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

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TRANSCRIPT
RE: Open Public Meeting
OF THE
PROCEEDINGS
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MEMBERS PRESENT:

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

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

APPEARANCES:

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

REPORTED BY BETH A. BENSON, Certified Court Reporter

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

MR. KINARD: Roll call.

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

CHAIRWOMAN DENMAN: Pledge of allegiance.

(Flag was saluted.)

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

(A moment of silence is observed.)

MR. KINARD: Madam chair, I noticed in
our bylaws that in October, the month of October we hold the annual reorganization meeting election. In order to faithfully adhere to our bylaws I'd like to ask if we can have the election of officers this evening. If that's satisfactory I'd like to open the floor for nominations.

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

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

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

COMMISSIONER BANKS: I nominate Angel Vega.

COMMISSIONER VEGA: And this is for the reorganization?

MR. KINARD: For the board, yes.

COMMISSIONER VEGA: Absolutely.

COMMISSIONER SCHMIDT: I'll nominate Maureen Denman.

MR. KINARD: Having heard the nominations for position of chair are there any other nominations for that position? So we have a split so we can't close the floor for
nominations for the position of chair. I guess we can have a vote on who's in favor for the first nomination of Angel Vega for the position of chair.

COMMISSIONER VEGA: Can I vote for myself or no?

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

MR. KINARD: No.

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

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

Do we have a vote for Chairman Denman.

COMMISSIONER SCHMIDT: Yes.

MR. KINARD: Two votes.

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

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

MR. KINARD: We will have to defer to counsel, but I think that leaves things --
MR. MANFREDI: Madam Chair, because under state law we are required to have four votes in order to take any affirmative action, and because Section Five of our bylaws provides that members that are elected shall serve for one year or until their successors are elected and qualified, and we have not had four votes today, the incumbent slate of officers remains in place, and that's until such time as there may be a subsequent election and either they're reelected or a successor is appointed.

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

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

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

MR. KINARD: Executive director's report. Just a few things that I'd like to bring to the board's attention, and to the members, those present here. One, we are obviously transitioning work, it's our switch
from summer to fall/winter. The calendar has changed and so we've really wrapped up a lot of activities. We are shifting our focus from typical grass cutting and tree pruning and leaf removal -- I'm sorry, to leaf removal and gutter cleaning and repair. We have a quite a bit of gutters in disrepair, and the leaves haven't even fully fallen yet. Normally I'm told that the gutter cleaning company would be in by now, but we are holding off a little bit because I don't want to clean the gutters and have the leaves fall again because there's a nice expense associated with cleaning these gutters. But we are repairing the pipes connected to the gutters.

We're also completing the second phase of site condition concrete work at Manahan Village largely associated with the upper left-hand of Flagler where we've got a lot still more broken steps, and in between there's kind of a transition between the lower area of Clyde Potts to the upper area of Flagler. There's some concrete steps that take folks up and down in that area. Those steps are in need of repair and will fail REAC, so we do have a contractor
who is slated to start working in that area in
the next -- in the coming weeks.

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

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

The brick pointing work at this
building is now complete. The external portion
of the mortar joints have been repaired. The
scaffolding will now be removed. This
repointing work really served -- as I had
someone say to me I don't really see a major difference, but it wasn't about changing the brick color or the facade of the building, it really was the fact that the mortar had disintegrated to the point that water had gotten in between the brick and the walls and started causing problems and dangerous conditions for people passing underneath.

The housing authority is still experiencing a higher than acceptable rate of roaches and bed bugs largely in our senior buildings but also in Manahan Village. We have done increased treatments along with closing of the garbage shoots. It's helped us deal with some of our problems as we continue to clean out those shoots, those closets, and treat, however, the next phase of attack will be housekeeping inspections to identify additional problems and the kind of pest breeding areas that we have. We're going to be doing some stricter lease enforcement in those areas and looking at our extermination RFP to make sure -- sorry, responses to make sure we have attacked this a little bit differently. We are a bit concerned we've been doing so much increased extermination
but we still have the underlying problem that we had. So we just want to make sure that we aren't over-chemicaling but we're using the right chemicals to address our issue. The garbage shoots in 31 and 39 remain closed as we continue to address the pest problem. The shoots have been cleaned and exterminated multiple times now, however, the equipment in this building, building 31 is currently inoperable. It's scheduled for repair in the coming weeks.

And given the onset, however, of the cooler weather we will be placing rolling garbage containers, you may have seen them when you came in today, sitting on the outside of this building and the outside of 39. These will allow those residents in this building and 39 to just take one or two steps outside and put their garbage in the rolling containers. And we're going to have the staff actually take the rolling containers to the dumpsters twice a day or so to kind of keep things moving. I know there's a number of residents, especially now that it's cooler, they don't want to make the hike, and I understand it, to the dumpster.
There's also some residents that want the exercise they have told me. I said, hey, we are putting these containers here. But we will have the containers and even increase the number of containers to make that easy as we attack the rodent issue.

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

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

I also want to mention I got a chance to meet with public safety director, new public safety director Michael Corcoran. We discussed a variety of issues, how we can work together with the residents to do some really, really wonderful things here. I invited him to a not scheduled yet resident forum that we're going to have so we can sit down and really discuss with the residents what public safety issues we face here. He's a decorated veteran with a wealth of
ideas and I'm really encouraged by the
conversation we had and I'm looking forward to
working together with him.

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

And that's it.

CHAIRWOMAN DENMAN: Thank you.

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

MR. KINARD: Not necessarily, he has --
yes, I should take that back. When he was in I
believe it was West Orange he had to help deal
with the Orange Housing Authority and their
public housing, and Orange Housing Authority has
some tricky issues in public housing. We talked
about that. He has a variety of experience.

There's no issue that I was discussing with him
that was unfamiliar to him.

COMMISSIONER SCHMIDT: Great.

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

MR. KINARD: What is Pocahontas?

CHAIRWOMAN DENMAN: The river.

MR. KINARD: Oh, it's a river. It's my 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
entrance. Also behind building 36 it looks like some maybe water management was being started. I don't know if it had been finished. I was able to take pictures of the PVC leading down to the drain, but the PVC was just laying on top, and I don't think it's been done yet.

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

MR. KINARD: Yes.

COMMISSIONER VEGA: And while we have the mayor here, I don't know if that's his property, I don't know if -- it's a property that goes between Manahan Village and the Beverlys, there's a spot that's a void of trees, small trees, but for some reason every year that comes out into the sidewalk. You can't walk down the sidewalk. And it's a nuisance bush. So that would be amazing if we can get Terry and the guys to whack that out one time once and for
all. I think it's been there even when I lived there. So that's a long time ago.

MR. KINARD: If you can just show me.

COMMISSIONER VEGA: Absolutely. I have photos.

MR. KINARD: I'll deal with it.

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

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

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

MR. KINARD: Got it.

COMMISSIONER VEGA: I've seen -- I'm trying to think of the number of the building, but at the end of Clyde Potts Court, it's just -- it's not a wiremold but it's a junction area where wiring is exposed. I have a photo of that as well. I work for another housing, and
we just got whacked for the smallest little
electrical items that you wouldn't think, and
they hurt. So if we can address any open
electricity, and I do notice some of the open
electricity has been addressed, which is great.

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

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

MR. KINARD: Debris from the trees.

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

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

CHAIRWOMAN DENMAN: Thank you.
Commissioner Schmidt?

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

CHAIRWOMAN DENMAN: Okay. Thank you.

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

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

MR. KINARD: Many years of service, many, many years of service. And the six months or so with me has been invaluable.
CHAIRWOMAN DENMAN: Excellent.

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

CHAIRWOMAN DENMAN: Very nice.

Commissioner Banks?

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

So I think that's all I have except for one thing, I'm just, to what Maureen was talking about, I'm just blown away at how the whole attitude and atmosphere of the maintenance department and the residents and staff have been
since you have been here. You walked in in a bad, bad situation, and you and Doug Priester have done an amazing job, just an absolute amazing job. And my wish is that once these resident councils get together between the town, the resident councils and your staff, we can just bring these properties up to top level speed, and I just want -- we are really blessed to have you, and the residents are really beginning to be a lot more positive, which is a huge thing. So thank you. That's all I have.

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

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

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

COMMISSIONER BANKS: Okay. Thank you.

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

COMMISSIONER SCHMIDT: We were about to
do schedule of bills but stopped.

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

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

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

COMMISSIONER VEGA: I'll make a motion.

COMMISSIONER SCHMIDT: I'll second.

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

MR. KINARD: And the second resolution, I don't have the book in front of me, I wish I brought it in here, but it's to approve and authorize the purchase of a combination riding mower, leaf mulching, snowblowing machine for really year-round maintenance for the entire portfolio. I actually had a demonstration of
this machine. We did get three proposals. I was blown away by this machine. It's a sit-down riding machine that also has a bin that collects everything that is ultimately mulched, debris, sticks, leaves. It mulches the grass as opposed to shooting the grass around for grass cutting. You have an attachment for -- attachment broom so you can brush snow off the sidewalk. You also have an attachment snowblower so you can do traditional snowblowing. There's an attachment for pumping fluids if you decide to spray the lawn. It really is an incredible kind of state of the art machine.

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

COMMISSIONER SCHMIDT: For reference what are we using currently?
MR. KINARD: Traditional riding mowers.

One of them is residential grade, meaning what you have at your house, the other one is commercial grade. But they're traditional riding mowers. They kind of do the trick, but they throw the grass everywhere. And they're only really -- like right now they're pretty much done, the season is done with them. You can't turn them and flip them and start collecting leaves, which this one does, and debris. And you certainly can't blow snow with it.

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

MR. KINARD: Absolutely.

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

COMMISSIONER BANKS: Second.

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

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

MR. MANFREDI: Is there a motion? Put a motion on.
COMMISSIONER SCHMIDT: Sure, I'll make a motion to approve the schedule of bills.

COMMISSIONER VEGA: I'll second.

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

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

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

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

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

CHAIRWOMAN DENMAN: And BMG is not affiliated with LAN?

MR. KINARD: No, no. They're a
subcontractor of the company that was doing the work.

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

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

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

MR. ALEXANDER: My name is Vicktor Alexander, I'm a tenant at 39 Early Street. I came here, Mr. Kinard, the closing of the garbage shoots in the whole building. It has nothing to do with achievement. There were five points for the cockroaches to feed and mice on every floor at one point, now we have 20 points on every floor, in every apartment. The garbage, it doesn't go away, it's in every apartment. And so there's a place for feeding for mice and cockroaches in every apartment. Closing garbage shoots doesn't help. It's worse. In my apartment I had before no cockroaches, now I have them. I had seldom
mice, now I have every day. That is one point.  
The closing is a punishment for all tenants. It  
was used by the fascists in occupied Germany. I  
was there, I know what it is. I don't think it  
is a very nice combination -- what is necessary  
to do, I am living here for 25 years so I know  
how it was before and how it is now. In 25  
years before I have never seen garbage on the  
floor, on our floor there is no garbage. I  
suppose some new tenants who are not tenants but  
pigs are throwing the garbage away. What can be  
done? There are two possibilities. One is to  
install surveillance cameras on every floor and  
find out who is doing it. The cameras are very  
cheap so it's easy to do. The second  
possibility is to return to the system that was  
before. We had on every floor a floor captain  
who instructed the tenants how to be -- how to  
do it. And he knew who is who, who is bad and  
who is good. And there was a person on every  
building. It was so for many years. As opposed  
it was finished about ten years ago. And didn't  
collect so it was closed. There's two  
possibilities how to manage. If the floor  
captain knows who is doing it, he can prevent it
and you can evict the tenant who is bad. That
is the best solution. Closing doesn't help. It
only worse, makes worse, so I ask the
commissioners to ask Mr. Kinard to open the
shoots as soon as possible.

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

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

The permanent solution is not closing
the garbage shoots by any stretch. That's why
we are actually putting cans on the outside of
the building so at most you have to go a few
feet to put your garbage out as opposed to the
closets. The permanent solution is to get the buildings back under control to deal with the roaches, to deal with the mice, to get it under control. The garbage shoots have only been closed for five weeks now. So the roach situation has been here for some time.

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

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

CHAIRWOMAN DENMAN: Thank you.

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

I was spoke to Colleen. There is still an issue with tenants that need some type of assessment to see if they're capable of living independently. We have a continued issue with a neighbor across the hall from me. He left chicken out on his counter for about two weeks, and it smelled like a dead body and got worse and worse by the day. Continual fire department coming because he's always burning food. He has limited family. I know they have tried reaching out to no avail. So I went to the town and
spoke to Wayne, who is I guess the Division of Aging to ask him if there's any kind of solution. Because I was told the only remedy is to evict him, and I don't want to see anybody evicted. There has to be some type of happy medium. He was going to reach out to the county because he had no information for me, and he never got back to me, so if you want to make a note of that.

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

MR. KINARD: Unit?

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

And one other -- oh, the exterminating services. I've had a few people approach me. We have concerns that the, in our building 39, I can only speak of the strength of the pesticide, insecticide, whatever it is, we don't know how
strong it is. Because we had them come on the second Tuesday. They left me a little note saying they were here at 3:50, I walked in at 4:05. I couldn't smell any exterminating solution.

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

I think that's about it.

CHAIRWOMAN DENMAN: Thank you. Do you want to touch base on working with the county and -- so the fire department notifies us every for every call, for every concern. And Mr. Kinard is proactively working -- I'm going to
not even -- I'm going to let you do it.

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

With regard to the extermination, I think it's important to know, because I had this explained to me too, cockroaches can live for
nine months with limited to no food. So a lot
of people think by shutting down the shoot we've
now eliminated the source of their food and now
they're scampering. That's not really what's
going on. The reason they're scampering is
because we've been bombing the shoot with
extermination stuff, along with the fact that
there's no food, but really they're trying to
survive and get somewhere. This time of year
they start trying to nest and breed, so they're
trying to find a place to nest and breed, and
that's why you're seeing -- it's a combination
of the shoots being bombed and the scampering.
At the end of the day, again, cockroaches were
around before man they say. So this is going to
be a tough battle that we're waging here. We
are five and a half, six weeks into it, and
that's why I'm encouraging patience as we go
through this.

I know you weren't suggesting this, but
opening up the shoots at this point is almost
like giving up while we're just getting into the
battle. We need to make sure that the product
we're using works, which I mentioned a little
earlier, we may need to look at paying a little
more and going organic because we're using so much product. But we're going to be vigilant with regard to this. And I'm going to try to find ways to make everyone's lives as convenient as possible while we're dealing with this so you're not dealing with too much of the cold weather and things like that.

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

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

Like you said, we're not interested in
trying to evict people, but you have to find a way to get the people to comply. And if it's just, you know, send a message, you might have to with the one tenant if it's that bad.

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

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

MR. KINARD: Commissioner, we are looking for a social worker to assist with that. We have identified, I think it's 16 or 17 cases of exactly that, hoarders, people who can't live independently, those things. Managers have identified that. The challenge for us is really going to be is there an alternative other than
cease and evict. Because that really is a hammer we have, but it's how can we use some other things. There are some agencies that will work with hoarders and work with people, come in and do some things. They get to be pricey. And so that's just a real challenge we have.

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

MR. KINARD: Yes.

COMMISSIONER VEGA: To supplement.

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

MR. PAPETTAS: We talking about the garbage.

CHAIRWOMAN DENMAN: State your name and address.

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

CHAIRWOMAN DENMAN: What apartment number?

MR. PAPETTAS: 5B.

CHAIRWOMAN DENMAN: Thank you.

MR. PAPETTAS: The guy who put the garbage on -- the garbage cans over there, saw snakes, and he run away. So we got to tell the
people to watch out when they go there.

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

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

CHAIRWOMAN DENMAN: Thank you very much.

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

CHAIRWOMAN DENMAN: Yes.

MR. KINARD: Only during --

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

MR. KINARD: The answer is no, we don't have -- we have got like some people that are on stipends that really sit there for a couple, few hours a day basically. They're more associated with making sure -- they've been doing it for many years. They're associated more with the
baskets, the shopping carts and things like that than security.

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

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

MR. KINARD: Yes. We didn't delve into
this issue in terms of the -- but this is an
issue at most senior buildings, vertical
buildings in towns and urban areas, people tend
to prop open the doors. It's a little strange
they do it here because people can get in the
main door here. They have to buzz a bunch of
people or whatever, but there's nobody sitting
there per se at eleven o'clock at night to
prevent a person from entering. But they do it,
they prop the doors open here. And we have got
to work on that solution here.

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

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

MS. COTTON: My name is Tawana Cotton.
I live at 30 Flagler Street. So I had a couple
of questions. And one is regarding
transportation for seniors. So I know there's an upcoming election coming up. How do you know if there's organizations or people from the community, whoever reached out to say, we provide transportation to seniors. Has that ever happened before?

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

MS. COTTON: Do they post that somewhere?

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

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

COUNCILWOMAN DAVIS: No, I don't know.

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

MAYOR DOUGHERTY: Most of the senior buildings, other if it's a senior complex, the voting machines are inside the senior buildings. So it's, from my personal experience, when I run elections I run vans all day long so we pick up seniors all day long. We can pass that on. If there's seniors in the complex in Manahan that need rides, we can get that out.
CHAIRWOMAN DENMAN: We had a local committee meeting this past week, and that concern was raised for seniors that are perhaps in Manahan Village that need to be taken to town hall or wherever to vote. They are aware of it. They are, as Councilwoman Davis just expressed, ready to engage and get the vans mobile.

MS. COTTON: That's perfect.

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

COUNCILWOMAN DAVIS: Typically it's by mouth.

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

MR. KINARD: We can put something out there.

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

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

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

MS. COTTON: Absolutely. That's one. There are a few people who wanted to know, because they are disabled now, and they get their disability checks a certain time of the month, they feel like are they going to continue to be penalized? Is there a way to verify, first of all, that their checks don't come at the beginning of the month. And it kind of makes them habitual offenders of paying rent late. So that would disqualify them for -- let's say if they wanted to ever run for a position in a resident council, they're automatically disqualified for something they really have no control over. And not just that, I think it's a burden they have to pay late fees. And they're really concerned. Is this ever going to be addressed in a way that it doesn't go against them that they seem to be habitually late paying rent constantly? I wonder if that's ever going to be --

CHAIRWOMAN DENMAN: You're talking about disability or Social Security payments...
that are coming in and --

MR. KINARD: After the late fee.

MS. COTTON: Yes, after the --

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

CHAIRWOMAN DENMAN: Disability.

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

MR. KINARD: Their Social Security
check.

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

MR. KINARD: In addition to that I
think what counsel is pointing out too is that
there's two things. First of all the system
automatically is going to generate by date
certain you're late. If in fact the tenant has
a legitimate excuse or reason, they bring that to the attention of management, and we can ultimately correct that. That's all I'm saying. And that's something I think perhaps some of the tenants don't know.

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

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

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

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

MS. COTTON: And the very last thing I want to say, so recently the Verizon came to make some installations for their wiring, and we were -- I was told it was going to be something like the front door. I asked, oh, you think they're going to come in, come in the living room or whatever, and we were told, no, they're just going to come by the front doorway. And in actuality they did the installation inside the pantry. And I think it's just about tenants want to be in the loop fully. And I think there's also an -- I'm all for moving forward and progress, and maybe we all will one day eventually all have to buy into the Verizon service or whatever, but I think it's more about being in the loop. Because when I called, no one knew like, oh, that's what they're going to do, they're going to come into the apartment or
how that was going to be. So it would be nice
if the tenants are really just kind of brought
on board of what's going on, yes, they will be
in, whatever, so there's no questioning like,
these men are in my house, and how long is it
going to take and whatever.

    So that's it. Thank you.

CHAIRWOMAN DENMAN: Thank you so much.

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

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

MAYOR DOUGHERTY: A couple of things.
One is the followup on the public safety director. I think that could help out some of the issues that you're dealing with, especially with working with anything outside camera-wise with the MPD. You can also work on the issue of safety for the buildings with wellness checks from the police department, give that information to the public safety director. He can put that, implement that somehow with the chief of police as part of their tour. Those types of things can easily be addressed.

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

MR. KINARD: Yes, it is.

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

MAYOR DOUGHERTY: No, it was Manahan.

MR. KINARD: The actual system is back
up now, it blew up at Manahan. That deals with that particular building. That's what happened.

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

MR. KINARD: It is.

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

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

AUDIENCE MEMBER: One thing I forgot to
tell you, we got a lot of people there who receive letters in their mail box and there's not a name, and they take them and put them in the garbage. I call the lady and I tell her, and she was arguing with me. She says you're not supposed to be putting in my box, I says it's not your box.

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

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

MR. KINARD: Yes, I do have something in mind. I've also -- we are going to get
Douglas to maybe work with us a little bit on
the transition too, but I do have something in
mind, and we're working on it. We don't expect
to drop the ball, lose any ground.

COMMISSIONER VEGA: Awesome.
CHAIRWOMAN DENMAN: Thank you.

Councilwoman Davis?

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

MR. PRIESTER: I will.

COUNCILWOMAN DAVIS: The Verizon
install, to talk about what Tawana was talking
about, when people come to install anything or
are hired by housing they should be informed
about how they are to behave on our property. I
had a guy's car almost towed because he was in
my space and I missed a meeting at town hall
because I couldn't park my car, and I couldn't
park in someone else's space. And the guys are
smoking on the property, which, I mean, if our
tenants have to adhere to that rule, certainly
our visitors should have to adhere as well. I
don't think that they were informed because
literally it was like five cars and they were just in empty resident spaces. It just so happened that I came home, and this guy was in my space, and I sat there for 20 minutes. Finally the tow people came. When the tow truck came then they all ran out and they all moved their cars. So they were not given that information. Unless they are just -- I don't know what you say for people who don't pay attention to the instructions. You know what I mean? That's important. The smoking on the property. For the most part people have been adhering to that. I don't know how strict you are in terms of making tenants adhere to that new rule. Like is there like a strike system?

MR. KINARD: There is. There's actually a full-blown policy, so it's not a hammer, it's not a one strike, you're out. There's a warning, there's a second warning before a cease notice, and then -- so you have to be a multiple violator. And we're ratcheting up. We are looking for some designated smoking areas around the building. I think we're going to put one in between these two buildings up in the upper grass area there so both buildings can
utilize it. But we're still ratcheting up in
terms of our effectiveness with the policy.

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

MR. KINARD: Right. And squat. So all
I can say is please report that. If somebody
has moved in illegally and is squatting, and our
management has not found it yet because it just
happened, please report that so we can look into
it and take -- we take it very seriously
obviously. We take care of it right away. I
don't know that particular instance, but I'll get that.

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

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

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

COUNCILWOMAN DAVIS: Okay. Also if someone can get me a copy of the bylaws, if they can send it over to the clerk, because we don't
have a copy. I know your office doesn't have a copy either.

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

MS. PARSONS: Okay.

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

MR. KINARD: Thank you.

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

MR. KINARD: Great.

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

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

MR. KINARD: Thank you so much.

CHAIRWOMAN DENMAN: Can I have a motion to adjourn?

COMMISSIONER VEGA: I'll make that motion.

COMMISSIONER SCHMIDT: Second.

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

(Meeting was adjourned.)