- what I don't
22 understand is how the town was able to get away
23 with not plowing the right side of Flagler
24 Street going down the one way, yet the left side
25 was left open, so in order to go down you would

1 have to enter onto the parking area spaces to
2 continue down Flagler. I have photos.

3 But at this point, my exterior
4 inspection I think has really been completed.
5 While there's still many more things to point
6 out, I haven't been able to go inside the
7 buildings like I want to. And I'm sure I'm
8 going to find a tremendous amount of things in
9 there as well. Due to the issues, due to the
10 things that have been going on this month I
11 decided not to give you a call to see if you
12 could schedule that, because there's a lot going
13 on, but I'd really like to get inside some of
14 these buildings.

15 And the first thing I want to do is see
16 if we can address the laundry rooms so that the
17 people can have ample facilities to clean their
18 clothes. You have units -- you have 31 and 39,
19 right now they probably have three working
20 washing machines with 100 people. And that's
21 not enough.

22 So with that being said, I conclude my
23 report.

24 CHAIRPERSON DENMAN: Could we
25 possibly -- I mean, six months of reporting, can

1 we possibly create a priority list, things that
2 we would get hit with with the REAC inspection?
3 So perhaps if the vulgarity, we get three
4 indications of vulgarity scribbled all over
5 we're going to get points, that's something that
6 would warrant addressing.

7 MR. PRIESTER: Yes.

8 CHAIRPERSON DENMAN: I don't think
9 anybody's expectation is for everything to be
10 eradicated, but at least to show that there's
11 been good faith, that there's been some measures
12 taken.

13 And I applaud the fact that you
14 outsourced and hired some painters to try and
15 attempt to have the turnover improve. But
16 perhaps the two of you can communicate and
17 identify a priority list, and then share it with
18 the rest of the board so we're all on the same
19 page, and it's easier to give an update.

20 MR. PRIESTER: Okay. No problem.

21 COMMISSIONER BANKS: Madam Chair, along
22 with that, why not include Sonny in that meeting
23 also so that everyone is on the same page, the
24 building and grounds, the interim director and
25 Sonny, so that he can have his input also as to

1 in his experience how long certain things will
2 take to get done and what he needs in order to
3 get it done.

4 CHAIRPERSON DENMAN: Just for
5 clarification, Commissioner Cherello, are you
6 still on the buildings and grounds committee?

7 COMMISSIONER CHERELLO: I wasn't sure.
8 I guess I am. I didn't think you put me on it.

9 CHAIRPERSON DENMAN: The month that we
10 did the committee selection you were absent, but
11 it was understood that you had been previously
12 on the committee, so I think by osmosis you were
13 an incumbent.

14 COMMISSIONER CHERELLO: Okay. I didn't
15 realize. I guess I am.

16 CHAIRPERSON DENMAN: The more the
17 merrier.

18 Personnel subcommittee, Commissioner
19 Schmidt?

20 COMMISSIONER SCHMIDT: We made good
21 progress this past month. We got through
22 interviews with ten qualified candidates,
23 including Mr. Priester and Mr. Manfredi
24 interviewing. And we are in the middle of
25 tallying the scoring. I think at our meeting

1 next week we will probably present the top
2 qualified candidates and then talk about next
3 steps for how we will move forward with
4 scheduling interviews with the entire board.

5 COMMISSIONER VEGA: I was told that by
6 five people in the building staff that's not how
7 the interviews went. It's okay. We are going
8 to address that. But I was told also that the
9 process didn't include a full board of -- in a
10 way that the interview process should be done.

11 CHAIRWOMAN DENMAN: We can't discuss
12 personnel matters. I said this before on the
13 record last month. That is why the director of
14 the Newark field office is coming to meet with
15 us next week.

16 COMMISSIONER VEGA: I was just
17 responding to the fact that on the record
18 Commissioner Schmidt said that everyone
19 interviewed all the candidates.

20 COMMISSIONER SCHMIDT: Personnel
21 subcommittee.

22 COMMISSIONER VEGA: Which consists of
23 only you and --

24 COMMISSIONER SCHMIDT: Personnel
25 subcommittee --

1 COMMISSIONER VEGA: But Douglas and Joe
2 did not really participate in those interviews.

3 CHAIRWOMAN DENMAN: Sure, they did.
4 They had an interview subcommittee.

5 COMMISSIONER VEGA: With that being
6 said, they conducted those interviews in a
7 different room.

8 COMMISSIONER SCHMIDT: We all had --

9 COMMISSIONER VEGA: In a conference
10 room. And so what was the process to chose
11 those candidates?

12 CHAIRPERSON DENMAN: We cannot discuss
13 this in open session. Again, this is all going
14 to be discussed with Maria Messano at the helm
15 next week, okay, Commissioner Vega. She asked
16 that this not be discussed this evening, that we
17 could give you the commission an update on where
18 we were and leave it at that.

19 COMMISSIONER VEGA: I wasn't aware she
20 asked us not to discuss it.

21 CHAIRPERSON DENMAN: I spoke with her
22 this afternoon. That's why --

23 COMMISSIONER VEGA: I'm not privy to
24 that.

25 CHAIRWOMAN DENMAN: That is why you

1 were copied on that email from Balu on Friday
2 that contained the email from Maria stating that
3 they're going to come and discuss the next steps
4 and proceeding with the hiring of the executive
5 director.

6 COMMISSIONER VEGA: The proper way of
7 hiring a director. Understood.

8 COMMISSIONER SCHMIDT: Correct.

9 CHAIRPERSON DENMAN: Okay. So old
10 business, do we have any old business to
11 discuss?

12 MR. MANFREDI: No.

13 CHAIRPERSON DENMAN: Okay. Schedule of
14 bills. I need a motion to approve the schedule
15 of bills.

16 COMMISSIONER CHERELLO: I'll make a
17 motion to pay our bills.

18 COMMISSIONER VEGA: I'll second it.

19 (Whereupon, roll call was taken with
20 all Commissioners voting in favor.)

21 CHAIRPERSON DENMAN: The public
22 comment, I ask the members of the public to come
23 up, state your name, your address, your
24 apartment number, and hold your comments to five
25 minutes.

1 MS. FULE: Good afternoon. I'd like to
2 properly introduce myself since I have been a
3 tenant of the Morristown Housing Authority for
4 sometime, and this is my first time with the
5 privilege of attending your meeting. So at any
6 given time feel free to redirect me.

7 First of all I want you to understand
8 that I'm not here to compete with anybody
9 sitting around the table, but I need you to
10 understand me and who I am and know and
11 understand my background. I am a highly
12 educated woman if I may speak. I listened to
13 you, I need you to listen to me.

14 CHAIRWOMAN DENMAN: I need you to say
15 your name for the record.

16 MS. FULE: My name again is Bobby
17 Fule (ph). I live here at 29 Ann Street. I'm
18 upstairs at apartment 412.

19 CHAIRPERSON DENMAN: Thank you.

20 MS. FULE: And again, I don't want to
21 be offensive to anyone, but I need you to hear
22 me and understand me. I'm a woman with six
23 degrees, highly educated. Have taught from
24 preschool up to college level. I'm a pertinent
25 member of the community just the same as you.

1 Okay. I carry many titles, many titles. So I
2 need you to understand that I'm not just
3 standing before you to be running off at the
4 mouth. I'm also an ordained reverend so you
5 would know. I'm not argumentive unless you put
6 me back there. I can go on down the line and
7 introduce myself with my background. It's
8 useless right now. What's pertinent is that you
9 understand the reason that I'm standing before
10 you. That's what I need you to focus on.

11 Last month I walked out this building
12 and fell. I reported it the same day. I said I
13 think I'm okay, but the following day I wasn't
14 okay, and the day after that I wasn't okay. Up
15 until last Friday I was subjected to eight
16 additional tests, which proved that I had a
17 severe concussion, a very nasty whiplash, damage
18 done on the right side of me with bones and
19 muscles and tissues, you know. I get over it.
20 Prayfully I will. I hit the ground just that
21 hard walking through the double glass doors,
22 black ice. I didn't see it. And I'm not
23 pointing fingers.

24 But what I'm asking is that you give
25 lead way to maintenance to help prevent these

1 problems from happening, because it can happen
2 to anybody. I was seriously injured. And I
3 don't feel good as we speak right now. But if
4 you give maintenance lead way to do what needs
5 to be done I believe they can get the job done.
6 I respect maintenance and Mr. Pounder. When
7 they do something that's contrary to what
8 they're supposed to be doing, I go and address
9 it with Mr. Priester and to Mr. Pounder. I
10 don't bite my tongue about saying what needs to
11 be done. Am I correct, Mr. Priester?

12 MR. PRIESTER: You're correct.

13 MS. FULE: So when I have some concerns
14 I address them appropriately, do I not, Mr.
15 Priester?

16 MR. PRIESTER: You do.

17 MS. FULE: My second concern is what
18 happened to me two weeks ago, and I'm glad that
19 you're here. I have been sharing pertinent
20 information with Mr. Priester about the parking.
21 I seen people get their cars hit. I've seen
22 people come across and park and leave. They've
23 been abusive to the maintenance man when they
24 say I observed you and you cannot park here
25 unless you're coming in the building to visit.

1 They will ignore them, cuss at them, or
2 verbally abuse them and walk out of this lot
3 like they own the place, not leaving parking for
4 tenants who live here with family and visitors
5 to come and park there. And it's going to get
6 worse, because as the weather improves and it
7 gets warmer, then it's going to get worse.

8 It's been an ongoing issue even during
9 the winter months. And it doesn't matter. They
10 pull up in this lot, park, come back drunk,
11 argumentative, fighting, sexing, you name it,
12 trashing the lot, everything, and they
13 disrespect this place. This is a senior
14 community. How best can I explain to you how I
15 feel because my apartment is facing the parking
16 lot. How many times have I been disturbed in
17 the middle of the night with people just
18 recently last night pulling up, arguing, cussing
19 and fighting because they drunk coming from
20 across the way.

21 Now, just two weeks ago after we had
22 that very nasty snowstorm, that's my black car
23 there just so you know it, officer. I pulled
24 out of that parking space. There was no space
25 for two cars. As I went to exit this lot I met,

1 and I had my left-hand signal going, I met a car
2 coming across the way facing me head-on. When
3 he faced me head-on he made me back all the way
4 back into the lot. And at the same time he was
5 doing this at me, yelling at me, screaming at
6 me, cussing me, calling me names, and
7 threatening me. He was a young white male I
8 want to say about not more than 30 years of age.

9 And then when he got out of his car, I
10 had not yet exited my car, he got out still
11 yelling and cussing at me. When I got out of my
12 car my intent was to come back in the building
13 and get help and report it. He started out the
14 lot, he went up the hill, he started up the
15 hill, and he come back, he still yelling and
16 cussing at me. So I told him, keep coming, I
17 live here, I'm not running. I'm not running.

18 When a car -- I need you to understand
19 there were pertinent witnesses. A police
20 officer from Randolph witnessed and heard
21 everything. He pulled around the gentleman and
22 come and he said to me, you need to dial 911.
23 I'm a police officer but I cannot help you.
24 Call 911. He was legit. He was making a court
25 appearance up the hill. There was about three

1 or four sheriffs standing outside this door
2 across the street that was listening and
3 watching everything.

4 So I came in and made my way to Ms.
5 Sargent, and as I was telling her she called for
6 Mr. Garvey (ph) to come. At that time I was on
7 the phone with 911. The dispatcher had about a
8 hundred questions to ask me which was pertinent
9 to them. I need you to be patient and hear
10 this. They were asking me a whole litany of
11 questions, this officer, and I said, sir, I
12 don't know, but I need help, I need help now.
13 I'm sensitive, I'm upset, I'm a woman. I have
14 been yelled at, cussed at, threatened, and this
15 fellow is constantly walking towards me and
16 that's my car there. What you going to do?

17 At my age, and I just had a birthday, I
18 will not fail to defend myself at any cost, I
19 want you to know that, I will defend myself.
20 But then there are others in here who cannot
21 stand as tall as I'm standing. They cannot
22 defend themselves maybe as well as I think I can
23 defend myself, but I was willing to hand himself
24 everything he thought he had at any cost.

25 This is my yard. I pay rent to live

1 here. And I should not at any given time feel
2 threatened. No one should come into this lot
3 and be cussed and yelled at and screaming at
4 anybody. But he did it to me. I didn't
5 appreciate it.

6 So when the cars come -- because I
7 decide to hang up on the dispatcher. I wasn't
8 going nowhere with it. They finally got here,
9 she pulled up and sat in her car. I walked out
10 to greet her and to tell her what had happened.
11 During that time the young man come back down
12 the hill, she said, come here, she never got out
13 of the car, come here.

14 The lady is telling me, you did this,
15 you did that, you said that, did you do these
16 things. He didn't lie, he said, yes, I did.
17 And she said to him, you apologize. Don't you
18 say one word to me. You cursed me, you called
19 me names, you threatened me. I could have very
20 well do it right back to you. This is where I
21 live, buddy. How would you feel if I came into
22 your private property and did this to you. So
23 she said hey, hey, hey, hey, hey. Hey, hey
24 what. She didn't bother to get out of that car.

25 I'm not angry with you, but this is how

1 I felt. She didn't bother to get her carcass
2 out of that car and say, show me your driver's
3 license, registration and insurance. He could
4 have been a criminal. He could have had a
5 warrant for arrest. She told him, she lives
6 here. She did not tell him you have no right to
7 park here because this is private property. Do
8 you think they care?

9 You're an attorney. Do you think they
10 care? They don't care. They disrespect this
11 place seven days, 24 hours, every morning,
12 throughout the entire day. They don't care. So
13 what I'm saying to you now is what happened, I
14 don't appreciate that. I definitely did not
15 appreciate that. And I said, I'm not going to
16 be afraid to go and come, this is where I live.
17 It had no right to happen.

18 But then when it comes to the tenants
19 in this building, and I'm almost done, I've also
20 approached Mr. Priester about that concern. You
21 want carcass written off you, how about you find
22 out who the tenants are that's doing that. And
23 let them know if you get caught doing it again
24 you got to find yourself another place to live
25 where you going to have that special privilege

1 to draw on the walls and destroy property. How
2 can the maintenance man keep the building up and
3 flowing if they got to keep running behind
4 somebody.

5 I'm upset about what's going on in this
6 building right now, and it goes like this. I've
7 warned Mr. Priester that I'm going down to talk
8 with Morristown Police Department. The next
9 time I smell pot on my floor, you living beside
10 the wrong tenant. I don't drink, I don't smoke,
11 I don't do drugs, I'm not disrespectful. No,
12 I'm not. But then I'm not going to be a
13 neighbor to somebody who cannot respect me as a
14 tenant and a neighbor.

15 And management, you got business
16 running every day, do up the holiday certain
17 times because you know what you're doing. This
18 is wrong. It's wrong. And then the tenants
19 sometimes can be disrespectful when they hauling
20 garbage. You know you made a mess in the hall,
21 clean it up. Just doggone clean it up. And
22 then you putting it around my door. I don't
23 appreciate it because I'm a very clean woman. I
24 don't appreciate it. They do -- what I'm
25 getting at, how come a sourpuss tenant can pay

1 rent to live here and do whatever they want to
2 do? I pay rent to live here, and I respect
3 management, and I do what I'm supposed to do,
4 and then I'm the one that feels like I'm being
5 victimized. This needs to stop.

6 COMMISSIONER VEGA: Ms. Fule, I
7 apologize for your experience.

8 MS. FULE: No, you're not apologizing.
9 I'm not sitting down until I'm finished.

10 COMMISSIONER VEGA: We have a five
11 minute time limit.

12 MS. FULE: No, no, no, I'm going to say
13 what I want need to say, and you're no more
14 important than I am.

15 COMMISSIONER VEGA: I'm not saying
16 that. You're important.

17 MS. FULE: All I'm saying is, I'm just
18 about done, I need you to understand why isn't
19 it that the Morristown Police Department cannot
20 come here and ticket and tow.

21 CHAIRPERSON DENMAN: So I promise
22 you --

23 MS. FULE: You argue, you talk, I'll
24 stand and say whatever it is I need to say, and
25 then I will sit down. You're no more important

1 than me.

2 COMMISSIONER VEGA: You're absolutely
3 right.

4 MS. FULE: You hear me? I'm not the
5 one you want to mess with tonight. Because I'm
6 in a mode right now that something needs to be
7 done. Why do you got to wait until somebody get
8 hurt in here?

9 CHAIRPERSON DENMAN: Ms. Fule, thank
10 you for bringing this to the board. For the
11 record, everybody goes through this when they
12 call the police, you have to answer a litany of
13 questions. You have to take the time so they
14 can assess how emergent the situation is.

15 CHIEF DEMNITZ: I've actually -- this
16 is all caught on camera. It's been a constant
17 complaint once we went from local communications
18 to the county. And county has this, and I just
19 made a complaint yesterday, county has this
20 process which they believe saves them from
21 liability. This is not an uncommon complaint.
22 I'm going to play this tape for county
23 communications. I know the mayor already has --
24 because if you listen to the tape they do not
25 ask what is going on, which is the most

1 important piece of information. Pete Demnitz,
2 Morristown Police.

3 And I will play this tape. I will also
4 answer the question about the -- bring the
5 Morristown Police. We used to come out. We
6 used to give people the opportunity to utilize
7 New Jersey state law, sign a summons, tow the
8 vehicle. Too many times it was somebody's
9 relative. A very sad case was a mother who came
10 up from North Carolina, she didn't have the
11 proper laminated parking pass, and we towed the
12 vehicle. We got out of that business. And I'm
13 sorry we're not getting back into it.

14 CHAIRPERSON DENMAN: So perhaps, thank
15 you Chief Demnitz, perhaps we can look into some
16 creative solutions like maybe a gate with a
17 card.

18 MR. PRIESTER: We've been through that.

19 CHAIRPERSON DENMAN: Maybe hiring a
20 private duty police officer on the weekends.

21 COMMISSIONER CHERELLO: We had a gate.

22 CHAIRPERSON DENMAN: And they busted
23 through it.

24 COMMISSIONER CHERELLO: Well, that, and
25 then they removed it.

1 CHAIRPERSON DENMAN: So maybe it would
2 behoove us to have security or a private duty
3 officer on the weekend just to put an end to --
4 and I know, I mean, I can empathize with her,
5 I'm sorry she's not here to hear it. Because
6 when they can't get anywhere to park they go to
7 the next closest open space.

8 And I'm sure anybody that lives in this
9 town that's within the vicinity of the bars, you
10 know what it's like. You got people carrying
11 on, and it's disrespectful, whether it's a
12 senior resident or any resident. But
13 unfortunately it's part of community living.
14 It's like -- because you're a clean person
15 doesn't mean the person next to you is clean.

16 Okay. Ms. Booze, you got five.

17 MS. BOOZE: Yes, ma'am. I got up when
18 she was complaining. Ms. Denman was part of the
19 foot patrol, unit patrol back in the day, and I
20 was thinking maybe we can get some help from HUD
21 to try to have a police officer come in after
22 hours. They not going to work all night. You
23 was part of that back in the day.

24 CHIEF DEMNITZ: We got a grant years
25 ago. You're right.

1 MS. BOOZE: I was thinking we can seek
2 a grant to put somebody on foot patrol. That
3 wasn't my complaint, but since she brought up it
4 up, that was a good idea. We didn't have this
5 issue when we had foot patrol, because we had
6 somebody that had our back. So maybe we can
7 look into, Ms. Maureen, to see if HUD can give
8 us a grant to get some kind of help, Manahan
9 Village senior building and all, because we need
10 that. And that's what I wanted to say about
11 that.

12 But I do want to say about the
13 snowstorm that we had. I mean, I felt like the
14 maintenance men did the best they could due to
15 the fact we never got a chance to get nothing up
16 before another one came. We still got a lot of
17 snow on the ground. But I think there needs to
18 be a little bit better training to not to push
19 it up to the curb, because when you get out of
20 your car you still can't get to your house. If
21 we can solve that issue it would be great.

22 That's all I have to say. Thank you.

23 CHAIRPERSON DENMAN: Thank you, Mrs.
24 Booze. Tawana?

25 MS. COTTON: My name is Tawana Cotton,

1 I live in Manahan Village, 30 Flagler Street.
2 So first I want to know, it would probably be
3 nice if there were complaint forms that the
4 tenants here or other places have access to,
5 like for instance because I feel like people
6 have to wait a whole month before they come to
7 the board to address them with any issues they
8 have. I made a note about that. I think it
9 would be easier, especially for the seniors,
10 whereas other people call because they like to
11 call up. I'm sure Mr. Priester knows about
12 that. But for the tenants who don't, and if
13 they could have something in writing, a form,
14 that would be great.

15 So I have observed a lot of things in
16 Manahan Village that concern me. I feel like
17 I'm just out of the loop, but are we allowed to
18 have our parking spaces spray painted with our
19 apartment numbers on them to reserve them? I
20 know we have tickets we put into the car, but --

21 MR. PRIESTER: No, I never heard of
22 that.

23 MS. COTTON: Because I know there's a
24 resident that has their space painted so that no
25 one pulls in there, and I thought I don't know

1 if you can request this.

2 MR. PRIESTER: No, the parking decal
3 matches the number on the parking space. That's
4 all it's supposed to do.

5 MS. COTTON: If you drove down Flagler
6 you'd see there was one that VIP with a spray
7 paint numbers.

8 CHAIRWOMAN DENMAN: It's not the
9 handicap one?

10 MS. COTTON: No, it's not.

11 Also when I moved in, and this is about
12 seven years ago, I was told you're not supposed
13 to put things on the wall and things like that,
14 so I don't have anything on my wall. But I
15 don't know if things changed, if we were allowed
16 to upgrade our own apartments by installing
17 cabinets that we wanted to, extra -- did
18 anything change, because I have some ideas.

19 MR. PRIESTER: No, no alterations to
20 the apartments.

21 MS. COTTON: Okay. Because the amount
22 of noises I hear at night, drilling and
23 everything else, I'm curious to know if that had
24 changed.

25 Also I feel like Manahan Village has

1 turned into a dog park. I don't know if anybody
2 complained about that before, but I know you can
3 have cats if you pay for them, a special fee or
4 something, special need for it, but there's --
5 to me seems like it's kind of a dog park around
6 there, tenants with dogs.

7 Also, I know that I called and talked
8 to Mr. Priester about the trees. There's a tree
9 hanging over -- my park is number 36, and
10 there's a bunch of trees that are dead, and I'm
11 surprised they didn't come down already. It's
12 really frightening. Every day I think a strong
13 wind is going to bring those trees down. I
14 asked if somebody can come out and serve, I
15 don't know if you call it a survey, something
16 like that, to look at the trees, just so nothing
17 falls on the cars, not just mine. There's four
18 there that would really be affected by these
19 trees falling on top of them. So I would really
20 like it if someone could do that and chop the
21 limbs down or something, because this tree is
22 actually leaning. It's been leaning for a long
23 time I think. But I just noticed it more since
24 the storms.

25 That's what I have written down here.

1 We still have the same issue with the smoking in
2 front of the building. And I don't know, I was
3 just curious to know when they were going to
4 start the process of sending out letters or
5 something, or say six months from now are we
6 going to be --

7 CHAIRWOMAN DENMAN: It's actually
8 happening this month, April.

9 MS. COTTON: That's wonderful. Because
10 I'm so afraid I'm going to have to quit my job
11 to be at home with my daughter. It's the fifth
12 times she's on medication again just because we
13 can't even open the windows. But now they're
14 standing with the door open, because these
15 people who need to smoke their pot and stuff
16 can't get too cold so they have the door ajar so
17 they can stand in the building. So because the
18 air that comes up underneath my door, and so
19 does the smoke as well. So I'm really at a
20 loss. I put a towel down and that's not
21 working. I don't know what to do anymore to
22 keep the smoke out of my apartment.

23 I guess this is -- I would have to
24 contact you or Cynthia about this, but I don't
25 think residents realize, and I think I said this

1 last time, about maybe they're going on vacation
2 or visitors at their house, but rolling
3 suitcases over someone's head at two in the
4 morning, this is just, it's rude. It's
5 inconsiderate. People throwing the aquarium
6 fish tank water out of the windows. There's
7 rocks all in front of my building now. They
8 throw their bleach water from mopping,
9 everything. They have no respect. There's a
10 person in our building who was gardening with
11 vegetables. They're not going to be able to use
12 that space anymore. I feel like people don't
13 care. They just do what they want to do out
14 there. My ledge now has this grimy stuff on it
15 because the water falls from the top down on my
16 stuff. And I don't really know what to do about
17 it.

18 So it would be nice if a general letter
19 could go out to these residents, stop feeding
20 stray cats. The raccoons are coming and other
21 animals are coming. Maybe they don't understand
22 these animals can actually hunt for themselves.
23 They don't need to be fed. It's getting
24 dangerous. There is a family of raccoons, leave
25 the door open and something is going to get in

1 one day and we're going to have a lawsuit. So
2 it would be nice if a letter could go out to
3 these residents just about common courtesy, and
4 to stop polluting in front of the buildings.
5 Thank you.

6 CHAIRPERSON DENMAN: Thank you, Ms.
7 Cotton.

8 COMMISSIONER VEGA: Excuse me, Madam
9 Chair, didn't the mayor say he was going to get
10 Shade Tree maybe to survey --

11 CHAIRWOMAN DENMAN: He said the
12 Environmental Commission and the Shade Tree
13 Commission are working on.

14 COMMISSIONER VEGA: To survey the
15 trees? So Ms. Cotton, the Shade Tree will be
16 down to take a look at some of these trees.

17 CHAIRPERSON DENMAN: Ms. Inestroza?

18 MS. INESTROZA: Hi everybody. Lorena
19 Inestroza, 39 Early Street. I hate to be
20 redundant, but I'm going to continue to keep
21 putting things on the record as per HUD until
22 they get done.

23 First thing I need to know is was there
24 a notice posted at 39 Early Street about
25 tonight's meeting? And if so, where was it?

1 Because nobody seemed to know.

2 MR. PRIESTER: It was on the bulletin
3 board right next to the back door.

4 MS. INESTROZA: The only post we saw
5 was from 2015, because about three of us looked.
6 I had to call a commissioner to find out where
7 it was.

8 MR. PRIESTER: No, it was there.

9 AUDIENCE MEMBER: There's one there.

10 MS. INESTROZA: Second one is, the
11 lease that we had discussed about putting in
12 Spanish, because we have a lot of residents --
13 the lease put it in Spanish?

14 MS. SARGENT: Can I address that?

15 CHAIRWOMAN DENMAN: Sure.

16 MS. SARGENT: Joe, help me with this.
17 I remember when I took over housing a few -- a
18 long time ago, the reason why we weren't able to
19 translate it into Spanish was because when we
20 use it in court, we can't use a Spanish lease
21 when we take a resident to court.

22 MS. INESTROZA: What about a tenant
23 that doesn't read English?

24 MS. SARGENT: We translate.

25 MS. INESTROZA: Translate the whole

1 lease?

2 MS. SARGENT: The whole lease, yes.
3 Every Spanish person who lives here in Manahan
4 Village while I'm here, I'm the one who
5 translates.

6 MS. INESTROZA: I wasn't really
7 addressing Manahan Village.

8 MS. SARGENT: Seniors as well. There's
9 a letter in our lease package that has them sign
10 that they understand the lease, certificate of
11 understanding.

12 MS. INESTROZA: Sign it and really
13 understand it can be two different things. What
14 would be the legality of not being able to have
15 it transposed?

16 MS. SARGENT: I know we had an issue, I
17 remember us going to court, this is 15, 17 years
18 ago, that we were not able to use a Spanish
19 lease when we take a resident to court. That's
20 the reason we stopped doing it and we were just
21 using English leases translated by someone.

22 MR. MANFREDI: That's correct. When
23 you brought it up, Ms. Inestroza, I believe two
24 meetings ago we looked into the issue, and we
25 identified the services of a certified

1 translator. There's only certain translators in
2 New Jersey that are certified to translate
3 matters into Spanish. And we have been pursuing
4 that. But it can only be used in a case where
5 someone truly doesn't speak English.

6 MS. INESTROZA: Okay.

7 MR. MANFREDI: And it's at a cost.

8 MS. INESTROZA: I'm sure it is. I want
9 to thank, not this past snowstorm but the
10 previous one, we were decapitated in 39 Early
11 Street as far as the parking, because we have no
12 parking. 29 Ann Street has about 66 parking
13 spaces with 15 or 16 allocated to visitors. I
14 addressed it a few meetings previous that we
15 have five staff on 39 Early Street.

16 Why couldn't we take four of these
17 spots so we could free up -- we have nine or ten
18 people on a waiting list. We have three
19 visitor, they have 16 visitor parking here. Why
20 can't we take four of these and let the staff
21 park here, park the trucks here and it will free
22 up five spaces. Like what does it take? I
23 don't know, does it have to be a resolution
24 passed or do you have to vote on it or can it be
25 a memorandum effective date that could help us

1 alleviate?

2 And the reason I bring it up again is
3 the previous, not this previous snowstorm but
4 the one before, a lot of these seniors don't
5 have a lot of mobility, and with the snowstorm
6 they had relatives come in to bring them food
7 the day after, two days after. One of the
8 tenant's son's parked in an empty staff spot and
9 notified one of the maintenance crews that he
10 was running in to bring this mom some food, and
11 this is what he came out to on his door, a
12 sticker.

13 So there's no consideration for the
14 fact that sometimes things happen. There is one
15 empty staff parking spot on a daily basis. They
16 only use it for -- now we can't use it because
17 the snow has been plowed into the spot. But I
18 do want to thank Mr. Pounder for making a great
19 effort in the last snowstorm, because we all
20 have to park in the fire lane. Even though it's
21 illegal, part of the fire lane is designated for
22 a handicapped spot. But anybody who parks in
23 front of that is subject to a \$150 ticket. I'll
24 pass these around too.

25 This is what our alcove looks like

1 underneath right next to the main entrance.
2 Looks like a junk yard still. Tonight it still
3 looks like a junk yard. It's pretty disgusting.
4 It gets cleaned up sometimes when there's a
5 meeting on 39 Early Street or when there's a
6 meeting at 31, they tighten it up a little bit.

7 These are the chairs in the laundry
8 room that I have been complaining about. This
9 is a removable stain that has been sitting there
10 for six months. This is the only other option
11 in the laundry room to sit on. I think it's
12 appalling that this would take a little bleach
13 and water and about 45 seconds of your time to
14 wash it off. Why month after month the same
15 concerns and cares have to be reported when it's
16 something that won't take but a few minutes to
17 fix. I don't know who rides shotgun over it,
18 whose responsibility it is, but whoever it is is
19 failing.

20 I don't know who does the maintenance
21 of our hallways, but it seems like -- or I know
22 in Manahan Village some of the buildings they
23 have to clean their own hallways. Is that true
24 for us as well?

25 MR. PRIESTER: No.

1 MS. INESTROZA: Because it doesn't get
2 done. The areas in front of the elevators get
3 done regularly, that's pretty clean. But the
4 off-shooting hallways never. I shouldn't say
5 never. But not as frequent as they should. I
6 don't see it done on a weekly basis.

7 And I think that's about all I have.

8 CHAIRPERSON DENMAN: Thank you.

9 MS. INESTROZA: You're welcome.

10 CHAIRPERSON DENMAN: Come forward.

11 MS. JABBOUR: My name is Ann Jabbour,
12 and I live at 515 upstairs. And I have several
13 complaints, but Mr. Priester said we could bring
14 it up. It's about the handicap parking during
15 the snowstorm. There was really only one space
16 cleared out and there's two of us that use it.
17 And I have a little tiny black car, and I think
18 I have about 25 feet to park it, and I worry
19 about cars going by there, if somebody is
20 drinking or something they're going to plow into
21 the back of my car. So I would like to have
22 that cleaned, the handicapped parking when we do
23 have storms.

24 And also the other thing is that it was
25 not posted, I thought we could park over at

1 Schuyler Place during a storm, and then remove
2 your car the next day. I didn't remove my car
3 until eight o'clock the next day and I had to
4 pay \$25 because it was supposed to be out by
5 ten, however it was not posted.

6 CHAIRPERSON DENMAN: So if you go on
7 the town website that is a courtesy of the
8 mayor, and each individual parking garage has a
9 different cutoff time. So if you park at the
10 Dalton Street you have to be out by eight a.m.,
11 or no, ten a.m. If you park at Headquarters you
12 have to be out by eight a.m. So it depends on
13 which parking garage you use.

14 But do you get the mix healer (ph) from
15 the town, because that includes all the detail
16 as well. They will send it right to you. You
17 can be added to the list if you call the mayor's
18 office. If you call Christian in the mayor's
19 office you'll automatically get those text
20 alerts, and it includes all the details. So
21 you'll know if there's -- please, I really don't
22 want another snowstorm this year, but for next
23 year, at least you'll know what time you got to
24 be out of the parking garage. They're really
25 good at -- and they send them like over and over

1 and over. So if you missed one ten minutes
2 later you get it.

3 MS. JABBOUR: Thank you.

4 MS. FORD: Hello. My name is Sharon
5 Ford, I live at 40-12 Clyde Potts Drive, which
6 is a senior building. There's 12 apartments in
7 my building, so that's 12 people to one bedroom.
8 13 count, my fiance, which is on the lease. On
9 a day off there's at least 16 people leaving
10 that building going to work, so you know what
11 that means. I have people -- I don't know who
12 lives in my building anymore that's supposed to
13 be there. People's brothers, cousins, sisters,
14 uncles, aunts have keys to the building. I
15 mean, they're supposed to give one member family
16 a key to the building.

17 CHAIRWOMAN DENMAN: Have you reported
18 this?

19 MS. FORD: Last year.

20 CHAIRPERSON DENMAN: Tell me your
21 address again.

22 MS. FORD: 40 Clyde Potts Drive,
23 apartment 12. I have people that staying with
24 people that work in restaurants at night. When
25 they come in at two o'clock in the morning

1 they're not ringing their girlfriend's doorbell,
2 they're ringing mine, and I work at eight
3 o'clock in the morning.

4 I reported this going last year to Mr.
5 Priester and Ms. Cynthia. And it still goes on.
6 I have four complaints at the Morristown Police
7 Department filed on me from people in that
8 building that are living with tenants, not the
9 tenant, but people that are living with tenants
10 that have filed four complaints on me because I
11 asked them not to put the garbage in the
12 hallway.

13 You call the Morristown Police, they
14 say it's a Housing Authority problem. You call
15 the Morristown Police when there's cars sitting
16 outside at night playing loud music, they ride
17 up, they tell them to turn the music down. As
18 the lady said, they don't get out of their car.

19 Summertime is coming. There's a flag
20 pole circle across the street my from my
21 building. When the bar closes that's where the
22 people sit at two o'clock in the morning. I go
23 to work at eight, those people are still there
24 drinking, playing their music. You can call the
25 police six or seven times, they come, they ask

1 them to turn it down. They don't ask nobody for
2 ID, and the police leave. And you call back,
3 they want to ask you a thousand questions again
4 until you get so frustrated you hang up the
5 phone on the dispatcher.

6 And then it comes with the resident
7 too, there has to be something that the
8 residents can be liable for their company,
9 because in your lease it says the music is not
10 supposed to be heard in your company outside of
11 your unit after 10 o'clock. So when the police
12 comes to those units where their crowd is
13 outside and there's a tenant member, the police
14 say they can't do nothing because they're
15 visiting this person that's there with the
16 people. But you're talking two, three, four,
17 five, six o'clock in the morning all night long.

18 So the tenant has to be -- give the
19 tenant a ticket. If their company is outside
20 one, two, three, four o'clock, you can't sleep.
21 The music, the weed, and the loud talking. And
22 that's what they say is they're visiting this
23 person so what can we do. So we're stuck in the
24 middle. I have to listen to that all night.
25 The police can't do nothing about it.

1 But Morristown Housing Authority should
2 make the tenant liable for their company outside
3 when the police come. Okay, want to keep your
4 company out here, wake up everybody, here's a
5 \$50 ticket. But they won't, they'll say they're
6 there visiting this person so there's nothing
7 they can do. That's means I'm up all night,
8 people on the flag pole at six or seven o'clock
9 in the morning.

10 MR. MANFREDI: I'll get the information
11 to Mr. Priester. We can absolutely issue
12 notices to residents that are breaching their
13 lease obligations.

14 MS. FORD: I have been here ten years,
15 it's been going on ten years. And the summer
16 months are coming. I'm a working senior
17 citizen. And from Thursday to Sunday all night
18 long, three, four, five, six o'clock in the
19 morning they come when the bar close or they're
20 at someone's house and then they outside because
21 it's warm, but in your lease it says 10 o'clock
22 at night, and Morristown Housing Authority don't
23 enforce it.

24 CHAIRPERSON DENMAN: So after the
25 meeting is over if you can provide the apartment

1 number for Mr. Manfredi, that would be helpful,
2 so we can address this.

3 MS. FORD: Sure. Thank you.

4 CHAIRPERSON DENMAN: Thank you for your
5 time.

6 CHIEF DEMNITZ: Can I address that?

7 CHAIRWOMAN DENMAN: Absolutely, chief.

8 CHIEF DEMNITZ: I'm more than happy to
9 have my officers write summonses. We start
10 writing summonses, all those tenants will be
11 calling the mayor saying that we're
12 heavy-handed. So it's -- we try to strike a
13 balance. If we get called there a couple times
14 we do write summonses. But I'm telling you, if
15 we start enforcing the law in that way you'll
16 get just as many people up here saying -- look,
17 I took this job knowing I'd get caught in the
18 middle, but at least I have an opportunity to
19 explain that we try to be reasonable, but
20 sometimes we aren't dealing with reasonable
21 people.

22 MS. FORD: You need to have a meeting
23 with the mayor.

24 CHIEF DEMNITZ: You can ask the mayor
25 what happened the last time we wrote a lot of

1 summonses.

2 CHAIRPERSON DENMAN: Okay.

3 MR. EWEN: Sidney Ewen, E-w-e-n is the
4 last name. Last week, Saturday morning, I was
5 shoveling and the local bus here, and I
6 overheard a discussion about things not getting
7 done in this place. The argument went something
8 like this, are you going to the meeting on Ann
9 Street? Who, me? I live upstairs when they
10 have the meeting there, and I wouldn't spend the
11 time to go down the elevator around the corner
12 to attend the meeting. Nothing gets done.

13 Now, the last time I was in this
14 building we decided that -- not we decided, the
15 chairperson asked that the door to the closets
16 in my apartment be replaced. She also said make
17 it a priority, Mr. Priester. Let me read it.
18 Okay. So we can at the very least make that a
19 priority. Mr. Priester then said, I can. Got
20 good news for you, it's not there yet. Three
21 years passed. I called them, I'm not even going
22 to tell you how much the thing cost because it's
23 ridiculous. It takes three years plus to fix
24 two closets, little fold-up plastic doors for a
25 closet. But this time it's a priority.

1 CHAIRPERSON DENMAN: So can I -- I'm
2 not -- I'm going to give you your time, Sidney.
3 Can I ask very simply what the issue is, why we
4 can't replace his closet doors?

5 MR. PRIESTER: There isn't an issue. I
6 guess I didn't put the work order in. I
7 apologize for that.

8 CHAIRPERSON DENMAN: No worries.

9 MR. EWEN: I was thinking maybe I
10 didn't understand what a priority is, so I
11 looked in the dictionary. Everybody knows what
12 a priority is except me.

13 CHAIRPERSON DENMAN: Sidney, did you
14 hear, he overlooked it. He's going to put the
15 work order in tomorrow.

16 MR. EWEN: Okay. So one little thing
17 before I leave. The last time I was here I was
18 talking about harassment, intimidation. I did
19 not mention that Glen came to my door twice in
20 one week, Tuesday and Thursday. I don't know
21 what he was on. I called Mr. Douglas about
22 this. Now, I was accused of stealing door
23 stops. Now, let me show you what a door stop is
24 and what it takes to make a door stop. This is
25 a door stop. This is made out of a two by two

1 white pine. If you use two by four you get a
2 better door stop anyway because it won't turn
3 over. And this is six inches of white pine cut
4 diagonally to make two door stops. Why would I
5 steal a door stop? Why would he come to my
6 house twice in one week? Now, I would like this
7 meeting to know that the harassment must stop.
8 The intimidation don't exist because he can't
9 intimidate me. I can take care of me. I'm
10 trained and I'm very good at what I do. But the
11 harassment must stop, it must stop. Thank you.

12 CHAIRPERSON DENMAN: Thank you, Sidney.

13 MR. NORVIS: Francis Norvis, room 501,
14 this building. I have a complaint, that
15 elevator -- complained about this about six
16 months ago. They fixed it the last time. When
17 it gets up to the fifth floor it goes, boom. It
18 doesn't -- it could be two o'clock in the
19 morning or one o'clock in the morning, and I
20 don't know why the people that live right near
21 the elevator don't complain, but it is an
22 annoyance.

23 The other thing is crossing the road
24 out here where the crosswalk is, that was not
25 really clear. Even after the other day after

1 most of the snow had melted, we had to go around
2 the snow to get across, which is kind of a
3 hazard because if you get hit outside the
4 crosswalk I don't think you have too much you
5 can do about it.

6 The other thing is there seems to be a
7 lot of packages about this size that have been
8 coming in here like three at a time. And with
9 went on in Austin, I mean, I guess it gave --
10 everybody started thinking, you know, what's in
11 these boxes. And to me if people are going to
12 get boxes like that they ought to have it set up
13 with a delivery place when those boxes come
14 there they can be down there to pick them up.

15 And that's all I have. Thanks.

16 CHAIRPERSON DENMAN: Thank you, Mr.
17 Norvis. For the record, the fire marshal
18 actually issued a notice to Mr. Priester that I
19 was copied on that he had received several calls
20 about the conditions. And I honestly believe
21 Mr. Pounder and his crew tried to stay ahead of
22 the cleanup. Both storms were unusual in
23 nature. And unfortunately I think you guys
24 might have been shortchanged with maintenance
25 men, so they were back and forth. But thank you

1 for your concern.

2 Okay. Thank you members of the public.

3 We have no mayor, we have no council liaison, so

4 with that I can make a motion to adjourn.

5 COMMISSIONER SCHMIDT: Second.

6 CHAIRPERSON DENMAN: All in favor?

7 (Whereupon, roll call was taken with

8 all members voting in favor.

9 (Proceedings were adjourned.)

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