MORRISTOWN HOUSING AUTHORITY
BOARD OF COMMISSIONERS
31 Early Street
Morristown, NJ  07960
Monday, September 24, 2018
Commencing at 6:00 P.M.

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TRANSCRIPT
OF THE
PROCEEDINGS
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RE:  Open Public Meeting

MEMBERS PRESENT:

MAUREEN DENMAN, Chairwoman
MICHAEL SCHMIDT, Commissioner
ALTON ROBINSON, Commissioner

ALSO PRESENT:

KEITH KINARD, Executive Director
DOUGLAS PRIESTER, Director of Operations
NICOLE PARSONS, Administrative Specialist
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: For the record we do not have a quorum, but because there are members of the public here we are going to proceed with the meeting. We're not going to be able to approve the minutes, but we're going to proceed so that we can hear from the members of the public.

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 6:05 in the evening on September 24, 2018, and we are convening at 31 Early Street, Morristown, New Jersey. And do hereby announce publically that proper notice of this regular meeting has been provided in accordance with the New Jersey Open Public Meetings Act.

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

CHAIRWOMAN DENMAN: Pledge of Allegiance.

(Flag was saluted.)

CHAIRWOMAN DENMAN: Can we get the executive report?

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

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

We will also be conducting a lighting survey with a contractor at Manahan Village next week. The focus will be to ensure all the light fixtures are up and functioning at Manahan Village, and also to look at any possible dark spot areas where lights don't currently exist.
So we will be looking to fix any broken lights and add where we need to get illumination. This will be followed up with a camera walk to make sure all cameras are unobstructed by trees and also properly lit up at nighttime. We’re also going to designate areas for additional cameras to assist with policing the site for safety purposes.

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

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

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

The contracts have been signed for the conversion and rehabilitation of four existing laundry rooms in our system. A fifth room is being identified now for Manahan Village so that
they will have two sites to make it easier if you live too far away from the current location. The new machines again will operate on a card system basis, so we will be going cashless. The cards will be provided to the residents for free, and the initial cards will have $5.00 or so on them to get the residents started. The work on the rooms will commence the second half of October and should be completed by the end of November for all five locations.

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

Fire doors in the hallways that 39 Early Street, we're currently examining the
scope and cost to add chain releases to hold the doors open at all times except in the event of a fire alarm. Right now we have that system in the community room at 39, and we have the doors in the hallways at 39, but some of those doors do not open or shut based on the alarm going on and off. We believe that the amount to fix this or to deal with this, not fix this, will be less than a 17.5 threshold based on a previous look by the maintenance department, but we will find out shortly.

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

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

I had a question about the bridging of the cameras to the police laptops. Is that going to be -- is the expense going to exceed
the 17.5 threshold?

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

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

MR. KINARD: I haven't heard that from any other residents, but we do continue to do extermination on a regular basis, whether it's a call-in or whether it's the Tuesday regular runs here. The next phase of this will actually be, whether it's with Cavanaugh or, if Cavanaugh is
not successful and someone else is successful, because what we're currently procuring is to start from the bottom and go to the top and actually deal with all of the extermination issues.

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

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

MR. KINARD: So the pipes are next.
We're going to see what the price and time table is with regard to those. The fire system is going to go along with the pipes because the fire system has to be reinspected by the marshal to get it turned back, the building ready for occupancy again. And the last piece will really be the fact that the building has been shut down for so long, so we have to -- now the roof is okay we can go inside, we have to clean it out, have to look at freshening up, painting, getting new furniture and those things, and getting it ready for occupancy.

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

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

MR. KINARD: The conversation was just initial, and what we had hoped was depending on the frequency of having people from the police
there, one of the biggest issues that came up I should say was the residents believe that it kind of starts hot and heavy with the police patrolling and then it kind of disappears. And that happens everywhere. And I think what tends to happen is police are finding a lot of issues, those issues scatter, and then people get used to the police being there, so after they're there for a while, the police go do what they have to do and deal with other issues. So what makes it easier for the police is if they're sitting at the top of Flagler or at the bottom area by the park, being able to pull something up and look at the three or four hot areas, do I need to get out of my car and patrol right now, are there people gathering. And that's going to help the police become more efficient.

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

COMMISSIONER SCHMIDT: Great.

CHAIRWOMAN DENMAN: Alton, any
questions?

COMMISSIONER ROBINSON: No, I'm absolutely fine.

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

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

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

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

CHAIRWOMAN DENMAN: In this building or --

MS. TAN: This building.

CHAIRWOMAN DENMAN: And your name?

MR. KINARD: Mrs. Tan.

MS. TAN: And also, they got the baby, four kids. Sometimes my health no good. You can ask before I'm big, fat, now I'm serious, you can ask. Now I lose a lot. Because the
baby at nighttime jump, jump. Sometimes I go to knock the door, please, I beg, they say, don't jump, let me sleep, because before I here I got cancer removed, so it's painful, so I go to bed. They say don't jump. Because they got the 2P, the grandson, three other great-grandson, it's the same family. So I don't know, this building supposed to be for the seniors, it's not for baby, right, but they got four babies.

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

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

MR. KINARD: Which we are looking into, we were looking into when Mrs. Tan brought this up, and if that is the case. What I'm waiting
to find out is, just to reconfirm what I'm almost very, very sure of, that there won't be a separation of the Tans. But in addition to that, where we have these other situations we are going to need to rectify them. So now that that's been brought to light we're going to need to rectify those situations.

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

MR. PRIESTER: You're correct.

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

CHAIRWOMAN DENMAN: Okay. Terrific.
Thank you, Mrs. Tan.

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

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

Mayor's comments?

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

MR. KINARD: This is our first one.

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

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

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

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

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

MAYOR DOUGHERTY: The comments on the police working with the housing, tomorrow night the council will be voting on a public safety
director, Michael Corcoran, deputy chief of police of West Orange, and former public safety commissioner in Rye, New York. So most likely you'll be interacting with the public safety director on those issues. And we will have a whole different level of technology. So tomorrow night the council is voting on a public safety director. So that person will work indirectly with the housing director and other agencies in the town, oversee the police, fire and office of emergency management. So you'll see a lot more activity, a lot more different types of policing and those types of things. So we look forward to that. And I believe the majority of the council are going to vote him in, so tomorrow night. And then the next meeting hopefully we will bring him here, we can bring him to the next housing meeting and introduce him. All right? Okay. So we are looking forward to that.

MR. KINARD: Okay.

CHAIRWOMAN DENMAN: That's it. All right. Councilwoman Davis is not here tonight. Just for the record, I wanted to publicly acknowledge and thank Douglas for 25 years of
service which he had. Those are a pair of shoes that are going to be tough to fill no doubt.

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

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

   COMMISSIONER SCHMIDT: Motion to adjourn.

   MR. MANFREDI: All in favor.

   (Meeting was adjourned.)