

MORRISTOWN HOUSING AUTHORITY
BOARD OF COMMISSIONERS
31 Early Street
Morristown, NJ 07960
Monday, October 22, 2018
Commencing at 6:00 P.M.

RE: 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

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

KEITH KINARD, Executive Director
DOUGLAS PRIESTER, Director of Operations
NICOLE PARSONS, Administrative Specialist
JEAN WASHINGTON, Accounts Manager
HILIARI DAVIS, Councilwoman
TIMOTHY DOUGHERTY, Mayor

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

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REPORTED BY BETH A. BENSON, Certified Court Reporter

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1 CHAIRWOMAN DENMAN: Good evening,
2 everyone. I, Maureen Denman, chairwoman of the
3 Board of Commissioners of the Housing Authority
4 of the Town of Morristown and presiding officer
5 at this meeting do hereby state that it is now
6 six o'clock in the evening on October 22, 2018,
7 and we convening at 31 Early Street, Morristown,
8 New Jersey. And do hereby announce publicly
9 that proper notice of this regular meeting has
10 been provided in accordance with the New Jersey
11 Open Public Meetings Act.

12 MR. KINARD: Roll call.

13 (Whereupon, roll call was taken with
14 all members noted being present.)

15 CHAIRWOMAN DENMAN: Pledge of
16 allegiance.

17 (Flag was saluted.)

18 CHAIRWOMAN DENMAN: I'm going to ask
19 you for a moment of silence, and ask you all to
20 remember firefighter and vice-chair of our
21 planning authority here in town. Tim Murphy
22 passed away over the weekend. Keep his family
23 in your thoughts and prayers.

24 (A moment of silence is observed.)

25 MR. KINARD: Madam chair, I noticed in

1 our bylaws that in October, the month of October
2 we hold the annual reorganization meeting
3 election. In order to faithfully adhere to our
4 bylaws I'd like to ask if we can have the
5 election of officers this evening. If that's
6 satisfactory I'd like to open the floor for
7 nominations.

8 COMMISSIONER BANKS: Can we do that
9 without a full board?

10 MR. MANFREDI: We have four members.
11 We can proceed, commissioner.

12 MR. KINARD: We have a quorum. Do we
13 have a nomination for the seat of chair?

14 COMMISSIONER BANKS: I nominate Angel
15 Vega.

16 COMMISSIONER VEGA: And this is for the
17 reorganization?

18 MR. KINARD: For the board, yes.

19 COMMISSIONER VEGA: Absolutely.

20 COMMISSIONER SCHMIDT: I'll nominate
21 Maureen Denman.

22 MR. KINARD: Having heard the
23 nominations for position of chair are there any
24 other nominations for that position? So we have
25 a split so we can't close the floor for

1 nominations for the position of chair. I guess
2 we can have a vote on who's in favor for the
3 first nomination of Angel Vega for the position
4 of chair.

5 COMMISSIONER VEGA: Can I vote for
6 myself or no?

7 COMMISSIONER BANKS: Excuse me. We
8 can't wait to see if the other board members are
9 coming or --

10 MR. KINARD: No.

11 MR. MANFREDI: No, the meeting has
12 opened and everyone is required to appear on
13 time and be present in order to participate in
14 the meeting, otherwise they cannot participate.

15 MR. KINARD: Do we have a vote for Mr.
16 Vega? One, two votes.

17 Do we have a vote for Chairman Denman.

18 COMMISSIONER SCHMIDT: Yes.

19 MR. KINARD: Two votes.

20 Roll call taken, and we have a tie for
21 the position of chair.

22 (Whereupon, roll call was taken with
23 all members voting in favor.)

24 MR. KINARD: We will have to defer to
25 counsel, but I think that leaves things --

1 MR. MANFREDI: Madam Chair, because
2 under state law we are required to have four
3 votes in order to take any affirmative action,
4 and because Section Five of our bylaws provides
5 that members that are elected shall serve for
6 one year or until their successors are elected
7 and qualified, and we have not had four votes
8 today, the incumbent slate of officers remains
9 in place, and that's until such time as there
10 may be a subsequent election and either they're
11 reelected or a successor is appointed.

12 CHAIRWOMAN DENMAN: We did not have
13 minutes since we did not have a quorum in the
14 September meeting, but we have transcripts we
15 received last week. Can I get a motion to --

16 MR. MANFREDI: Since we didn't have a
17 quorum present, Madam Chair, it's not an
18 official record of an official meeting.

19 CHAIRWOMAN DENMAN: So we move right on
20 to you, Mr. Kinard.

21 MR. KINARD: Executive director's
22 report. Just a few things that I'd like to
23 bring to the board's attention, and to the
24 members, those present here. One, we are
25 obviously transitioning work, it's our switch

1 from summer to fall/winter. The calendar has
2 changed and so we've really wrapped up a lot of
3 activities. We are shifting our focus from
4 typical grass cutting and tree pruning and leaf
5 removal -- I'm sorry, to leaf removal and gutter
6 cleaning and repair. We have a quite a bit of
7 gutters in disrepair, and the leaves haven't
8 even fully fallen yet. Normally I'm told that
9 the gutter cleaning company would be in by now,
10 but we are holding off a little bit because I
11 don't want to clean the gutters and have the
12 leaves fall again because there's a nice expense
13 associated with cleaning these gutters. But we
14 are repairing the pipes connected to the
15 gutters.

16 We're also completing the second phase
17 of site condition concrete work at Manahan
18 Village largely associated with the upper
19 left-hand of Flagler where we've got a lot still
20 more broken steps, and in between there's kind
21 of a transition between the lower area of Clyde
22 Potts to the upper area of Flagler. There's
23 some concrete steps that take folks up and down
24 in that area. Those steps are in need of repair
25 and will fail REAC, so we do have a contractor

1 who is slated to start working in that area in
2 the next -- in the coming weeks.

3 The senior sites will really be our
4 shift of focus. We plan on moving our
5 landscaping crew Section Three workers into the
6 senior sites a bit more for some daily cleanup,
7 increased daily cleanup. Also we want them to
8 do the clearing out and cleaning of the Marion
9 Sally Resident Center that I'll talk about in
10 just a bit. Vacant unit final cleanup and also
11 morning trash removal to the dumpsters, which
12 I'll talk about in a bit.

13 Some folks will be happy to note we're
14 purging and opening the public housing waiting
15 list in November/December. This will provide
16 the housing authority with an accurate list of
17 families that are both eligible for public
18 housing, but also give us a sufficient number to
19 satisfy our expected future vacancies as they
20 arise.

21 The brick pointing work at this
22 building is now complete. The external portion
23 of the mortar joints have been repaired. The
24 scaffolding will now be removed. This
25 repointing work really served -- as I had

1 someone say to me I don't really see a major
2 difference, but it wasn't about changing the
3 brick color or the facade of the building, it
4 really was the fact that the mortar had
5 disintegrated to the point that water had gotten
6 in between the brick and the walls and started
7 causing problems and dangerous conditions for
8 people passing underneath.

9 The housing authority is still
10 experiencing a higher than acceptable rate of
11 roaches and bed bugs largely in our senior
12 buildings but also in Manahan Village. We have
13 done increased treatments along with closing of
14 the garbage shoots. It's helped us deal with
15 some of our problems as we continue to clean out
16 those shoots, those closets, and treat, however,
17 the next phase of attack will be housekeeping
18 inspections to identify additional problems and
19 the kind of pest breeding areas that we have.
20 We're going to be doing some stricter lease
21 enforcement in those areas and looking at our
22 extermination RFP to make sure -- sorry,
23 responses to make sure we have attacked this a
24 little bit differently. We are a bit concerned
25 we've been doing so much increased extermination

1 but we still have the underlying problem that we
2 had. So we just want to make sure that we
3 aren't over-chemicaling but we're using the
4 right chemicals to address our issue. The
5 garbage shoots in 31 and 39 remain closed as we
6 continue to address the pest problem. The
7 shoots have been cleaned and exterminated
8 multiple times now, however, the equipment in
9 this building, building 31 is currently
10 inoperable. It's scheduled for repair in the
11 coming weeks.

12 And given the onset, however, of the
13 cooler weather we will be placing rolling
14 garbage containers, you may have seen them when
15 you came in today, sitting on the outside of
16 this building and the outside of 39. These will
17 allow those residents in this building and 39 to
18 just take one or two steps outside and put their
19 garbage in the rolling containers. And we're
20 going to have the staff actually take the
21 rolling containers to the dumpsters twice a day
22 or so to kind of keep things moving. I know
23 there's a number of residents, especially now
24 that it's cooler, they don't want to make the
25 hike, and I understand it, to the dumpster.

1 There's also some residents that want the
2 exercise they have told me. I said, hey, we are
3 putting these containers here. But we will have
4 the containers and even increase the number of
5 containers to make that easy as we attack the
6 rodent issue.

7 The Marion Sally Resident Center, the
8 HVAC system has been installed. On site
9 training for that system is underway. The roof
10 finishing will be completed by Friday, November
11 2nd. And the VGF boxes have been installed.
12 Those are the air handling system boxes.
13 However, the water meter is down, and the boxes
14 can't be tested for air handling until the meter
15 is replaced. That will occur October 29th. So
16 all of it's kind of wrapping up around the same
17 time. This is the only source of heat in the
18 building and it will prevent the pipes from
19 freezing in the future. After the water meter
20 is installed you're going to see a lot of things
21 progressing more quickly. We will bring in a
22 plumber to inspect the pipes because the pipes
23 burst when we had the problem before. So we
24 will be doing some inspection and repair of
25 those. We will also be able to start any fire

1 alarms -- any fire system work that's necessary,
2 and test, formally test the unit before it
3 reopens.

4 After starting late we finished very
5 strong, but in terms of landscaping improvements
6 throughout the portfolio we removed a lot of
7 problematic trees, bushes, weeds and vines
8 throughout the agency. We trimmed back bushes
9 and trees on fences and walls. I'm very proud
10 of what the staff did with regard to Manahan
11 Village in such a short period of time. Really
12 can't wait until early spring so we can get out
13 there at the right time next year and continue
14 the program, really bringing in some other
15 elements.

16 I also want to mention I got a chance
17 to meet with public safety director, new public
18 safety director Michael Corcoran. We discussed
19 a variety of issues, how we can work together
20 with the residents to do some really, really
21 wonderful things here. I invited him to a not
22 scheduled yet resident forum that we're going to
23 have so we can sit down and really discuss with
24 the residents what public safety issues we face
25 here. He's a decorated veteran with a wealth of

1 ideas and I'm really encouraged by the
2 conversation we had and I'm looking forward to
3 working together with him.

4 And Mr. Manfredi's firm has moved us
5 forward with regard to HUD on the request for a
6 proposal for boiler maintenance, hot water
7 heater maintenance and plumbing, and also got
8 HUD approval with regard to the bid on
9 maintenance supplies and appliances. So we
10 continue to move down that path of getting all
11 our contracts in place. We are making a lot of
12 headway in that regard.

13 And that's it.

14 CHAIRWOMAN DENMAN: Thank you.

15 COMMISSIONER SCHMIDT: Question, does
16 the new public safety executive have public
17 housing experience?

18 MR. KINARD: Not necessarily, he has --
19 yes, I should take that back. When he was in I
20 believe it was West Orange he had to help deal
21 with the Orange Housing Authority and their
22 public housing, and Orange Housing Authority has
23 some tricky issues in public housing. We talked
24 about that. He has a variety of experience.
25 There's no issue that I was discussing with him

1 that was unfamiliar to him.

2 COMMISSIONER SCHMIDT: Great.

3 CHAIRWOMAN DENMAN: So your update was
4 amazing. But for anybody that hasn't had an
5 opportunity to go over to Manahan Village and
6 look at the job Terry Findley and the Section
7 Three guys have done, it's beyond commendable.
8 I actually have a chronological photo shoot from
9 their first day of trimming to the end result,
10 and it's mind-boggling. And the sense of pride
11 that these Section Three guys that you brought
12 on board, that pride was infectious with Terry,
13 and for the board members that haven't had a
14 chance to go over and look at -- you know, they
15 cleaned up, you know, the number of residents
16 that for the first time can actually see
17 Pocahontas. I had one resident come out and she
18 literally had tears in her eyes, I haven't seen
19 the poke in 20 years because of the overgrowth.
20 Like we're talking like ten feet worth of bushes
21 and weeds that turned into trees, so --

22 MR. KINARD: What is Pocahontas?

23 CHAIRWOMAN DENMAN: The river.

24 MR. KINARD: Oh, it's a river. It's my
25 first time seeing it too. I didn't know that's

1 what it was called.

2 CHAIRWOMAN DENMAN: It's lakefront
3 property. It's crazy. Thank you.

4 We move to committee reports. I'll
5 start with you, Commissioner Vega.

6 COMMISSIONER VEGA: During my walks
7 around I see that, yes, the steps are looking
8 amazing, and I talked to some of the tenants
9 that actually live there and they're very
10 pleased. When those contractors come to take
11 care of the parking behind Clyde Potts that goes
12 up to Flagler, building ten on Clyde Potts Drive
13 is kind of used for seniors. Measuring the
14 first step it goes up to 14 inches, 14 and a
15 half inches, which is double code. And I was
16 hoping we can get at least that building taken
17 care of with the steps. Eventually, you know, I
18 know that railings aren't really necessary if
19 it's two steps I believe, but a lot of the
20 railings have been missing on a lot of the
21 properties.

22 So building ten -- and the lighting on
23 building ten still seems to be a problem. It's
24 very dark in that area between building ten and
25 the bottom in the back of building 34 for the

1 entrance. Also behind building 36 it looks like
2 some maybe water management was being started.
3 I don't know if it had been finished. I was
4 able to take pictures of the PVC leading down to
5 the drain, but the PVC was just laying on top,
6 and I don't think it's been done yet.

7 And another building, I don't know if
8 it's building ten, I think it's building 13
9 Flagler coming down on the right-hand side, if
10 there's anything we can do to make that wooden
11 retaining wall a little bit more presentable,
12 because it's been inundated with graffiti so
13 many times, so it looks -- it's a mess right
14 there.

15 MR. KINARD: Yes.

16 COMMISSIONER VEGA: And while we have
17 the mayor here, I don't know if that's his
18 property, I don't know if -- it's a property
19 that goes between Manahan Village and the
20 Beverlys, there's a spot that's a void of trees,
21 small trees, but for some reason every year that
22 comes out into the sidewalk. You can't walk
23 down the sidewalk. And it's a nuisance bush.
24 So that would be amazing if we can get Terry and
25 the guys to whack that out one time once and for

1 all. I think it's been there even when I lived
2 there. So that's a long time ago.

3 MR. KINARD: If you can just show me.

4 COMMISSIONER VEGA: Absolutely. I have
5 photos.

6 MR. KINARD: I'll deal with it.

7 COUNCILWOMAN DAVIS: That is housing
8 authority property. I've had the DPW come to
9 remove that, because it actually scratches cars
10 too if you drive down. It sticks way out. It's
11 the last building as you're coming down on the
12 right. It's like -- is that building 13?

13 MR. KINARD: I know where it is. With
14 the retaining wall kind of leaning right there.

15 COUNCILWOMAN DAVIS: But the trees are
16 from way past, and it kind of hangs over. A
17 couple of times I've had to have the DPW cut
18 them back, but it is housing authority.

19 MR. KINARD: Got it.

20 COMMISSIONER VEGA: I've seen -- I'm
21 trying to think of the number of the building,
22 but at the end of Clyde Potts Court, it's
23 just -- it's not a wiremold but it's a junction
24 area where wiring is exposed. I have a photo of
25 that as well. I work for another housing, and

1 we just got whacked for the smallest little
2 electrical items that you wouldn't think, and
3 they hurt. So if we can address any open
4 electricity, and I do notice some of the open
5 electricity has been addressed, which is great.

6 There is something else on the top of
7 my mind. I didn't write it down. The pole
8 that's leaning, there are several utility poles
9 that are leaning, that was in my previous
10 statement and reports about the utility poles
11 hanging in front of the rear of 34, building 34,
12 I think 34 is Flagler. But it's on Clyde Potts
13 Drive on the playground sidewalk.

14 The top of the Hispanic Affairs
15 building where the boiler is, the roof is filled
16 with what you were talking about, so when they
17 do come out if they can address that as well.
18 That roof is filled with a lot of --

19 MR. KINARD: Debris from the trees.

20 COMMISSIONER VEGA: And there's no way
21 it's making its way down to the gutter.

22 For right now that's all I have. I did
23 write a report, I just don't have it with me
24 today. I apologize.

25 CHAIRWOMAN DENMAN: Thank you.

1 Commissioner Schmidt?

2 COMMISSIONER SCHMIDT: Personnel
3 committee-wise, since we didn't have a meeting
4 last time I thought I'd put on the record we had
5 a brief discussion around the budget and some of
6 the moves Mr. Kinard is making regarding his
7 staff. It seemed like a nice refresh of
8 resources and aligning with the needs, and I
9 think we're seeing some of that reflected in
10 some of the outcomes and what the residents are
11 seeing. So I wanted to say that was a nice
12 thing to have shared with us. Nothing else
13 though.

14 CHAIRWOMAN DENMAN: Okay. Thank you.

15 MR. KINARD: Can I just add a personnel
16 issue? Again a reminder that Douglas Priester
17 is leaving us the end of this month, and Friday
18 is a little celebration for Mr. Priester. So I
19 wanted to tag that on given his -- how long,
20 Doug, it's 30 --

21 MR. PRIESTER: It seems like it. But
22 it's 25.

23 MR. KINARD: Many years of service,
24 many, many years of service. And the six months
25 or so with me has been invaluable.

1 CHAIRWOMAN DENMAN: Excellent.

2 COUNCILWOMAN DAVIS: Just for
3 perspective, Miss Nicole is only 26. So he's
4 been working here as long as she's been living.

5 CHAIRWOMAN DENMAN: Very nice.
6 Commissioner Banks?

7 COMMISSIONER BANKS: Okay. I don't
8 have too much to report. We have gotten the
9 election process going for resident council.
10 Thanks to Mr. Kinard he found a third party.
11 That was the hardest thing for us to do was
12 finding a third party. So that gentleman came
13 in and met with the residents to explain the
14 whole process. And sometime this week all the
15 residents should be getting in the mail a packet
16 telling them what they need to do with the
17 petition, how many signatures they need, and so
18 forth and so on. So that will be done. We are
19 looking at elections for resident council to be
20 on Thursday, December 13th.

21 So I think that's all I have except for
22 one thing, I'm just, to what Maureen was talking
23 about, I'm just blown away at how the whole
24 attitude and atmosphere of the maintenance
25 department and the residents and staff have been

1 since you have been here. You walked in in a
2 bad, bad situation, and you and Doug Priester
3 have done an amazing job, just an absolute
4 amazing job. And my wish is that once these
5 resident councils get together between the town,
6 the resident councils and your staff, we can
7 just bring these properties up to top level
8 speed, and I just want -- we are really blessed
9 to have you, and the residents are really
10 beginning to be a lot more positive, which is a
11 huge thing. So thank you. That's all I have.

12 CHAIRWOMAN DENMAN: Thank you,
13 Commissioner Banks. There's no old business.
14 Schedule of bills.

15 COMMISSIONER BANKS: Old business,
16 sorry, what is the status of our application for
17 the RAD?

18 MR. KINARD: We have not heard back
19 from HUD yet. I don't think anyone has heard
20 back. They were expecting a 60-day process, we
21 are still like 45 days in.

22 COMMISSIONER BANKS: Okay. Thank you.

23 CHAIRWOMAN DENMAN: So the next on the
24 agenda are the two resolutions in our packet.

25 COMMISSIONER SCHMIDT: We were about to

1 do schedule of bills but stopped.

2 CHAIRWOMAN DENMAN: Yes. But this one
3 is different than this one. We are going with
4 this one.

5 Next on the agenda are the two
6 resolutions and followed by schedule of bills.

7 MR. KINARD: The first resolution
8 really is a housekeeping resolution we do each
9 year, schedule the dates for the board of
10 commissioners for the next upcoming year's worth
11 of meetings. You'll notice that on January 21
12 we're at Clyde Potts, so we better get our act
13 in order because we're not changing that, but
14 this is what this resolution is asking for.

15 COMMISSIONER VEGA: I'll make a motion.

16 COMMISSIONER SCHMIDT: I'll second.

17 (Whereupon, roll call was taken with
18 all members voting in favor.

19 MR. KINARD: And the second resolution,
20 I don't have the book in front of me, I wish I
21 brought it in here, but it's to approve and
22 authorize the purchase of a combination riding
23 mower, leaf mulching, snowblowing machine for
24 really year-round maintenance for the entire
25 portfolio. I actually had a demonstration of

1 this machine. We did get three proposals. I
2 was blown away by this machine. It's a sit-down
3 riding machine that also has a bin that collects
4 everything that is ultimately mulched, debris,
5 sticks, leaves. It mulches the grass as opposed
6 to shooting the grass around for grass cutting.
7 You have an attachment for -- attachment broom
8 so you can brush snow off the sidewalk. You
9 also have an attachment snowblower so you can do
10 traditional snowblowing. There's an attachment
11 for pumping fluids if you decide to spray the
12 lawn. It really is an incredible kind of state
13 of the art machine.

14 After three quotes we obtained the
15 cheapest quote was from Fred's Small Engine
16 Sales out of Livingston for \$12,452 for the
17 commercial riding mower. And I just, especially
18 given all the allergies from allergy season and
19 complaints we were getting in terms of grass on
20 the sidewalks and this and that, this machine
21 takes care of that. It eliminates that need,
22 and the use of it year-round. I highly
23 recommend consideration of this resolution.

24 COMMISSIONER SCHMIDT: For reference
25 what are we using currently?

1 MR. KINARD: Traditional riding mowers.
2 One of them is residential grade, meaning what
3 you have at your house, the other one is
4 commercial grade. But they're traditional
5 riding mowers. They kind of do the trick, but
6 they throw the grass everywhere. And they're
7 only really -- like right now they're pretty
8 much done, the season is done with them. You
9 can't turn them and flip them and start
10 collecting leaves, which this one does, and
11 debris. And you certainly can't blow snow with
12 it.

13 COMMISSIONER SCHMIDT: You may still
14 use those in certain areas?

15 MR. KINARD: Absolutely.

16 CHAIRWOMAN DENMAN: Okay. Well, I make
17 a motion to approve it.

18 COMMISSIONER BANKS: Second.

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

21 CHAIRWOMAN DENMAN: Now we go to
22 schedule of bills. I just have one question,
23 the emergency --

24 MR. MANFREDI: Is there a motion? Put
25 a motion on.

1 COMMISSIONER SCHMIDT: Sure, I'll make
2 a motion to approve the schedule of bills.

3 COMMISSIONER VEGA: I'll second.

4 CHAIRWOMAN DENMAN: I was curious what
5 the emergency work was on 31 Early, the
6 exterior.

7 MR. KINARD: Do you know what page
8 you're referring to?

9 CHAIRWOMAN DENMAN: Page one, right in
10 the middle of the page, emergency exterior.

11 MS. WASHINGTON: It was the additional
12 work the contractor did.

13 MR. KINARD: So what happened was there
14 was an area of the building that had bowed out
15 at the top. It wasn't caught -- it must not
16 have been like that when LAN looked at it. But
17 if you stood at the front of the building and
18 you looked up on the top floor, the wall
19 literally was warped out, and it was in jeopardy
20 according to the contractor and our internal
21 assessment of potentially collapsing at any
22 time. So they actually fixed that wall.

23 CHAIRWOMAN DENMAN: And BMG is not
24 affiliated with LAN?

25 MR. KINARD: No, no. They're a

1 subcontractor of the company that was doing the
2 work.

3 CHAIRWOMAN DENMAN: All right. That
4 was my only question.

5 (Whereupon, roll call was taken with
6 all members voting in favor.)

7 CHAIRWOMAN DENMAN: Public comment.
8 Any members of the public wishing to address the
9 commission, please come up and state your name
10 and address, and try and keep your comments to
11 five minutes, please.

12 MR. ALEXANDER: My name is Vicktor
13 Alexander, I'm a tenant at 39 Early Street. I
14 came here, Mr. Kinard, the closing of the
15 garbage shoots in the whole building. It has
16 nothing to do with achievement. There were five
17 points for the cockroaches to feed and mice on
18 every floor at one point, now we have 20 points
19 on every floor, in every apartment. The
20 garbage, it doesn't go away, it's in every
21 apartment. And so there's a place for feeding
22 for mice and cockroaches in every apartment.
23 Closing garbage shoots doesn't help. It's
24 worse. In my apartment I had before no
25 cockroaches, now I have them. I had seldom

1 mice, now I have every day. That is one point.
2 The closing is a punishment for all tenants. It
3 was used by the fascists in occupied Germany. I
4 was there, I know what it is. I don't think it
5 is a very nice combination -- what is necessary
6 to do, I am living here for 25 years so I know
7 how it was before and how it is now. In 25
8 years before I have never seen garbage on the
9 floor, on our floor there is no garbage. I
10 suppose some new tenants who are not tenants but
11 pigs are throwing the garbage away. What can be
12 done? There are two possibilities. One is to
13 install surveillance cameras on every floor and
14 find out who is doing it. The cameras are very
15 cheap so it's easy to do. The second
16 possibility is to return to the system that was
17 before. We had on every floor a floor captain
18 who instructed the tenants how to be -- how to
19 do it. And he knew who is who, who is bad and
20 who is good. And there was a person on every
21 building. It was so for many years. As opposed
22 it was finished about ten years ago. And didn't
23 collect so it was closed. There's two
24 possibilities how to manage. If the floor
25 captain knows who is doing it, he can prevent it

1 and you can evict the tenant who is bad. That
2 is the best solution. Closing doesn't help. It
3 only worse, makes worse, so I ask the
4 commissioners to ask Mr. Kinard to open the
5 shoots as soon as possible.

6 CHAIRWOMAN DENMAN: Thank you. Mr.
7 Kinard, do you want to speak on this? I know
8 you have covered this.

9 MR. KINARD: But it's an important
10 point. Well, first, I wasn't the first person
11 here to close the garbage shoots because I
12 actually got the idea it had been done before,
13 that's where the idea came from. I didn't even
14 think of it originally. But when I did take a
15 look at the garbage shoots and I looked at the
16 area, there weren't tens or even hundreds, there
17 were thousands of roaches and pests coming from
18 the garbage shoot areas out -- they did feed
19 there but then they disbursed to wherever they
20 sleep or nest.

21 The permanent solution is not closing
22 the garbage shoots by any stretch. That's why
23 we are actually putting cans on the outside of
24 the building so at most you have to go a few
25 feet to put your garbage out as opposed to the

1 closets. The permanent solution is to get the
2 buildings back under control to deal with the
3 roaches, to deal with the mice, to get it under
4 control. The garbage shoots have only been
5 closed for five weeks now. So the roach
6 situation has been here for some time.

7 And what we want to do is we want to
8 put the cameras up, that's a wonderful idea, we
9 want to put cameras up in the garbage closet
10 rooms so that we can maintain a level of
11 compliance in the future when we do open it back
12 up. But we really want to exterminate, get to
13 the housekeeping inspections, because there are
14 some people here unfortunately that are having
15 difficulty cleaning their apartments. And their
16 apartments have become areas in the building in
17 which the roaches are feeding and roaming out
18 of. The garbage shoots were only one area. It
19 was a main area, but only one area. There are
20 apartments also that are exacerbating it.

21 So I ask that you bear with us, have
22 some patience on this. We are not doing to it
23 to inconvenience anybody, we're really doing it
24 to make sure the bugs and the mice are
25 ultimately under control so that you're not

1 living with this issue all the time.

2 CHAIRWOMAN DENMAN: Thank you.

3 MS. INESTROZA: Lorena Inestroza, 39
4 Early Street. I wanted to piggyback off the
5 sentiments about the maintenance guys with the
6 Section Three workers. There has been a
7 tremendous turn-around in attitude. And
8 actually they were in my building last week, and
9 their smiles and their personalities are
10 infectious. They were just nice, they were
11 talking to the tenants, they were interacting.
12 For the most part the maintenance crew is pretty
13 good, a few are a little sour, but I think that
14 was a great move.

15 I was spoke to Colleen. There is still
16 an issue with tenants that need some type of
17 assessment to see if they're capable of living
18 independently. We have a continued issue with a
19 neighbor across the hall from me. He left
20 chicken out on his counter for about two weeks,
21 and it smelled like a dead body and got worse
22 and worse by the day. Continual fire department
23 coming because he's always burning food. He has
24 limited family. I know they have tried reaching
25 out to no avail. So I went to the town and

1 spoke to Wayne, who is I guess the Division of
2 Aging to ask him if there's any kind of
3 solution. Because I was told the only remedy is
4 to evict him, and I don't want to see anybody
5 evicted. There has to be some type of happy
6 medium. He was going to reach out to the county
7 because he had no information for me, and he
8 never got back to me, so if you want to make a
9 note of that.

10 We had the fire department there last
11 night. They have to bring these heavy-duty fans
12 in because he's always burning. He's going to
13 either kill himself or something is going to
14 happen. I don't know --

15 MR. KINARD: Unit?

16 MS. INESTROZA: 112. I don't know
17 what -- and it's sad. I don't know what can be
18 done. There's a housekeeping issue as well. I
19 don't even know at this point if he's capable of
20 living on his own.

21 And one other -- oh, the exterminating
22 services. I've had a few people approach me.
23 We have concerns that the, in our building 39, I
24 can only speak of the strength of the pesticide,
25 insecticide, whatever it is, we don't know how

1 strong it is. Because we had them come on the
2 second Tuesday. They left me a little note
3 saying they were here at 3:50, I walked in at
4 4:05. I couldn't smell any exterminating
5 solution.

6 Since the garbage shoots have been
7 closed we've had an onslaught of roaches. I
8 know my neighbor and I have spent around \$30 a
9 week in Raid ourselves. I asked that the
10 maintenance guys come and sweep daily because
11 it's -- you walk in the hallway after somebody
12 sprays and they're dropping on your head.
13 They're dead on the walls. They're smushed on
14 the walls. If we can get a little extra
15 housekeeping up on the 111 wing of 39, it would
16 be greatly appreciated. I don't know if it's
17 because they're exterminated from the top down
18 and they're working their way down, but it's
19 terrible. It's really bad.

20 I think that's about it.

21 CHAIRWOMAN DENMAN: Thank you. Do you
22 want to touch base on working with the county
23 and -- so the fire department notifies us every
24 for every call, for every concern. And Mr.
25 Kinard is proactively working -- I'm going to

1 not even -- I'm going to let you do it.

2 MR. KINARD: I'm proactively working
3 trying to turn over every rock I can, not
4 successfully yet though I will say. There are a
5 lot of wonderful services at Morris County that
6 I'm finding. There's a maze though in trying to
7 find certain services. And services for seniors
8 is one of those very tricky ones when it comes
9 to problematic areas. I got pretty much the
10 same advice you got, which is if it's this type
11 of issue, we can sit down and talk to him,
12 anything else you need to move for eviction and
13 then we can come with adult protective services
14 and maybe do some things. There doesn't seem to
15 be that middle ground. And I really need to
16 find the people that are going to provide that
17 middle ground, because we have a number of
18 seniors who just need help, and their relatives
19 aren't around or in the picture, kind of aging
20 in place not in a graceful way. So we've got to
21 get that help, and we are working on that help
22 I'll say on that regard.

23 With regard to the extermination, I
24 think it's important to know, because I had this
25 explained to me too, cockroaches can live for

1 nine months with limited to no food. So a lot
2 of people think by shutting down the shoot we've
3 now eliminated the source of their food and now
4 they're scampering. That's not really what's
5 going on. The reason they're scampering is
6 because we've been bombing the shoot with
7 extermination stuff, along with the fact that
8 there's no food, but really they're trying to
9 survive and get somewhere. This time of year
10 they start trying to nest and breed, so they're
11 trying to find a place to nest and breed, and
12 that's why you're seeing -- it's a combination
13 of the shoots being bombed and the scampering.
14 At the end of the day, again, cockroaches were
15 around before man they say. So this is going to
16 be a tough battle that we're waging here. We
17 are five and a half, six weeks into it, and
18 that's why I'm encouraging patience as we go
19 through this.

20 I know you weren't suggesting this, but
21 opening up the shoots at this point is almost
22 like giving up while we're just getting into the
23 battle. We need to make sure that the product
24 we're using works, which I mentioned a little
25 earlier, we may need to look at paying a little

1 more and going organic because we're using so
2 much product. But we're going to be vigilant
3 with regard to this. And I'm going to try to
4 find ways to make everyone's lives as convenient
5 as possible while we're dealing with this so
6 you're not dealing with too much of the cold
7 weather and things like that.

8 But that's really what I had on those
9 two issues.

10 COMMISSIONER VEGA: My question was, do
11 we have anybody on staff that's capable of doing
12 a welfare check on a tenant if you have a tenant
13 who is maybe not complying with their lease
14 agreement, and if so, back to the other
15 gentleman's request to -- you know, I don't see
16 why it would be a challenge for the tenants to
17 be able to call in and talk about -- not talk
18 about a tenant, but report the issue, and then
19 have someone from staff do a welfare check and
20 then come back to you or to Douglas and say,
21 this is what I found. And then if you have to
22 have a building manager go over to make a more
23 thorough inspection, and that's where you can
24 get the cease and desist letters going.

25 Like you said, we're not interested in

1 trying to evict people, but you have to find a
2 way to get the people to comply. And if it's
3 just, you know, send a message, you might have
4 to with the one tenant if it's that bad.

5 And I do understand, I mean, what
6 you're saying, you know, you took away the
7 nest -- it's like hitting a hornets nest, you
8 trapped them all up in one spot and now they
9 have nowhere to go, took away their food and now
10 they're scampering around trying to survive. I
11 know that's going to be a problem.

12 I think it's very important to find a
13 way to address the situation where the tenants
14 might not be so independent and could use some
15 extra help. If we can find a way to get someone
16 on staff trained or something like that, it
17 would be great I think to help out with the
18 welfare checks.

19 MR. KINARD: Commissioner, we are
20 looking for a social worker to assist with that.
21 We have identified, I think it's 16 or 17 cases
22 of exactly that, hoarders, people who can't live
23 independently, those things. Managers have
24 identified that. The challenge for us is really
25 going to be is there an alternative other than

1 cease and evict. Because that really is a
2 hammer we have, but it's how can we use some
3 other things. There are some agencies that will
4 work with hoarders and work with people, come in
5 and do some things. They get to be pricey. And
6 so that's just a real challenge we have.

7 COMMISSIONER SCHMIDT: Are there grants
8 available for a social services individual?

9 MR. KINARD: Yes.

10 COMMISSIONER VEGA: To supplement.

11 CHAIRWOMAN DENMAN: Any other member of
12 the public wishing to address?

13 MR. PAPETTAS: We talking about the
14 garbage.

15 CHAIRWOMAN DENMAN: State your name and
16 address.

17 MR. PAPETTAS: J-u-a-n-n-i-s,
18 P-a-p-e-t-t-a-s.

19 CHAIRWOMAN DENMAN: What apartment
20 number?

21 MR. PAPETTAS: 5B.

22 CHAIRWOMAN DENMAN: Thank you.

23 MR. PAPETTAS: The guy who put the
24 garbage on -- the garbage cans over there, saw
25 snakes, and he run away. So we got to tell the

1 people to watch out when they go there.

2 But I'm not only for this one. We have
3 a lot of people here, I think maybe the people
4 come from outside though, whatever, the lady
5 wrote a check for the bank, they send them here
6 on September 24. The post office notify us and
7 says the check was here on the 24th. There it
8 comes two weeks later, not even two weeks, the
9 bank sends us a letter that says somebody
10 cashing checks. And the check was exactly the
11 amount she pays rent for. Means somebody from
12 here or somebody knows something. A lot of
13 times we lost the envelope with the rent
14 receipts. Maybe that, whoever it is, he know
15 how much you pay and he make the check out. But
16 the bank no cash it because the signature, it
17 was not match. We ask the bank to give us the
18 name, and the bank says I can't give you the
19 name because it's illegal. Maybe if we tell you
20 who it is maybe you going to go ahead or
21 something. We only want to give it to the
22 police. Says you got to report to police and
23 then we give the name to them. So we going to
24 do that.

25 MR. KINARD: Good.

1 MR. PAPETTAS: And another thing, at
2 night people come from outside, even homeless,
3 they come and try getting inside. Some other
4 people, they ring to the apartments open the
5 door, some they open the door, and they come in
6 and take the chair, they put it by the door so
7 unlock for other people to come in at night. We
8 have no security. We don't know who walks in
9 the place and who goes out. A lot of people,
10 they afraid. That's all I have to say.

11 CHAIRWOMAN DENMAN: Thank you very
12 much.

13 COMMISSIONER BANKS: Don't we have
14 security people, security?

15 CHAIRWOMAN DENMAN: Yes.

16 MR. KINARD: Only during --

17 MR. PAPETTAS: Yeah, we have security
18 sitting outside under the tree. He look at the
19 traffic.

20 MR. KINARD: The answer is no, we don't
21 have -- we have got like some people that are on
22 stipends that really sit there for a couple, few
23 hours a day basically. They're more associated
24 with making sure -- they've been doing it for
25 many years. They're associated more with the

1 baskets, the shopping carts and things like that
2 than security.

3 But one of the things we need to do
4 though, we plan on doing, we're going to alarm
5 the exit doors, the doors in the building so if
6 those doors are propped open for any period of
7 time the alarm will sound, and we can shut those
8 doors. It's difficult because we've got so
9 many -- there's a door right here, there's a
10 door right there. There's one in the middle and
11 there's one at the end right there. So even if
12 you had security you wouldn't be able to watch
13 all four doors at all those times. You have to
14 have something like cameras and alarms
15 associated with that. We don't have alarms on
16 all the exterior doors. So again, it's another
17 proposal to come after we deal with the
18 cockroach issue. We will be dealing with the
19 alarms and camera issue shortly. And the shoots
20 too in the closets, the cameras.

21 CHAIRWOMAN DENMAN: Did you not mention
22 that the new public safety director mentioned
23 partnering on some creative solutions to address
24 such issues?

25 MR. KINARD: Yes. We didn't delve into

1 this issue in terms of the -- but this is an
2 issue at most senior buildings, vertical
3 buildings in towns and urban areas, people tend
4 to prop open the doors. It's a little strange
5 they do it here because people can get in the
6 main door here. They have to buzz a bunch of
7 people or whatever, but there's nobody sitting
8 there per se at eleven o'clock at night to
9 prevent a person from entering. But they do it,
10 they prop the doors open here. And we have got
11 to work on that solution here.

12 What I found is cameras and alarms
13 help, but for the most part it's the residents
14 that are going to either participate in this
15 solution or not. And if we can catch people on
16 camera propping the doors open we can move for
17 cease notices.

18 COMMISSIONER BANKS: Because clearly
19 you have people, some people that are living in
20 these buildings who are caring for their
21 grandkids, and they let their sons in and their
22 friends come in, and it's a mess.

23 MS. COTTON: My name is Tawana Cotton.
24 I live at 30 Flagler Street. So I had a couple
25 of questions. And one is regarding

1 transportation for seniors. So I know there's
2 an upcoming election coming up. How do you know
3 if there's organizations or people from the
4 community, whoever reached out to say, we
5 provide transportation to seniors. Has that
6 ever happened before?

7 COUNCILWOMAN DAVIS: It happens every
8 election. This is actually one of them.

9 MS. COTTON: Do they post that
10 somewhere?

11 COUNCILWOMAN DAVIS: All the church
12 bulletins have them, all of the churches,
13 Calvary, Church of God and Christ --

14 MS. COTTON: Do you know if there are
15 postings in the senior buildings?

16 COUNCILWOMAN DAVIS: No, I don't know.

17 MS. COTTON: So that's good to know.

18 MAYOR DOUGHERTY: Most of the senior
19 buildings, other if it's a senior complex, the
20 voting machines are inside the senior buildings.
21 So it's, from my personal experience, when I run
22 elections I run vans all day long so we pick up
23 seniors all day long. We can pass that on. If
24 there's seniors in the complex in Manahan that
25 need rides, we can get that out.

1 CHAIRWOMAN DENMAN: We had a local
2 committee meeting this past week, and that
3 concern was raised for seniors that are perhaps
4 in Manahan Village that need to be taken to town
5 hall or wherever to vote. They are aware of it.
6 They are, as Councilwoman Davis just expressed,
7 ready to engage and get the vans mobile.

8 MS. COTTON: That's perfect.

9 MR. KINARD: Are the seniors aware of
10 it in Manahan Village?

11 COUNCILWOMAN DAVIS: Typically it's by
12 mouth.

13 MAYOR DOUGHERTY: We can shoot a number
14 over to your office if you need a ride to the
15 polls, you can get that out to your seniors.

16 MR. KINARD: We can put something out
17 there.

18 MAYOR DOUGHERTY: Yes. I'll have that
19 number for you tomorrow.

20 COUNCILWOMAN DAVIS: And they can
21 really call any church also and get a list of
22 numbers. Like I know Calvary had a list of
23 numbers. Like if they are busy, they have other
24 numbers for other churches and other
25 organizations. I believe the Urban League is

1 also running vans also.

2 MAYOR DOUGHERTY: Because this is a big
3 election, just saying.

4 MS. COTTON: Absolutely. That's one.

5 There are a few people who wanted to
6 know, because they are disabled now, and they
7 get their disability checks a certain time of
8 the month, they feel like are they going to
9 continue to be penalized? Is there a way to
10 verify, first of all, that their checks don't
11 come at the beginning of the month. And it kind
12 of makes them habitual offenders of paying rent
13 late. So that would disqualify them for --
14 let's say if they wanted to ever run for a
15 position in a resident council, they're
16 automatically disqualified for something they
17 really have no control over. And not just that,
18 I think it's a burden they have to pay late
19 fees. And they're really concerned. Is this
20 ever going to be addressed in a way that it
21 doesn't go against them that they seem to be
22 habitually late paying rent constantly? I
23 wonder if that's ever going to be --

24 CHAIRWOMAN DENMAN: You're talking
25 about disability or Social Security payments

1 that are coming in and --

2 MR. KINARD: After the late fee.

3 MS. COTTON: Yes, after the --

4 MR. MANFREDI: There's a law that says
5 you cannot count that as a late payment if it
6 comes from Social Security or a third source.

7 CHAIRWOMAN DENMAN: Disability.

8 COMMISSIONER BANKS: But the housing
9 authority gives you until the 10th before you
10 are penalized, but some people get theirs after
11 the 10th.

12 MR. KINARD: Their Social Security
13 check.

14 COMMISSIONER BANKS: And with the
15 election, resident council election, one of the
16 criteria is for you to be able to run is you
17 can't be late with your rent four times in a
18 year. So that's going to exclude -- but the
19 consultant says that's up to us to decide to
20 whether we want to nix that one out.

21 MR. KINARD: In addition to that I
22 think what counsel is pointing out too is that
23 there's two things. First of all the system
24 automatically is going to generate by date
25 certain you're late. If in fact the tenant has

1 a legitimate excuse or reason, they bring that
2 to the attention of management, and we can
3 ultimately correct that. That's all I'm saying.
4 And that's something I think perhaps some of the
5 tenants don't know.

6 MS. COTTON: They don't. Some of them
7 don't.

8 COMMISSIONER BANKS: Excuse me. I've
9 asked that question, and I was told it doesn't
10 matter. If it's after the 10th, that's what I
11 have been told. So maybe you can let accounting
12 know that. Because the powers that be before
13 you said one thing, and now maybe that can be
14 changed because that's \$35 extra a month for
15 some people.

16 MR. KINARD: And I have not seen --
17 I've had a number of people that have been late
18 since I have been here that have had a number of
19 excuses. None of them have risen to the level
20 of my Social Security check is late. It's been
21 more of, you know, my car broke down, you know,
22 I've had like a bunch of real life stuff. So I
23 haven't seen this particular issue come up yet.
24 And I will make sure that my staff knows and
25 understands the rule behind that. And if we do

1 see that particular issue come up we deal with
2 it appropriately.

3 COMMISSIONER BANKS: They send you a
4 notice of Social Security when you're designated
5 to have your check deposited. That's a
6 verification for accounting. Of course they
7 would need some kind of verification.

8 MS. COTTON: And the very last thing I
9 want to say, so recently the Verizon came to
10 make some installations for their wiring, and we
11 were -- I was told it was going to be something
12 like the front door. I asked, oh, you think
13 they're going to come in, come in the living
14 room or whatever, and we were told, no, they're
15 just going to come by the front doorway. And in
16 actuality they did the installation inside the
17 pantry. And I think it's just about tenants
18 want to be in the loop fully. And I think
19 there's also an -- I'm all for moving forward
20 and progress, and maybe we all will one day
21 eventually all have to buy into the Verizon
22 service or whatever, but I think it's more about
23 being in the loop. Because when I called, no
24 one knew like, oh, that's what they're going to
25 do, they're going to come into the apartment or

1 how that was going to be. So it would be nice
2 if the tenants are really just kind of brought
3 on board of what's going on, yes, they will be
4 in, whatever, so there's no questioning like,
5 these men are in my house, and how long is it
6 going to take and whatever.

7 So that's it. Thank you.

8 CHAIRWOMAN DENMAN: Thank you so much.

9 COMMISSIONER BANKS: Can I say
10 something to that? I called Sonny and I asked
11 him about that, and he said that that's what he
12 was told, that they weren't coming in. But then
13 they found out that they couldn't do it in
14 certain buildings on the outside of the door, so
15 that's when they went inside. He didn't know
16 that until the last minute. So it wasn't a lack
17 of consideration or anything, it's just that
18 these subcontractors when they came, Sonny
19 didn't know, because I called and said the same
20 thing. So it wasn't something that was just,
21 oh, well. That was the reason why.

22 CHAIRWOMAN DENMAN: Okay. If there are
23 no other members of the public, we're going to
24 move on to Mayor Dougherty.

25 MAYOR DOUGHERTY: A couple of things.

1 One is the followup on the public safety
2 director. I think that could help out some of
3 the issues that you're dealing with, especially
4 with working with anything outside camera-wise
5 with the MPD. You can also work on the issue of
6 safety for the buildings with wellness checks
7 from the police department, give that
8 information to the public safety director. He
9 can put that, implement that somehow with the
10 chief of police as part of their tour. Those
11 types of things can easily be addressed.

12 I did receive a complaint on the boiler
13 in the senior building that it wasn't -- they
14 didn't have heat by the 15th which is required
15 by law. That was about five days behind
16 schedule. And that's the only complaint I've
17 gotten recently. The tenant went without heat
18 for five days and it was pretty cool. And I
19 think we are -- my tenants are required to have
20 heat by the 15th. I think it's the same here.

21 MR. KINARD: Yes, it is.

22 CHAIRWOMAN DENMAN: Was it this
23 building, that building or --

24 MAYOR DOUGHERTY: No, it was Manahan.

25 MR. KINARD: The actual system is back

1 up now, it blew up at Manahan. That deals with
2 that particular building. That's what happened.

3 MAYOR DOUGHERTY: So I received a
4 complaint on that. I believe it's up and
5 running now.

6 MR. KINARD: It is.

7 MAYOR DOUGHERTY: Other than that, you
8 guys have your hands full with pests and
9 everything else you're dealing with. But at
10 least they're dealing with it, they're not
11 turning their backs on it.

12 And the reports are good, and your
13 commission seems to be on top, all your
14 commissioners, Angel, all you guys seem to be on
15 board and working with the executive director,
16 and it's really refreshing to see that, the
17 board come together and the executive director.
18 And I'm sorry to see Douglas go. He's going to
19 be missed. It's great to see residents come out
20 and hear what's going on. And make sure you
21 keep coming out and voice your complaints so
22 they will do something about it. They will. I
23 know they will. Other than that I don't have
24 anything else.

25 AUDIENCE MEMBER: One thing I forgot to

1 tell you, we got a lot of people there who
2 receive letters in their mail box and there's
3 not a name, and they take them and put them in
4 the garbage. I call the lady and I tell her,
5 and she was arguing with me. She says you're
6 not supposed to be putting in my box, I says
7 it's not your box.

8 MAYOR DOUGHERTY: Other than that, keep
9 up the great work.

10 COMMISSIONER VEGA: I have a question
11 for Keith. Being without our manager Ms.
12 Sargent anymore and with Douglas leaving us at
13 the end of the month, because I thought it was
14 November, but he's sneaking out on us October,
15 but the point is, I think our Section Eight
16 voucher program is extremely important, and I
17 was just hoping that, I'm pretty certain you
18 have something in store as far as the
19 recertification process who you have in mind to
20 take over that. Because that's a huge part of
21 this for this facility. And I was just hoping
22 that's going to be something that we take care
23 of without too many speed bumps.

24 MR. KINARD: Yes, I do have something
25 in mind. I've also -- we are going to get

1 Douglas to maybe work with us a little bit on
2 the transition too, but I do have something in
3 mind, and we're working on it. We don't expect
4 to drop the ball, lose any ground.

5 COMMISSIONER VEGA: Awesome.

6 CHAIRWOMAN DENMAN: Thank you.

7 Councilwoman Davis?

8 COUNCILWOMAN DAVIS: First I want to
9 say congratulations on your retirement. You're
10 still able-bodied so I expect you'll have lots
11 of fun in your new life.

12 MR. PRIESTER: I will.

13 COUNCILWOMAN DAVIS: The Verizon
14 install, to talk about what Tawana was talking
15 about, when people come to install anything or
16 are hired by housing they should be informed
17 about how they are to behave on our property. I
18 had a guy's car almost towed because he was in
19 my space and I missed a meeting at town hall
20 because I couldn't park my car, and I couldn't
21 park in someone else's space. And the guys are
22 smoking on the property, which, I mean, if our
23 tenants have to adhere to that rule, certainly
24 our visitors should have to adhere as well. I
25 don't think that they were informed because

1 literally it was like five cars and they were
2 just in empty resident spaces. It just so
3 happened that I came home, and this guy was in
4 my space, and I sat there for 20 minutes.
5 Finally the tow people came. When the tow truck
6 came then they all ran out and they all moved
7 their cars. So they were not given that
8 information. Unless they are just -- I don't
9 know what you say for people who don't pay
10 attention to the instructions. You know what I
11 mean? That's important. The smoking on the
12 property. For the most part people have been
13 adhering to that. I don't know how strict you
14 are in terms of making tenants adhere to that
15 new rule. Like is there like a strike system?

16 MR. KINARD: There is. There's
17 actually a full-blown policy, so it's not a
18 hammer, it's not a one strike, you're out.
19 There's a warning, there's a second warning
20 before a cease notice, and then -- so you have
21 to be a multiple violator. And we're ratcheting
22 up. We are looking for some designated smoking
23 areas around the building. I think we're going
24 to put one in between these two buildings up in
25 the upper grass area there so both buildings can

1 utilize it. But we're still ratcheting up in
2 terms of our effectiveness with the policy.

3 COUNCILWOMAN DAVIS: And when tenants
4 move out, how do they go about reporting it?
5 Someone moved out of I believe your building,
6 building 30, and she told her neighbors she was
7 getting new furniture, and now there's a new
8 person there and there's someone parking in her
9 space without a Morristown Housing Authority
10 sticker. So is this person just taking up where
11 she left off? You know what I'm saying. And
12 that's not fair to people who have been on the
13 list. You and I talk all the time to people who
14 I brought to your office that are -- they've
15 been on the list, they're trying to get an
16 apartment, and they're in need of housing, and
17 it's not fair for someone to just move and let
18 their cousin or their sister occupy their space.

19 MR. KINARD: Right. And squat. So all
20 I can say is please report that. If somebody
21 has moved in illegally and is squatting, and our
22 management has not found it yet because it just
23 happened, please report that so we can look into
24 it and take -- we take it very seriously
25 obviously. We take care of it right away. I

1 don't know that particular instance, but I'll
2 get that.

3 COUNCILWOMAN DAVIS: It just came to my
4 attention so you wouldn't have.

5 Also, how long can a tenant be absent
6 from their home before it's considered abandoned
7 regardless of their ability to continue to pay
8 the rent? Is that something --

9 MR. KINARD: Well, I mean, we are
10 flexible with that depending, because obviously
11 it's a case by case thing. Sometimes people go
12 into nursing facilities, and then it turns into
13 a really, they're not coming back. But the
14 family, people hope they come back, so those
15 things can last a little longer than usual.
16 Sometimes people are in the hospital. And so we
17 really, as soon as we find out, we try to get an
18 assessment and an understanding, and we work
19 with the family. As long as it's not a
20 ridiculous period of time and they're paying the
21 rent and there's a reasonable assessment they're
22 going to return, we will work with the family.

23 COUNCILWOMAN DAVIS: Okay. Also if
24 someone can get me a copy of the bylaws, if they
25 can send it over to the clerk, because we don't

1 have a copy. I know your office doesn't have a
2 copy either.

3 MR. KINARD: If you can send those
4 electronically, Nicole.

5 MS. PARSONS: Okay.

6 COUNCILWOMAN DAVIS: Just lastly,
7 before you met with our public safety director,
8 he's very excited to work with you guys, and
9 he's -- I mean, I'm sure you could see his
10 enthusiasm. We're really happy to have him. He
11 was public safety director in Rye, New York,
12 he's worked in West Orange. He's from
13 Irvington. He's very well-rounded in terms of
14 dealing with all kinds of people. He has some
15 really great ideas. And I'm happy you guys were
16 able to make that connection.

17 MR. KINARD: Thank you.

18 MAYOR DOUGHERTY: One more followup on
19 the issue you're having with people who may not
20 be able to take care of themselves anymore. We
21 will follow up with that also. Because we get
22 those complaints for residential non-housing
23 calls too. So we will find out. I think I'll
24 take it to another level and bypass Wayne and
25 get you some information on what we can do to

1 help out.

2 MR. KINARD: Great.

3 CHAIRWOMAN DENMAN: Okay. So this is a
4 little out of the norm, but I think we need to
5 give Douglas a standing ovation.

6 MR. PRIESTER: I just appreciate the
7 opportunity working for 25 years. The last
8 couple of years have been rough, but I pushed
9 through and I made it. Thank you.

10 MR. KINARD: Thank you so much.

11 CHAIRWOMAN DENMAN: Can I have a motion
12 to adjourn?

13 COMMISSIONER VEGA: I'll make that
14 motion.

15 COMMISSIONER SCHMIDT: Second.

16 (Whereupon, roll call was taken with
17 all members voting in favor.)

18 (Meeting was adjourned.)

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