

MORRISTOWN HOUSING AUTHORITY
BOARD OF COMMISSIONERS
31 Early Street
Morristown, NJ 07960
Monday, September 24, 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
MICHAEL SCHMIDT, Commissioner
ALTON ROBINSON, 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
TIMOTHY DOUGHERTY, Mayor

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

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

REPORTED BY BETH A. BENSON, Certified Court Reporter

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1 CHAIRWOMAN DENMAN: For the record we
2 do not have a quorum, but because there are
3 members of the public here we are going to
4 proceed with the meeting. We're not going to be
5 able to approve the minutes, but we're going to
6 proceed so that we can hear from the members of
7 the public.

8 I, Maureen Denman, chairwoman of the
9 Board of Commissioners of the Housing Authority
10 of the Town of Morristown and presiding officer
11 at this meeting do hereby state that it is now
12 6:05 in the evening on September 24, 2018, and
13 we are convening at 31 Early Street, Morristown,
14 New Jersey. And do hereby announce publically
15 that proper notice of this regular meeting has
16 been provided in accordance with the New Jersey
17 Open Public Meetings Act.

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

20 CHAIRWOMAN DENMAN: Pledge of
21 Allegiance.

22 (Flag was saluted.)

23 CHAIRWOMAN DENMAN: Can we get the
24 executive report?

25 MR. KINARD: Sure. Really just a few

1 things I'd like to report on. A lot of it is we
2 are getting into busy activity getting ready for
3 the winter/fall season. And phase one of the
4 concrete work at Manahan Village is now
5 complete, and all of the work at buildings nine,
6 11 and 13 Flagler are done, the landings and the
7 steps. The next phase will consist of the
8 deteriorated steps connecting Clyde Potts to
9 Upper Flagler at the back side. There are quite
10 a few steps and walkways heading there that are
11 in bad shape.

12 In addition to that, there's severe
13 deterioration along buildings six and eight up
14 in the Flagler area. Those are the landings and
15 step areas there. And also we found on the back
16 of building 33 on Clyde Potts Drive near the
17 lake a severely deteriorated concrete opening
18 into the basement or crawl space area we will
19 call it there.

20 We will also be conducting a lighting
21 survey with a contractor at Manahan Village next
22 week. The focus will be to ensure all the light
23 fixtures are up and functioning at Manahan
24 Village, and also to look at any possible dark
25 spot areas where lights don't currently exist.

1 So we will be looking to fix any broken lights
2 and add where we need to get illumination.

3 This will be followed up with a camera
4 walk to make sure all cameras are unobstructed
5 by trees and also properly lit up at nighttime.
6 We're also going to designate areas for
7 additional cameras to assist with policing the
8 site for safety purposes.

9 With the assistance of Councilwoman
10 Davis and Jillian Barrick, business
11 administrator, we had a meeting with the police
12 chief and captain covering the areas. The
13 meeting went well. The discussion really
14 centered around four things. First, some police
15 patrol, whether by bicycle or walking, getting
16 that really reactivated in the area. The
17 loitering that increased, the amount of
18 loitering that occurred throughout the summer,
19 which my understanding is a usual thing, dies
20 down a little bit during the winter, but the
21 loitering is a big issue for a number of
22 residents at Manahan, and we believe additional
23 bicycle and walk-through patrol will help with
24 that.

25 Also the possibility of tying in the

1 cameras, it was a suggestion, I suggested, into
2 the police laptops or tablets so that even if
3 they're on a bike, walking or even just sitting
4 in their vehicle they can actually look at the
5 trouble spots which were designated as the
6 connection between Flagler and Clyde Potts down
7 at the bottom across the street from the park.
8 Also in back of units I think it's 22, where
9 there's a retaining wall and a concrete area,
10 and another concrete pad to the left there.
11 Those are right now -- and the flag pole. Those
12 four areas are the primary areas of concern
13 where people loiter and cause problems at
14 Manahan.

15 Last but not least, we talked about
16 increased lighting to assist with the nighttime
17 loitering and safety concern, and we're going to
18 start working on that next week. We will have a
19 followup meeting with the chief and the captain
20 in a couple of weeks to move the initiatives
21 further.

22 The contracts have been signed for the
23 conversion and rehabilitation of four existing
24 laundry rooms in our system. A fifth room is
25 being identified now for Manahan Village so that

1 they will have two sites to make it easier if
2 you live too far away from the current location.
3 The new machines again will operate on a card
4 system basis, so we will be going cashless. The
5 cards will be provided to the residents for
6 free, and the initial cards will have \$5.00 or
7 so on them to get the residents started. The
8 work on the rooms will commence the second half
9 of October and should be completed by the end of
10 November for all five locations.

11 At the Marion Sally Resident Center the
12 new HVAC system has been finally installed on
13 the roof. The contractor is now connecting the
14 V boxes in each room so you can control the
15 heating and air conditioning at the room, at the
16 individual room level. The roof work will be
17 completed by the roofer within the next three
18 weeks as a separate contractor that comes in and
19 takes care of the balance of the roof work. And
20 we are having a contractor coming to look at the
21 interior pipes because the interior pipes burst
22 during the winter sometime ago. We got to get
23 that taken care of.

24 Fire doors in the hallways that 39
25 Early Street, we're currently examining the

1 scope and cost to add chain releases to hold the
2 doors open at all times except in the event of a
3 fire alarm. Right now we have that system in
4 the community room at 39, and we have the doors
5 in the hallways at 39, but some of those doors
6 do not open or shut based on the alarm going on
7 and off. We believe that the amount to fix this
8 or to deal with this, not fix this, will be less
9 than a 17.5 threshold based on a previous look
10 by the maintenance department, but we will find
11 out shortly.

12 And last but not least, the garbage
13 shoots in all three, 31, 39 Early and 29 Ann
14 have been professionally cleaned and
15 exterminated. We may be going for another quick
16 round of extermination given the amount of pests
17 that came out of the shoots just recently, and
18 then we will be talking about reopening.

19 CHAIRWOMAN DENMAN: So just a couple of
20 comments. Number one, to commend you on finally
21 getting that HVAC system that feels like it's
22 been like the second coming of Jesus.

23 I had a question about the bridging of
24 the cameras to the police laptops. Is that
25 going to be -- is the expense going to exceed

1 the 17.5 threshold?

2 MR. KINARD: We don't know yet, but I
3 don't think so, because right now we actually
4 have some remote access internally. So I
5 can't -- there may not even be an expense. It
6 certainly wouldn't be anything near that level
7 that we would be talking about. The system that
8 was put in was actually a pretty good system,
9 it's just a matter of timing.

10 CHAIRWOMAN DENMAN: On my way in one of
11 the residents stopped me and complimented the
12 cleaning of the shoot, but she said now she's
13 got critters in her apartment. I asked her if
14 she had filed a complaint with the office to
15 notify, and she had not. I suggest she do it.
16 And I don't know what people's hesitance is in
17 notifying you, but I mean, obviously they
18 scatter, and I was just wondering if you heard
19 it from any other residents.

20 MR. KINARD: I haven't heard that from
21 any other residents, but we do continue to do
22 extermination on a regular basis, whether it's a
23 call-in or whether it's the Tuesday regular runs
24 here. The next phase of this will actually be,
25 whether it's with Cavanaugh or, if Cavanaugh is

1 not successful and someone else is successful,
2 because what we're currently procuring is to
3 start from the bottom and go to the top and
4 actually deal with all of the extermination
5 issues.

6 Through this process we've actually
7 come across some significant hoarders, which
8 along with the shoots are contributing to the
9 problem significantly. And we really need to
10 address this. I thought shoots, hoarding, and
11 then true extermination. We're exterminating so
12 much in these buildings and not getting
13 everything, and I'm really concerned about the
14 level of extermination, the amount of
15 extermination we're doing, and I think we really
16 need to tackle some of the other issues that
17 cause the problem instead of just keep covering
18 it with a Band-aid.

19 COMMISSIONER SCHMIDT: A couple of
20 questions. The resident center, I know the roof
21 was number one obviously, and need HVAC first
22 before you do the full roof. What's next? You
23 mentioned the pipes, and what else before we can
24 get people back in there?

25 MR. KINARD: So the pipes are next.

1 We're going to see what the price and time table
2 is with regard to those. The fire system is
3 going to go along with the pipes because the
4 fire system has to be reinspected by the marshal
5 to get it turned back, the building ready for
6 occupancy again. And the last piece will really
7 be the fact that the building has been shut down
8 for so long, so we have to -- now the roof is
9 okay we can go inside, we have to clean it out,
10 have to look at freshening up, painting, getting
11 new furniture and those things, and getting it
12 ready for occupancy.

13 Notwithstanding whatever the pipe issue
14 turns out to be, I think we're going to be
15 looking somewhere just -- early November, just
16 before Thanksgiving ready for occupancy, which
17 will be good for the holidays.

18 COMMISSIONER SCHMIDT: Super. And one
19 other question. With that, the camera tie-in,
20 how frequently can we expect the police to check
21 in on that type of thing, or would it be on an
22 as reported basis?

23 MR. KINARD: The conversation was just
24 initial, and what we had hoped was depending on
25 the frequency of having people from the police

1 there, one of the biggest issues that came up I
2 should say was the residents believe that it
3 kind of starts hot and heavy with the police
4 patrolling and then it kind of disappears. And
5 that happens everywhere. And I think what tends
6 to happen is police are finding a lot of issues,
7 those issues scatter, and then people get used
8 to the police being there, so after they're
9 there for a while, the police go do what they
10 have to do and deal with other issues. So what
11 makes it easier for the police is if they're
12 sitting at the top of Flagler or at the bottom
13 area by the park, being able to pull something
14 up and look at the three or four hot areas, do I
15 need to get out of my car and patrol right now,
16 are there people gathering. And that's going to
17 help the police become more efficient.

18 What I'm hoping with the police chief,
19 we're not asking for you guys to patrol two
20 hours a day everyday, we're asking for them to
21 stop in, maybe patrol, take a look at the
22 tablets and see if they need to patrol. If they
23 don't need to patrol, move on.

24 COMMISSIONER SCHMIDT: Great.

25 CHAIRWOMAN DENMAN: Alton, any

1 questions?

2 COMMISSIONER ROBINSON: No, I'm
3 absolutely fine.

4 CHAIRWOMAN DENMAN: And so any member
5 of the public wishing to address the board,
6 please come up to microphone.

7 MS. TAN: I have problem, my husband
8 got heart trouble, my health is no good. We
9 want separate room, because over here got some
10 two couple they do the same thing, I just ask
11 can we do like this way because we apply three
12 years already.

13 CHAIRWOMAN DENMAN: Would you mind just
14 stating your name for the record, and what
15 number apartment you're in?

16 MS. TAN: 2R. And also here --

17 CHAIRWOMAN DENMAN: In this building
18 or --

19 MS. TAN: This building.

20 CHAIRWOMAN DENMAN: And your name?

21 MR. KINARD: Mrs. Tan.

22 MS. TAN: And also, they got the baby,
23 four kids. Sometimes my health no good. You
24 can ask before I'm big, fat, now I'm serious,
25 you can ask. Now I lose a lot. Because the

1 baby at nighttime jump, jump. Sometimes I go to
2 knock the door, please, I beg, they say, don't
3 jump, let me sleep, because before I here I got
4 cancer removed, so it's painful, so I go to bed.
5 They say don't jump. Because they got the 2P,
6 the grandson, three other great-grandson, it's
7 the same family. So I don't know, this building
8 supposed to be for the seniors, it's not for
9 baby, right, but they got four babies.

10 MR. KINARD: So let me elaborate a
11 little. On the first issue, Mrs. Tan and her
12 husband reside in the same unit. Mrs. Tan's
13 husband is ill. Mrs. Tan has had some issues
14 also. What Mrs. Tan would like to do is move
15 into a different unit in the building while her
16 husband stays in the other unit. That's
17 probably not possible. Two married people can't
18 occupy two units in the same building. But she
19 pointed out that we have another couple here --

20 MS. TAN: Two, two couple. One is four
21 floor, one is second floor, one is 31, other one
22 is 39.

23 MR. KINARD: Which we are looking into,
24 we were looking into when Mrs. Tan brought this
25 up, and if that is the case. What I'm waiting

1 to find out is, just to reconfirm what I'm
2 almost very, very sure of, that there won't be a
3 separation of the Tans. But in addition to
4 that, where we have these other situations we
5 are going to need to rectify them. So now that
6 that's been brought to light we're going to need
7 to rectify those situations.

8 On the other issue, we do have some
9 issues, some concerns of great -- of grands and
10 great-grands staying too long in the building,
11 living beyond visitor status into what's
12 possibly living there status, and creating the
13 problems that Mrs. Tan is raising. So we have
14 sent letters to those households. We will be
15 following up with cease notices, etcetera. So
16 we did start the process based on that. Correct
17 me if I'm wrong, Douglas.

18 MR. PRIESTER: You're correct.

19 MR. KINARD: And those are the issues.
20 We're aware of the issues. Mrs. Tan brought the
21 issue to me. We're trying to be mindful because
22 it's some of a personal issue, both for her and
23 the other married folks. Not sure how it
24 occurred, but we're going to rectify it.

25 CHAIRWOMAN DENMAN: Okay. Terrific.

1 Thank you, Mrs. Tan.

2 MS. TAN: Thank you. Because we both
3 got the health problem. Thank you, thank you.

4 CHAIRWOMAN DENMAN: Okay. Looks like
5 that's it. No other member of the public?

6 Mayor's comments?

7 MAYOR DOUGHERTY: Just for the record,
8 how many meetings have gone on without a quorum?

9 MR. KINARD: This is our first one.

10 CHAIRWOMAN DENMAN: This is the first
11 one. We didn't hold the last meeting when we
12 didn't have a quorum.

13 MAYOR DOUGHERTY: You didn't have a
14 quorum last meeting so this is two?

15 MR. KINARD: Two meetings ago. It was
16 August.

17 CHAIRWOMAN DENMAN: We didn't have a
18 quorum so we canceled, but we decided tonight to
19 have the meeting.

20 MR. KINARD: I'm sorry, it was July we
21 didn't have a quorum. August we had a quorum
22 and we had a meeting.

23 MAYOR DOUGHERTY: The comments on the
24 police working with the housing, tomorrow night
25 the council will be voting on a public safety

1 director, Michael Corcoran, deputy chief of
2 police of West Orange, and former public safety
3 commissioner in Rye, New York. So most likely
4 you'll be interacting with the public safety
5 director on those issues. And we will have a
6 whole different level of technology. So
7 tomorrow night the council is voting on a public
8 safety director. So that person will work
9 indirectly with the housing director and other
10 agencies in the town, oversee the police, fire
11 and office of emergency management. So you'll
12 see a lot more activity, a lot more different
13 types of policing and those types of things. So
14 we look forward to that. And I believe the
15 majority of the council are going to vote him
16 in, so tomorrow night. And then the next
17 meeting hopefully we will bring him here, we can
18 bring him to the next housing meeting and
19 introduce him. All right? Okay. So we are
20 looking forward to that.

21 MR. KINARD: Okay.

22 CHAIRWOMAN DENMAN: That's it. All
23 right. Councilwoman Davis is not here tonight.
24 Just for the record, I wanted to publicly
25 acknowledge and thank Douglas for 25 years of

1 service which he had. Those are a pair of shoes
2 that are going to be tough to fill no doubt.

3 MR. KINARD: I just want to say there
4 will be -- so I know there's been a lot of
5 concerns, a lot of people asked, there will be a
6 public appreciation for Douglas before he
7 leaves, so residents, we actually will have an
8 opportunity to appreciate Douglas for all those
9 years of service, and we will let you know in
10 plenty of time so that everybody can be there.

11 CHAIRWOMAN DENMAN: If nothing else, we
12 can adjourn the meeting.

13 COMMISSIONER SCHMIDT: Motion to
14 adjourn.

15 MR. MANFREDI: All in favor.

16 (Meeting was adjourned.)

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