

MORRISTOWN HOUSING AUTHORITY
BOARD OF COMMISSIONERS
31 Early Street
Morristown, New Jersey 07960
Monday, September 23, 2013
Commencing at 6:00 p.m.

RE: Regular Open Public Meeting

TRANSCRIPT
OF THE
PROCEEDINGS

M E M B E R S P R E S E N T:

VERA WHITE, Chairperson
MICHAEL A. CHERELLO, Vice Chairman
FRANK VITOLO, Commissioner
MARY DOUGHERTY, Commissioner
DOROTHY HOLMAN, Commissioner

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

LEANORA GROSS, Acting Executive Director
CYNTHIA SARGENT, AMP Manager

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

JOSEPH MANFREDI & ASSOCIATES, P.C.
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BY: JOSEPH MANFREDI, ESQ.
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REPORTED BY:
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SPEAKER	ADDRESS	PAGE NO.
JOANNIS PAPETTA	31 Early St., Apt. 31-L	4

1 CHAIRPERSON WHITE: I, Vera White,
2 chairperson of the Board of Commissioners of the
3 Housing Authority of the Town of Morristown and
4 presiding officer at this meeting, do hereby
5 state it is now six o'clock in the evening, and
6 we are convening at 31 Early Street, Morristown,
7 New Jersey, and do hereby announce publicly that
8 proper notice of this regular meeting has been
9 provided in accordance with the New Jersey Open
10 Public Meeting Act.

11 Roll call.

12 (At this point in the proceedings
13 the roll call is taken with Chairperson White,
14 Commissioner Cherello, Commissioner Dougherty,
15 Commissioner Vitolo and Commissioner Holman being
16 present.)

17 (At this point in the proceedings
18 the flag is saluted.)

19 CHAIRPERSON WHITE: At this time
20 we're going to have a moment of silence. And I
21 just ask you to remember those that were -- so
22 many killings over the week, right here in our
23 own backyard in Newark, and Kenya, and all those
24 places, and just asking to remember those
25 families, those surviving family members.

1 (A moment of silence is
2 observed.)

3 CHAIRPERSON WHITE: Now we're
4 going to open up the public portion. Are there
5 any comments from the public? If so, would you
6 come forth to the mic, state your name and where
7 you live.

8 MR. PAPETTAS: I want to ask you a
9 question about the --

10 CHAIRPERSON WHITE: Your name,
11 sir.

12 MR. PAPETTAS: My name is Joannis
13 Papettas, 31-L Early Street.

14 CHAIRPERSON WHITE: What is your
15 question, sir?

16 MR. PAPETTAS: My question is
17 about the cable companies. We have only one
18 cable company that can provide us here with the
19 television. Why?

20 CHAIRPERSON WHITE: I don't know
21 if you want me to answer that, because I do know
22 a little bit about it from a building -- from
23 working at the building department.

24 MR. PAPETTAS: It's a monopoly.
25 We have laws in United States says not allowed to

1 be monopoly.

2 MR. MANFREDI: May I answer the
3 answer? Up to now we only had one carrier, but
4 recently there was a change in the federal laws
5 that govern cable companies, and we now have, are
6 going to have an additional carrier, Verizon,
7 that's going to be coming in and wiring the
8 building, so if any customer wants to switch they
9 can have them.

10 MR. PAPETTAS: How about like
11 antenna?

12 MR. MANFREDI: We do have Directv
13 on the roof at 39.

14 MR. PAPETTAS: No, we don't.
15 Coming here, I ask.

16 MR. MANFREDI: I thought we did.

17 MR. PAPETTAS: We have Verizon and
18 I ask he connect, and he says no.

19 MS. SARGENT: We don't have Dish
20 or Directv.

21 MS. GROSS: Can't have Dish
22 anyway. You need the dish.

23 COMMISSIONER CHERELLO: Are you
24 asking if you have an antenna you can hook into?

25 MR. PAPETTAS: We don't have

1 antenna, we used to have, we don't have anymore.
2 It's disconnected. But I'm talking about the
3 dish, you know, they put them up in the window,
4 on the roof.

5 COMMISSIONER DOUGHERTY: I don't
6 believe we are allowed to have that.

7 MR. MANFREDI: Sorry, I was
8 referring -- there's a Russian TV station. I was
9 mistaken. We do have the --

10 MR. PAPETTAS: Yes, but I'm not
11 Russian.

12 MR. MANFREDI: I understand that.
13 I was mistaken. There will now be within the
14 next 60 days an additional choice in Verizon in
15 addition to what we have.

16 MR. PAPETTAS: You know why I ask
17 that, I was with Cablevision. And I suppose to
18 have a special thing going on, and I sign a
19 contract for a year. Ten months before the end
20 of the year they send me a bill double. The next
21 month -- I'm sorry, two months before, they send
22 me a raise, \$3.00. \$3.00 is okay. Two months
23 later they come and double my price. It's not
24 only ten or five or 20 percent, they double it.
25 And besides they double it, they send me another

1 bill, \$35 extra. And I want to know, he says
2 that's because you run out of your promotion. I
3 says what is the \$3.00 you charging me two months
4 ago. That's for the sports channels. Who told
5 you I want sports channels? Why you ask me? You
6 want five million dollars from CBS to carry the
7 sports channels, football, and now I'm going to
8 give you \$3.00, for what? \$3.00 is four
9 percent. I said do you want the four percent
10 raise a year. He says, oh, it's my business what
11 I do with my workers. I was speaking to the
12 supervisor. I says you expect me to carry you.

13 COMMISSIONER VITOLO: You have a
14 choice.

15 MR. PAPETTAS: I call them just
16 for telephone. I have telephone with Vonage, and
17 Cablevision, make me, supposed to be giving me
18 the same rate they give me. And they was lie to
19 me. I was having from 1999, and I could make a
20 call anywhere in the world, I make a lot of calls
21 in Europe. I have the company for 20 years.
22 Cablevision came to me and says, we're going to
23 give you same thing. Okay. Once I have the
24 television converter, Internet, I get that too
25 with you. I dropped Vonage, and they came and

1 they give me \$60.

2 CHAIRPERSON WHITE: Now you got
3 competition.

4 MR. PAPETTAS: He says that's what
5 it is. I said, what do you mean, you make me
6 drop the other carrier for \$19.99, and you come
7 over here and ask me for \$60 for a phone? I call
8 Verizon, Verizon came up with \$64. Besides the
9 \$64 they want me to pay if I'm going to make
10 calls in Europe, 55 cents a minute extra.

11 CHAIRPERSON WHITE: Now you got
12 some competition. I think you're going to see
13 it's going to be a lot different. With the two
14 of them being able to come down --

15 MR. PAPETTAS: They want to bring
16 another company this year.

17 CHAIRPERSON WHITE: Verizon and
18 Optimum are in great competition.

19 MR. PAPETTAS: Verizon and
20 Optimum, one is next to the each other. They
21 communicate between them. And one day they raise
22 the prices, they got it all the same. We want
23 another company to come in here.

24 COMMISSIONER DOUGHERTY: I don't
25 know there are any in the area.

1 MR. PAPETTAS: They are in the
2 area.

3 CHAIRPERSON WHITE: They are, but
4 these buildings aren't equipped to do all those
5 disks.

6 MR. PAPETTAS: They come in the
7 housing authority. Even I call the FCC, and FCC
8 says to me it's illegal, they have to come there,
9 every company, they have to come there.

10 CHAIRPERSON WHITE: Maybe we will
11 have somebody look into that, sir. We will look
12 into it. Okay. But right now --

13 MR. PAPETTAS: The FCC told me if
14 you have any problem, you let us know, and we
15 take action. No, you don't have to take
16 action --

17 CHAIRPERSON WHITE: As long as
18 there's no defacing of the property or drilling
19 into the brick, all of those things have to be
20 considered. But we will look into it.

21 MR. PAPETTAS: All right. We will
22 see.

23 CHAIRPERSON WHITE: Are there any
24 more comments from the public?

25 Seeing none, we're going to close

1 the public portion at this time and move on to
2 the approval of the minutes. Can we get a
3 motion?

4 COMMISSIONER DOUGHERTY: I'll move
5 them.

6 CHAIRPERSON WHITE: Can we get a
7 second?

8 COMMISSIONER CHERELLO: I'll
9 second that.

10 (At this point in the proceedings
11 the roll call is taken with Chairperson White,
12 Commissioner Cherello, Commissioner Dougherty,
13 Commissioner Vitolo and Commissioner Holman
14 voting in favor of the motion.)

15 CHAIRPERSON WHITE: Okay. Our
16 executive report?

17 MS. GROSS: For public housing,
18 currently there are 17 vacancies project-wide,
19 and four are scheduled for moving in. But we
20 also, we're going to have a number of vacancies
21 coming in in September. Actually we have nine so
22 far to add to this number. And we're currently
23 in the REAC. We're getting ready to have REAC.
24 They're coming in on the 15th. So our
25 maintenance department is working on the REAC

1 things we need. And we have two men working on
2 these apartments. So it's going to take us some
3 time to get these apartments ready and prepared
4 for rental.

5 CHAIRPERSON WHITE: We did hire, I
6 might add, some additional people to come in and
7 help.

8 MS. GROSS: Actually we have one
9 other person that's working in the apartments.
10 He seems to be doing well. It's just him and one
11 other repair person that's doing the work with
12 these apartments. So it's going to take us
13 sometime until after REAC to really get these
14 things going. Because then we have to have all
15 our maintenance men back in these apartments to
16 repair them.

17 COMMISSIONER DOUGHERTY: How many
18 people do we have on the waiting list? Would it
19 make sense to bring some short-term help on?

20 CHAIRPERSON WHITE: I would
21 suggest that but we were talking budget. They
22 only have a limited amount of money to hire these
23 people to come in.

24 MS. GROSS: And for the families,
25 we have 296 people.

1 COMMISSIONER DOUGHERTY: If we're
2 not getting them -- not getting families in them,
3 we're not getting the money for them. And we
4 aren't spending the money to get them ready.
5 It's a vicious cycle. There's got to be some
6 kind of solution.

7 CHAIRPERSON WHITE: Can I ask a
8 question? The nine more that's coming up, do you
9 mean that nine more people moved out? And how
10 many of these are family units between the --

11 MS. GROSS: Most are seniors.

12 COMMISSIONER DOUGHERTY: Also a
13 lot of seniors on the waiting list.

14 MS. SARGENT: Yes, there is.

15 MS. GROSS: We're open every month
16 with the seniors.

17 MS. SARGENT: I'm good with
18 seniors. I'm just waiting for units.

19 CHAIRPERSON WHITE: Some people
20 are waiting, but they're waiting because you have
21 to do the police checks and that kind of thing.

22 MS. GROSS: Basically she's
23 prepared to move the people in, it's a matter of
24 getting the apartments ready.

25 COMMISSIONER DOUGHERTY: That's my

1 question.

2 MS. GROSS: The biggest problem is
3 preparing the apartments.

4 CHAIRPERSON WHITE: We've been
5 talking about this. I have been in touch with
6 Mrs. Leonora Gross about it, and my thing was
7 let's move them, but I was told there's concern
8 about finances. We don't have the finances to
9 hire extra people.

10 COMMISSIONER DOUGHERTY: Do we
11 need to hire full-time people? There's a million
12 people looking for jobs.

13 CHAIRPERSON WHITE: We don't have
14 money to hire a part-time person so we definitely
15 don't have money for full-time. But we got REAC
16 going, we got to pass the states, and we need
17 those apartments turned around quickly. It's a
18 lot of people -- there are people waiting. We do
19 know it. I'm in contact with you all the time.
20 And there are names that are being thrown every
21 day. But because of this REAC thing coming up
22 right now, it's got -- we do have -- I agree with
23 Commissioner Dougherty, we have to move them for
24 a whole lot of reasons. Because people need
25 them, because we need the money. We're going to

1 have to move those.

2 MS. GROSS: I've contacted HUD to
3 discuss these vacancies with our liaison, but she
4 has not gotten back in contact with me, so I'm
5 going to be calling her again tomorrow to talk to
6 her about the amount of vacancies that's come.
7 And because we have so many of them, we need to
8 at least let them know we have these vacancies
9 and why. It may not do anything, but at least
10 they know.

11 CHAIRPERSON WHITE: Can we have a
12 finance meeting this week? Because I want to
13 know if we can pull money from somewhere. I need
14 the vice chair there also. But I want to see if
15 we can find something, somewhere, because we got
16 to turn them around. That's too many vacancies.

17 COMMISSIONER DOUGHERTY: I'm
18 looking at this. Is this the reason this
19 apartment available since May is not filled, the
20 three bedroom?

21 COMMISSIONER CHERELLO: One of
22 them was severely damaged I think.

23 MS. GROSS: I didn't hear your
24 question.

25 CHAIRPERSON WHITE: Which one?

1 COMMISSIONER DOUGHERTY: The three
2 bedroom.

3 CHAIRPERSON WHITE: 1101 Flagler.

4 COMMISSIONER DOUGHERTY: It's been
5 available since May.

6 MS. GROSS: It needs to be totally
7 revamped, the floors, the cabinets, everything
8 needs to be done in that apartment. So what
9 happened is the apartments that we had that were
10 available -- not available, that were vacant in
11 May and June, maintenance, what they did is
12 prepared all of them. It's going to take a long
13 time to fix this particular apartment, so we
14 wanted -- we knew REAC was coming up, so we
15 wanted to get some of them out of the way and
16 rent them, that's why that one is still sitting.
17 But they're in there now with that one unit.

18 COMMISSIONER CHERELLO: They
19 skipped it because it would have taken so much
20 time, it would have hurt the other units, so they
21 jumped on the other units.

22 COMMISSIONER VITOLO: Why don't
23 we, going forward after we're done with the
24 inspections, to incentivize whoever turns over
25 the units. We're talking about raises tonight.

1 So we incentivize, maybe give a bonus or
2 something, or the other way, if you don't get the
3 units in time maybe you lose a little. Create a
4 program where we incentivize people to get them
5 done quicker.

6 COMMISSIONER DOUGHERTY: Have a
7 deadline for completion.

8 CHAIRPERSON WHITE: If we had
9 bonus money we could hire someone. I'm looking
10 for money to get some other hands in there to
11 help these guys.

12 COMMISSIONER VITOLO: Money is a
13 good incentive to get things done.

14 MS. GROSS: Like in September we
15 got nine vacancies. We got six -- is it six,
16 five or six repairmen. And not all of them are
17 in the apartments preparing them for rental
18 because you got so many other things going on
19 too. We really don't have enough staff in my
20 opinion. We don't have enough staff to get all
21 these -- and every so often you'll find a
22 problem. Last year we had the same problem. And
23 it takes us a long time to try to get them
24 ready. You know what I mean? So that's really
25 where the problem is. It's not that they won't

1 do it, because they do the apartments when
2 they're in them. We have so many at one time.

3 CHAIRPERSON WHITE: I understand.
4 I'm not putting down the staff. We are very
5 short-staffed. When you're talking 200 family
6 units, and you're talking all of the senior units
7 we have, and we only have five people that have
8 to do everything, not just fix apartments, we are
9 short-staffed. And I understand that. I was
10 just trying to figure out if we can have any
11 money anywhere where we can call in some
12 part-time people to come in and turn those
13 around. I did talk to you about it. And you
14 told me what the amount we had, the limit of the
15 amount. But I was trying to figure out if we
16 could find something somewhere. Because we got
17 to get these apartments --

18 COMMISSIONER DOUGHERTY: Are there
19 not state guidelines we have to meet in order to
20 turn the apartments around? And what would the
21 state guidelines be?

22 CHAIRPERSON WHITE: You mean time
23 frames?

24 MS. GROSS: It depends on the size
25 of the apartment. And so if you have a three

1 bedroom, if I'm not mistaken they give you five
2 days to turn it around.

3 COMMISSIONER DOUGHERTY: So we've
4 got this three bedroom since May.

5 MS. GROSS: But if we had not done
6 it the way we did it --

7 COMMISSIONER DOUGHERTY: I'm just
8 concerned they're sitting there.

9 COMMISSIONER VITOLO: Why don't
10 we let Lee come back to us with recommendations
11 for our next meeting, look at the options and
12 make a recommendation to us on what you think
13 would be best. Whether it's overtime, maybe
14 additional part-time staff, and give us your
15 opinion on what's the best bang for our buck and
16 get it done.

17 COMMISSIONER HOLMAN: If you're
18 saying this three bedroom, 1101 Flagler, is in
19 that bad of a shape, it pretty much needs to be
20 completely remodeled from the floor and
21 everything. So that would take more than one
22 human body to physically go in to be even do the
23 floors. So I can see why the time, why this is
24 still vacant. Because you don't have the staff
25 that you can put in just the one place when you

1 have all these other ones that need to be ready
2 for others to try to get in. So I can see
3 putting this one on hold. But to start filling
4 the ones that, especially like the seniors, we
5 can certainly try to work on getting those out of
6 the way so that that would free up some of the
7 guys to go in to be able to do this one
8 particular apartment.

9 MS. GROSS: And a lot of times in
10 Manahan Village, when we had vacancies, a lot of
11 times we had to put more than one man in those
12 units in order to turn them around in a
13 reasonable time.

14 COMMISSIONER HOLMAN: They need to
15 be done, but if you don't have the physical
16 bodies to do it, and/or the money, people aren't
17 going to work for free. And you can't take three
18 guys or two guys and put in one place, when you
19 need them to be here at 31, or they need to be at
20 39 trying to get some of the -- I mean, I see we
21 have how many move-ins, we have four move-ins for
22 October. And then we still have three that are
23 not -- so if you take and you put all the efforts
24 into this one apartment, which I mean I know we
25 need the three bedroom as well, but if you take

1 everybody and put them three or four into on
2 Flagler, what are you going to do with the ones
3 that are in 39 and also 31. I think it's easier
4 to fix those up and get a quicker return. That's
5 the turn-around.

6 COMMISSIONER VITOLO: Is everyone
7 on board with Lee studying it and crunching the
8 numbers and coming back with some
9 recommendations?

10 CHAIRPERSON WHITE: I'm on board
11 with that. I still say I would like to have a
12 finance meeting.

13 COMMISSIONER VITOLO: Sure, let's
14 have a finance meeting.

15 CHAIRPERSON WHITE: Just to see if
16 there's something we can squeeze. Because I
17 think they need help, they need some additional
18 help just to come in to turn them around. And
19 once they get turned around these guys will be on
20 their feet. They have too much to do. I know
21 about the repairs and all kinds of things that we
22 don't even think is -- that we don't know is
23 going to happen, water damage in apartments and
24 all these things. I think they need help. And I
25 think we need to see if we can find some money to

1 pull in some additional help.

2 COMMISSIONER HOLMAN: How many
3 work orders do they have, and you never know how
4 many work orders are going to come in, and you
5 have to do the work orders.

6 MS. GROSS: Sometimes we have to
7 pull a man to help the man that's doing the work
8 orders.

9 CHAIRPERSON WHITE: Exactly. I
10 just want to see if we can -- we will get back to
11 it.

12 COMMISSIONER DOUGHERTY: Do you
13 think with that we might have a little bit of an
14 evaluation of how much money we're losing from
15 not having them ready, to kind of look at the
16 whole picture. That's where my concern is. It's
17 like the cycle that we don't have the money to
18 fix the apartments so we can't get them filled so
19 we can't get the money. There's got to be a
20 solution in there.

21 COMMISSIONER HOLMAN: On that,
22 that depends on the income of the family that's
23 chosen. You can get a family that qualifies for
24 the three bedroom that income is very low, so
25 you're not going to be able to get that much

1 money. On the other hand you might get someone
2 who has a higher income, so we can't really say
3 how much money we're losing.

4 CHAIRPERSON WHITE: But we can say
5 we are losing money.

6 COMMISSIONER HOLMAN: But we can't
7 determine how much money we are losing.

8 MS. GROSS: Can't give you an
9 accurate number.

10 CHAIRPERSON WHITE: An overall.
11 We will get back to it. You'll study it and get
12 back to us, Lee.

13 MS. GROSS: Anymore questions
14 about that?

15 CHAIRPERSON WHITE: No.

16 MS. GROSS: The housing choice
17 voucher, we're currently at a 90 percent
18 (inaudible) voucher program, and there were no
19 new vouchers issued within the past month.
20 Maintenance, there was was a total of 253 work
21 orders for the month of August, all work
22 completed well within the finance guidelines.
23 And there was no finance meeting. Okay.

24 CHAIRPERSON WHITE: Thank you.
25 Any committee reports? I don't think we had any

1 meetings all summer. Old business?

2 MS. GROSS: The only old business
3 we had would be approving the June meeting
4 minutes, and the special minute meeting we had in
5 July.

6 CHAIRPERSON WHITE: Do we need to
7 put that on the floor now, Joe?

8 MR. MANFREDI: Yes.

9 CHAIRPERSON WHITE: So we are
10 going to make a motion to -- do we have it here
11 already in our resolutions or no? I'll just put
12 it on the floor. Can we put it on the floor, put
13 it on together with both months?

14 MR. MANFREDI: Yes, to ratify both
15 months.

16 CHAIRPERSON WHITE: I'd like to
17 make a motion that we approve the budget for July
18 and June. Are we talking June or -- we're
19 talking July and August. The special meeting?

20 MS. GROSS: The special meeting
21 and the June's meeting.

22 CHAIRPERSON WHITE: The June's
23 meeting and the July special meeting.

24 COMMISSIONER CHERELLO: These are
25 the minutes, not the resolutions.

1 CHAIRPERSON WHITE: Right. Okay.
2 I'd like to make a motion we approve the minutes
3 for the June -- the special meeting -- for the
4 June regular meeting and for the July special
5 meeting.

6 COMMISSIONER HOLMAN: I'll move
7 it.

8 CHAIRPERSON WHITE: Somebody
9 please second it.

10 COMMISSIONER CHERELLO: I'll
11 second it.

12 CHAIRPERSON WHITE: Roll call.

13 COMMISSIONER CHERELLO: Just a
14 question. I have April 22, not June. Is that
15 just a mistake?

16 MS. GROSS: Because I gave you
17 those in June because we didn't have a May
18 meeting. The April --

19 COMMISSIONER CHERELLO: In essence
20 we are accepting the April's minutes --

21 MS. GROSS: At the June's
22 meeting. The April's minutes would have been at
23 the June's meeting.

24 COMMISSIONER CHERELLO: That's
25 fine. I just didn't -- this came in my packet.

1 The April minutes came in my packet, not the June
2 minutes. That's all.

3 MS. GROSS: Right. Okay. Because
4 in April, those were the minutes for April. And
5 those minutes would have been approved in our
6 June meeting. We didn't have a May's meeting.
7 You follow me?

8 COMMISSIONER CHERELLO: I got you
9 now.

10 MS. GROSS: That's why those are
11 in there. We didn't have a meeting over the
12 summer.

13 COMMISSIONER CHERELLO: What are
14 we approving, June's meeting or April's?

15 MR. MANFREDI: April's meeting.

16 CHAIRPERSON WHITE: I need to
17 rephrase that.

18 MR. MANFREDI: Actually April's
19 meeting minutes.

20 COMMISSIONER CHERELLO: Earlier
21 when we approved our minutes, we approved
22 June's.

23 MS. GROSS: Right.

24 CHAIRPERSON WHITE: Let me take
25 that first motion off the table. I'd like to

1 make a motion we approve the April minutes and
2 the July special meeting.

3 COMMISSIONER DOUGHERTY: So moved.

4 COMMISSIONER CHERELLO: I'll
5 second that.

6 CHAIRPERSON WHITE: Roll call.

7 (At this point in the proceedings
8 roll call is taken with Chairperson White,
9 Commissioner Cherello, Commissioner Dougherty and
10 Commmissioner Holman voting in favor of the
11 motion, and Commissioner Vitolo sustained.)

12 CHAIRPERSON WHITE: Schedule of
13 bills.

14 COMMISSIONER CHERELLO: I'll make
15 a motion that we pay our bills.

16 COMMISSIONER DOUGHERTY: Second.

17 CHAIRPERSON WHITE: Roll call.

18 COMMISSIONER DOUGHERTY: I have a
19 quick question. I see we have a Bill's
20 Landscaping and Design on here. What do they do
21 and where do they do it? Are they the regular
22 mowing company?

23 CHAIRPERSON WHITE: I think so.

24 He goes to all of the --

25 COMMISSIONER CHERELLO: We

1 approved Bill back at the Ann Street, remember?
2 We approved Bill to do the landscaping at that
3 meeting.

4 COMMISSIONER DOUGHERTY: It's not
5 really landscaping, it's just mowing.

6 MS. GROSS: They mow, they do
7 trim, they do trim, and they just cut all the
8 grounds.

9 COMMISSIONER DOUGHERTY: Thank
10 you.

11 COMMISSIONER VITOLO: Where is the
12 geese?

13 COMMISSIONER DOUGHERTY: That's my
14 second question.

15 COMMISSIONER VITOLO: The lake,
16 where do the geese --

17 MS. GROSS: I haven't seen the
18 geese.

19 COMMISSIONER CHERELLO: We don't
20 have the geese because we have the dog down
21 there.

22 MS. GROSS: He comes like six
23 o'clock in the morning.

24 COMMISSIONER VITOLO: Do we really
25 need the geese?

1 CHAIRPERSON WHITE: Yes.

2 COMMISSIONER CHERELLO: I wondered
3 about that, because we've have had this gentleman
4 for quite sometime, and I thought to myself, gee,
5 a lot of places the geese problem is gone. Lo
6 and behold, I go down Martin Luther King one day,
7 there had to be 200 geese sitting in there. And
8 this is within the last four months. So maybe
9 the guy is feeding the geese. I don't know. He
10 gets down there with his dog and runs him
11 around.

12 COMMISSIONER DOUGHERTY: It's a
13 successful business, but I just wasn't sure. Is
14 it seasonal?

15 MS. GROSS: All year round.

16 CHAIRPERSON WHITE: It's like a
17 booby trap down there all year round. Geese
18 droppings all over the place.

19 COMMISSIONER CHERELLO: A lot of
20 places the geese problem is gone, but for some
21 reason, they're still down there, so --

22 COMMISSIONER VITOLO: Use around
23 the holidays to stock the food pantry.

24 CHAIRPERSON WHITE: I have to say
25 I don't see as many as I used to.

1 COMMISSIONER HOLMAN: But they're
2 still there.

3 CHAIRPERSON WHITE: Okay. So do
4 we have anymore questions on our schedule of
5 bills?

6 Roll call.

7 (At this point in the proceedings
8 roll call is taken with Chairperson White,
9 Commissioner Cherello, Commissioner Dougherty,
10 Commissioner Vitolo and Commission Holman voting
11 in favor of the motion.)

12 CHAIRPERSON WHITE: And to the
13 resolutions, Resolution 2013-15, a resolution
14 scheduled dates for board of commissioners
15 meetings for the fiscal year of 2014. Can I move
16 it?

17 COMMISSIONER DOUGHERTY: Moved.

18 CHAIRPERSON WHITE: Get a second.

19 COMMISSIONER HOLMAN: Second.

20 CHAIRPERSON WHITE: Roll call.

21 (At this point in the
22 proceedings roll call is take with Chairperson
23 White, Commissioner Cherello, Commissioner
24 Dougherty, Commissioner Vitolo and Commissioner
25 Holman voting in favor of the motion.)

1 CHAIRPERSON WHITE: And we did
2 have a special meeting on this, but the
3 resolution adopting the annual budget and capital
4 budget program.

5 COMMISSIONER DOUGHERTY: Move it.

6 COMMISSIONER HOLMAN: Second.

7 CHAIRPERSON WHITE: Any
8 questions? Roll call.

9 (At this point in the
10 proceedings roll call is take with Chairperson
11 White, Commissioner Cherello, Commissioner
12 Dougherty, Commissioner Vitolo and Commissioner
13 Holman voting in favor of the motion.)

14 CHAIRPERSON WHITE: Resolution
15 2013-18, resolution approving the FY 2013 capital
16 fund program annual statement.

17 COMMISSIONER DOUGHERTY: Moved.

18 MS. GROSS: No, that was 17. You
19 skipped one.

20 CHAIRPERSON WHITE: Did I skip
21 one? I'm sorry.

22 Resolution 2013-17, resolution
23 approving and authorizing the award of the
24 contract for accounting services to William
25 Katchen, Certified Public Accountant, LLC.

1 COMMISSIONER VITOLO: I have a
2 question.

3 CHAIRPERSON WHITE: I do too.
4 There was only one bid.

5 COMMISSIONER VITOLO: My question
6 just is, what did we pay him last year annually?

7 A VOICE: The same amount.

8 COMMISSIONER VITOLO: He's keeping
9 it the same? He didn't raise it at all?

10 A VOICE: No.

11 COMMISSIONER VITOLO: That's what
12 I wanted to know.

13 CHAIRPERSON WHITE: Anymore
14 questions?

15 Roll call.

16 (At this point in the
17 proceedings roll call is take with Chairperson
18 White, Commissioner Cherello, Commissioner
19 Dougherty, Commissioner Vitolo and Commissioner
20 Holman voting in favor of the motion.)

21 CHAIRPERSON WHITE: Resolution
22 2013-18, a resolution approving the FY 2013
23 capital fund program annual statement.

24 COMMISSIONER DOUGHERTY: I'll move
25 it. We will need a second.

1 COMMISSIONER HOLMAN: Second.

2 CHAIRPERSON WHITE: Any
3 questions?

4 COMMISSIONER CHERELLO: Just,
5 didn't we approve this at the special meeting?

6 COMMISSIONER DOUGHERTY: We
7 discussed it. I don't think we approved it.

8 COMMISSIONER CHERELLO: I thought
9 we had to approve it by law.

10 MR. MANFREDI: We did.

11 COMMISSIONER DOUGHERTY: Why is it
12 back on?

13 COMMISSIONER CHERELLO: We
14 approved it. Right, Joe?

15 MR. MANFREDI: We had to do the
16 initial introduction, and this is -- that's the
17 authorization to introduce it, and you sent it to
18 Trenton, and this is the final approval of it.

19 CHAIRPERSON WHITE: Roll call.

20 (At this point in the
21 proceedings roll call is take with Chairperson
22 White, Commissioner Cherello, Commissioner
23 Dougherty, Commissioner Vitolo and Commissioner
24 Holman voting in favor of the motion.)

25 CHAIRPERSON WHITE: Resolution

1 2013-19, a resolution approving and authorizing
2 the housing authority's issuance of a merit-based
3 raise for its employees of up to two percent
4 pending on annual review.

5 MR. MANFREDI: There's a motion to
6 go into closed session.

7 COMMISSIONER CHERELLO: I move
8 it.

9 COMMISSIONER DOUGHERTY: Did you
10 want to go forward with other business?

11 CHAIRPERSON WHITE: I don't see
12 anybody else here. I was going to say if there
13 was a second public portion. But since it's
14 closed, we've already closed it. Correct?

15 MR. MANFREDI: Yes, the vote has
16 been taken, so any discussion is now in closed
17 session. We have to ask everyone to step out.

18 COMMISSIONER VITOLO: We didn't do
19 a roll call. We moved it. I moved it.

20 COMMISSIONER DOUGHERTY: I
21 second.

22 CHAIRPERSON WHITE: Roll call.

23 (At this point in the
24 proceedings roll call is take with Chairperson
25 White, Commissioner Cherello, Commissioner

1 Dougherty, Commissioner Vitolo and Commissioner
2 Holman voting in favor of the motion.)

3 (At this point in the proceedings
4 the Board enters into closed session.)

5 (The following Public Session
6 continues.)

7 CHAIRPERSON WHITE: So we're back
8 into public session. And Joe, I'm going to ask
9 you to read that revised resolution.

10 MR. MANFREDI: Resolution 2013
11 shall be revised in essence to provide the
12 following, that the executive director will
13 provide to the board a number that's included in
14 our budget representing the total cost of an
15 entire across the board two percent raise, that
16 she will complete her evaluation and
17 recommendations on the merit-based raise and
18 present those to the personnel committee, the
19 time to be established once her task is
20 completed. And then the matter will be addressed
21 by the full board at our October meeting, and the
22 full board will make a final decision on those
23 merit-based increases. In addition to that, any
24 additional financial information necessary will
25 also be provided to the personnel committee to

1 the full board.

2 On the issue of the executive
3 director, the personnel committee will also meet
4 and make a recommendation to the full board on a
5 merit-based increase for the executive director.

6 CHAIRPERSON WHITE: Can we move
7 that?

8 COMMISSIONER VITOLO: I move it.

9 COMMISSIONER DOUGHERTY: Second.

10 CHAIRPERSON WHITE: Roll call.
11 (At this point in the proceedings roll call is
12 take with Chairperson White, Commissioner
13 Cherello, Commissioner Dougherty, Commissioner
14 Vitolo and Commissioner Holman voting in favor of
15 the motion.)

16 CHAIRPERSON WHITE: Okay. And
17 we're going to new business. Any new business?

18 MR. MANFREDI: Just want to alert
19 the board prior to the meeting I swore Ms.
20 Dougherty in as a commissioner since she was
21 recently reappointed to the board.

22 CHAIRPERSON WHITE:
23 Congratulations.

24 MR. MANFREDI: I'll send a letter
25 to the clerk of the county notifying them you

1 have been sworn in.

2 COMMISSIONER DOUGHERTY: Thank you
3 very much, Joe.

4 COMMISSIONER VITOLO: I have one
5 more new business -- well, it's old business.
6 And I don't want to be a killjoy joy, but I want
7 just to know what the update on the search for an
8 executive director is.

9 CHAIRPERSON WHITE: You know what,
10 Frank, for once you're on board. But we have all
11 discussed that. And it's going to be an urgency
12 at this point to get somebody here. So as soon
13 as we can get situated for a meeting, I'm going
14 to talk to Joe, I talked to him tonight, and
15 we're going to set up something and start our
16 search immediately. We do need to get somebody
17 on board. And I'd like him on board before the
18 end of this year.

19 COMMISSIONER VITOLO: I appreciate
20 that, and I concur it's important we get this
21 process started as soon as possible.

22 CHAIRPERSON WHITE: You're
23 absolutely right.

24 COMMISSIONER VITOLO: You got that
25 down?

1 CHAIRPERSON WHITE: He is
2 absolutely right.

3 COMMISSIONER VITOLO: I'm going to
4 put that in a frame.

5 COMMISSIONER CHERELLO: On that
6 same topic, I think it would be important that we
7 met as a group and figure out just where we are.
8 That will save us time as we get into the
9 process. So maybe we want to -- maybe we get can
10 get Ann Street for a few hours one day to just go
11 over everything.

12 COMMISSIONER DOUGHERTY: Can we do
13 that as a board or --

14 MR. MANFREDI: If it's more than
15 four we have to have it as a caucus meeting.

16 CHAIRPERSON WHITE: Is that like a
17 special meeting like we had before? Can I have a
18 retreat somewhere?

19 MR. MANFREDI: As long as no
20 action is taken, no formal action.

21 COMMISSIONER CHERELLO: No formal
22 action, but we can hash out whether or not we
23 want to pay relocation fees, and what we want is
24 our salary range. Much the same as we did down
25 at Hamilton Park.

1 CHAIRPERSON WHITE: Exactly.

2 COMMISSIONER CHERELLO: That's
3 what I'm saying.

4 CHAIRPERSON WHITE: That's what I
5 want to do, something like Hamilton Park again.
6 And I think we need to do that -- I want to do it
7 in the month of October if we can. I mean, I
8 know we got a lot going on with the raises, but I
9 do think there's an urgency at this point.

10 COMMISSIONER DOUGHERTY: I would
11 have to agree with that. I'm traveling the mid
12 two weeks in October. I'm here the first week
13 and last week.

14 CHAIRPERSON WHITE: It would have
15 to be the last week of October. We will look at
16 that. And I'll ask somebody to set it up. I'll
17 talk to the secretary and see if we can -- Lee
18 actually, and have it set up so we can go maybe
19 to Hamilton Park again.

20 COMMISSIONER CHERELLO: We don't
21 want to spend that money. Why don't we just --

22 CHAIRPERSON WHITE: Go to Ann
23 Street?

24 COMMISSIONER CHERELLO: Go to Ann
25 Street, reserve Ann Street. I mean, we're

1 talking about maybe not giving people raises. I
2 don't want to spend \$500 on a retreat or \$1,000.
3 Let's go to Ann Street. That's all we need. We
4 can get in there and hash this out. We're going
5 to need Joe.

6 COMMISSIONER DOUGHERTY: Does Joe
7 do pro bono work?

8 CHAIRPERSON WHITE: Talking
9 spending money.

10 CHAIRPERSON WHITE: I don't think
11 that we really need Joe at the hash meeting, I
12 think we need Joe after we come up with whatever
13 solutions that or -- I don't know if we need him
14 there.

15 COMMISSIONER DOUGHERTY: I think
16 maybe we do because of what's going on in the
17 other authorities, and his experience and stuff
18 like that. We may go down a road that he may
19 have had experience with.

20 CHAIRPERSON WHITE: I'm not
21 questioning his experience. I'm saying what you
22 said you wanted to discuss, what we want to do in
23 terms of do we want to allocate traveling fees, I
24 think those are things we can discuss among
25 ourselves.

1 MR. MANFREDI: I can give you
2 something in advance. We do have HUD limitations
3 on all these things. I can give you the
4 parameters.

5 CHAIRPERSON WHITE: Then we have
6 our budget guideline. We have what we want to
7 spend in our budget. So I don't see --

8 COMMISSIONER CHERELLO: Joe, if
9 you can --

10 MR. MANFREDI: Salary and
11 benefits, so you have it. Also there are
12 salary -- there's still our salary comparability
13 charts. My concern is we will still run into a
14 situation where you have got people at other
15 agencies making more. Why don't I give it all to
16 you and see.

17 COMMISSIONER VITOLO: My travel
18 schedule is pretty wide open other than Walmart
19 and King's.

20 CHAIRPERSON WHITE: So we're going
21 to set up for the last week of October.

22 MR. MANFREDI: Lee is out.

23 MS. GROSS: I don't come back
24 until November the 4th I think.

25 CHAIRPERSON WHITE: Do we need Lee

1 there to discuss --

2 COMMISSIONER DOUGHERTY: I don't
3 think so.

4 CHAIRPERSON WHITE: We don't need
5 her. I don't think this is going to be our only
6 meeting. This is going to be our initial
7 meeting. I don't think we need her there.

8 COMMISSIONER CHERELLO: All
9 right.

10 CHAIRPERSON WHITE: We do need her
11 to set up the room.

12 MS. GROSS: The room. And it's
13 going to be Ann Street?

14 CHAIRPERSON WHITE: I don't really
15 like going to Ann Street. I would have liked to
16 have a different type of atmosphere.

17 MS. GROSS: Maybe you can consider
18 maybe one of the developments.

19 COMMISSIONER CHERELLO: I don't
20 care. Just set up a room someplace.

21 (Discussion takes place among
22 Board.)

23 CHAIRPERSON WHITE: I don't see
24 any of our liaisons here tonight. Did I open up
25 the second portion yet? Yes, I did that. Move

1 for adjournment.

2 COMMISSIONER VITOLO: Second.

3 CHAIRPERSON WHITE: Thanks, Joe.

4 (Meeting was adjourned.)

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C E R T I F I C A T E

I, BETH A. BENSON, LICENSE NO. XI01373, a Notary Public and Certified Shorthand Reporter of the State of New Jersey, do hereby certify that the foregoing is a true and accurate transcript of the testimony as taken stenographically by and before me at the time, place and on the date hereinbefore set forth, to the best of my ability.

I DO FURTHER CERTIFY that I am neither a relative nor employee nor attorney nor counsel of any of the parties to this action, and that I am neither a relative nor employee of such attorney or counsel, and that I am not financially interested in the action.

BETH A. BENSON
Notary Public of the
State of New Jersey

My Commission Expires May 7, 2017
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