

MORRISTOWN HOUSING AUTHORITY
BOARD OF COMMISSIONERS
31 Early Street
Morristown, NJ 07960
Monday, March 28, 2016
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:

MICHAEL A. CHERELLO, Chairman
DOROTHY HOLMAN, Vice-Chairman
VERA WHITE, Commissioner
MARION E. SALLY, Commissioner
JEANINE CRIPPEN, Commissioner
TERESA RODRIGUEZ, Commissioner

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

ROY ROGERS, Executive Director
LIZETH TAVERAS, Administrative Specialist
TIMOTHY P. DOUGHERTY, Mayor
JEAN WASHINGTON, Accounts Manager
DOUGLAS PRIESTER, Operations Manager
DARLINGTON POUNDER, Senior Mechanic
HILIARI B. DAVIS, Council Liaison

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

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BY: JOSEPH MANFREDI, ESQ.
Attorney for the Morristown Housing Authority
REPORTED BY BETH A. BENSON, Certified Court Reporter

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1 CHAIRMAN CHERELLO: I, Michael
2 Cherello, chairperson of the Board of
3 Commissioners of the Housing Authority of the
4 Town of Morristown, presiding officer at this
5 meeting do hereby state it is now 6:03 in the
6 evening on March 28th, 2016, and we are
7 convening at 31 Early Street, Morristown, New
8 Jersey. And I do hereby announce publicly that
9 proper notice of this regular meeting has been
10 provided in accordance with the New Jersey Open
11 Public Meetings Act.

12 Roll call.

13 (Roll call was taken with all members
14 noted being present.)

15 CHAIRMAN CHERELLO: Pledge of
16 Allegiance.

17 (Flag was saluted.)

18 CHAIRMAN CHERELLO: Moment of silence.

19 (A moment of silence is observed.)

20 CHAIRMAN CHERELLO: At this time we'll
21 have a reorganization. Mr. Manfredi, do you
22 want to take over?

23 MR. MANFREDI: I'd just like to
24 indicate for the record that at our last meeting
25 we did seek to have our annual reelection of

1 officers. Under our bylaws, specifically
2 Section One, Article Two, position of chair and
3 vice chair are indicated to be for one year, and
4 then elections are to be held at the annual
5 meeting. We did not have a board meeting on our
6 annual meeting, and therefore at the next
7 available meeting we did hold an election which
8 did not yield four affirmative votes for a chair
9 and vice chair, and therefore under our bylaws
10 the individuals currently holding those
11 positions still serve. I'd like to call again
12 for election of officers which is required under
13 our bylaws. Is there any question before we
14 proceed?

15 COMMISSIONER WHITE: I do. Can I
16 nominate the same person I nominated before?

17 MR. MANFREDI: Yes. Basically what
18 we're doing is we are going to repeat the
19 process, since the process failed to yield four
20 votes last time. There's no restriction on any
21 commissioner's ability to nominate or vote.

22 So we're going to open the floor to
23 nominations for the position of chairperson.

24 COMMISSIONER WHITE: I'd like to
25 nominate Marion Sally.

1 COMMISSIONER HOLMAN: I second.

2 MR. MANFREDI: Are there any other
3 nominations for the position of chairperson?

4 COMMISSIONER CRIPPEN: Can I nominate
5 Mike to continue?

6 MR. MANFREDI: Yes. Are there any
7 further nominations for the position of chair?

8 I'm going to close the nominations for
9 the position of chair. And we will start out by
10 having a vote then for the first person
11 nominated, Ms. Sally. Do you want to call the
12 roll?

13 (Whereupon, roll call was taken with
14 Commissioners Cherello, Crippen and Rodriguez
15 voting no, Commissioners Holman, White and Sally
16 voting yes.)

17 MR. MANFREDI: The vote fails because
18 we're required to have four affirmative votes.

19 So vote for Mr. Cherello as
20 chairperson.

21 (Whereupon, roll call was taken with
22 Commissioners Cherello, Crippen and Rodriguez
23 voting yes, Commissioners Holman, White and
24 Sally voting no.)

25 MR. MANFREDI: Vote fails, therefore

1 Mr. Cherello remains in the position of chair
2 under our bylaws.

3 For the position of vice chair, open
4 the floor for nominations of the position for
5 vice chair.

6 COMMISSIONER WHITE: I'd like to
7 nominate Commissioner Holman as vice chair.

8 MR. MANFREDI: Is there a second?

9 COMMISSIONER SALLY: I second it.

10 MR. MANFREDI: Are there any other
11 nominations for the position of vice chair?

12 We will close the nominations, and have
13 a roll call vote for Ms. Holman as vice
14 chairperson, please.

15 (Whereupon, roll call was taken with
16 Commissioners Cherello and Rodriguez voting no,
17 Commissioners Crippen, Holman, White and Sally
18 voting yes.)

19 MR. MANFREDI: Four votes for Ms.
20 Holman as vice chair. Congratulations, Ms.
21 Holman, you're now elected as vice chair for
22 another year.

23 COMMISSIONER HOLMAN: Thank you.

24 MR. MANFREDI: We will therefore close
25 the election of officers. So the record is

1 reflected correctly, Ms. Holman has been elected
2 to another year, Mr. Cherello remains in place
3 under our bylaws since there were not four
4 affirmative votes either way.

5 COMMISSIONER WHITE: And so after this,
6 can I ask a question? Mr. Cherello, he's a
7 holdover, but now do we take this vote again for
8 chair, or does he still stay a year, because he
9 did not get elected.

10 MR. MANFREDI: No, our bylaws don't
11 actually provide that. Since Ms. Holman was
12 actually elected her one year will start today.
13 She had been in a holdover status since the end
14 of the first year. For the position of chair
15 the bylaws actually state that the person shall
16 hold office for one year or until their
17 successors are elected and qualified but no more
18 than two successive terms. So the answer is
19 yes, we're going to repeat this process until
20 someone receives the required four affirmative
21 votes. If the votes fail Mr. Cherello will
22 remain in place.

23 COMMISSIONER WHITE: Thank you.

24 MR. MANFREDI: Thank you everyone.

25 CHAIRMAN CHERELLO: We are now on the

1 public comments. Please step up to the
2 microphone, state your name, address.

3 MARY BOOZE: Mary Booze, 3209 Flagler
4 Street. First I have a question.

5 COMMISSIONER WHITE: Excuse me. Before
6 we get into the -- and I know we're going into
7 the open session, but I don't know why this
8 attorney is sitting at our chair -- is this
9 legal? I mean, I understand you're here to
10 represent Mr. Rogers, but I think you can
11 represent him from out there. But Joe, give us
12 that legal opinion, because he's not elected and
13 he's not appointed.

14 MR. ROGERS: I'd just like to say that
15 I'm a little bit handicapped right now, and that
16 should end in another month or so, but he's my
17 personal attorney, and --

18 COMMISSIONER WHITE: I understand.

19 MR. ROGERS: -- I don't want to get up
20 and walk across the room to talk to him. I
21 appreciate your cooperation.

22 MR. MANFREDI: That is the request just
23 so the board is aware, I received earlier from
24 Mr. Rogers about an hour ago that due to his
25 handicap Mr. Zayas would be unable to remain --

1 or it wouldn't be suitable for Mr. Rogers to get
2 up and speak with Mr. Zayas if he was seated
3 where the public is tonight.

4 COMMISSIONER WHITE: I know he sat here
5 before, and I didn't think that was legal.
6 That's why I asked the question. Our attorney
7 here is representing us, I asked him.

8 MR. ZAYAS: I'm aware of no rule that
9 says an executive director may not have his own
10 personal attorney.

11 COMMISSIONER WHITE: No, no, he already
12 spoke for us. He's our attorney for this board.
13 I'm talking to my attorney.

14 CHAIRMAN CHERELLO: The issue has been
15 settled. Let's continue.

16 MARY BOOZE: I have a lot of questions,
17 and I don't want to spend the whole night
18 hearing about this attorney for Roy or whatever.
19 My question is, I want to ask Mr. Manfredi, who
20 does he represent?

21 MR. MANFREDI: I represent the board.

22 MARY BOOZE: Because I have been coming
23 to this commissioners meeting now for several
24 months, and so far I've not seen, got a chance
25 to see anything different, and that I felt

1 should be happening. We've been voting for a
2 chairperson now since probably September.

3 CHAIRMAN CHERELLO: September.

4 COMMISSIONER WHITE: October.

5 MARY BOOZE: We've been trying to get a
6 chairperson. We haven't had a meeting since
7 September. And we come -- we had one in
8 January, but that wasn't a meeting for me. And
9 we got a new commissioner sitting on the board.
10 And never got a chance to meet Ms. Teresa, we
11 never got a chance to meet her. But I wanted to
12 say that I'm very disappointed the way we
13 handling everything here lately. Teresa is the
14 resident commissioner, just in case nobody
15 informed her of her duties. She do represent
16 the residents. She don't support the housing
17 authority. She's here for the residents. And
18 when I say resident, that's me, because I am a
19 resident of Manahan Village. So when we still
20 trying to find a chairperson, and I see Ms.
21 Teresa voting no, it really upsets me, because
22 now it's time that we fill that seat. And like
23 I said, since September we haven't had a
24 meeting. Roy gave one in January which wasn't
25 beneficial to me, because I don't come to

1 meetings on Thursday when it's supposed to be on
2 the fourth Monday. So that's one thing.
3 Manfredi told me who he represent, who
4 represents the tenants. Manfredi, can you tell
5 me that?

6 MR. MANFREDI: Who represents the
7 attorney?

8 MARY BOOZE: The residents?

9 COMMISSIONER WHITE: We do. We all
10 supposed to.

11 MARY BOOZE: The four or five
12 commissioners that we have that have a chance to
13 speak, I have a big concern about the resident
14 center, I have a big concern about the \$250,000
15 we got for the cameras, I have a big concern
16 about the lighting in Manahan Village, the
17 parking in Manahan Village. Put big signs up, a
18 lot of words, no meetings. I didn't know we
19 have two commissioners that's on buildings and
20 grounds. I never got a chance to see them out
21 in the winter when the snow was knee deep, and
22 we was out there. I couldn't get out of my
23 house on Saturday until Sunday around four. I
24 couldn't even open my front door. But we have
25 two commissioners that's on buildings and

1 grounds. I was very disturbed. I talked to
2 Roy. He said that he couldn't do nothing about
3 it. I talked to Sonny, I'm still locked up in
4 my house. That's not feasible with me. I pay
5 rent every month. And I want some of the things
6 in life to happen. So I'm very disturbed. I'm
7 very disturbed we didn't get a commissioner
8 tonight, I mean a chairperson tonight. I know
9 the town went through their changes, the
10 holdover, get this, do that, because of Roy
11 wanting to select who he wanted to be his boss.
12 For 30 some years or 40 years I have been here
13 the commissioners was always the director's
14 boss. Now the tables have turned. Roy is the
15 commissioners' boss from what I can see, because
16 he's calling the shots. That need to stop ASAP.
17 It's not fair to the residents. Because we need
18 a voice.

19 If you lock up the resident center in
20 September, I think it was September, I have a
21 problem with that. Never told me that I wasn't
22 going to be working at the resident center in a
23 month. You told me at the meeting, you didn't
24 tell me then. You read your report that we
25 would not be having the people to work at the

1 resident center. I was very, very upset. And
2 I'm still upset. Because I went in the building
3 the other day to see what was going on. The
4 steam table is full of water, the building when
5 you went walk in you smell gas. It was a
6 complete disaster over there. Hired a
7 maintenance man to come in and take care of the
8 building overtime when you had me working there
9 for \$200 a month. You never called me in to
10 say, Mary, we not going to use you anymore to do
11 that. We going to let Lizeth do that. I don't
12 know what Lizeth know about the building. Right
13 now I can say neither one of you people sitting
14 up there know how to operate it anyway. But you
15 rent the building, you don't tell the people
16 they can't use the kitchen, the refrigerator is
17 broke, the steam table is full of water, that's
18 broke. And I can recall Roy telling me that he
19 just paid \$5,000 to have the kitchen taken care
20 of. I don't know where he put the \$5,000 at,
21 but it wasn't in Manahan Village kitchen at 23
22 Clyde Potts Drive. These things need to stop.
23 I mean, we can't continue to just sit back and
24 wait on something to happen at 23 Clyde Potts
25 Drive. We can't even get in our own building

1 that the federal government gave 1.2 million
2 dollars for the residents to have a building to
3 go in, and in order to get in the building you
4 got to call Lizeth or whoever and see if
5 somebody could open the door and let us in. I
6 never heard of such things, especially you got
7 residents living there, when you had a resident
8 was working there. I'm not pleased with that.
9 And I want Roy to know, and I want five, six,
10 whatever commissioners to know. This not
11 feasible. It got to stop. Because as a
12 resident of Manahan Village I like to see a
13 difference. I asked Roy why didn't we have a
14 staff to take Teresa around to see the building,
15 to introduce her, he said, oh, I'm going to
16 bring her down there. She haven't gotten there
17 yet. She had to go back to her country. Good,
18 I'm glad she came back from her country, and I'm
19 glad she -- and she need to know right now that
20 she do represent me as a resident commissioner.
21 So just in case nobody ever got that through to
22 you, you do not represent Roy and the rest of
23 them people. After I finished with you voting
24 on different things, I will be back at the mic.
25 Thank you.

1 CHAIRMAN CHERELLO: Any other resident
2 have any comments. State your name, address.

3 VICTOR ALEXANDER: Victor Alexander, 39
4 Early Street, apartment 17. The building the
5 last four months changed the floors and painted
6 all the corridors and lobbies, very nice. Now
7 it looks much better than it did before. Before
8 we had some furniture, some pictures, some
9 flowers in our corridors, now everything is
10 empty. When do we have new furniture promised
11 to us. And the grounds would be the same as
12 they were, which it's only -- and there are some
13 minor problems, the windows, paint in the
14 windows was left old dirty paint on the windows.
15 It should be painted I suppose. There's a
16 problem from the rubbish in the corridors. It
17 shouldn't be done. It's just a -- I would like
18 to know when you have new furniture.

19 COMMISSIONER HOLMAN: Mr. Alexander,
20 excuse me, you said the paint on the windows,
21 what are you saying, the windows are not
22 painted?

23 MR. ALEXANDER: No.

24 COMMISSIONER HOLMAN: The hallways were
25 painted and --

1 MR. ALEXANDER: Except the windows.

2 COMMISSIONER HOLMAN: Everything except
3 the windows?

4 MR. ROGERS: The job is not completed
5 yet. We still have to go through the punch
6 list. And also Mr. Priester, Mr. Pounder and
7 myself are working on seeing what we can do with
8 the hallways as far as pictures and furniture
9 and everything.

10 CHAIRMAN CHERELLO: Any other
11 residents? Step up, name, address.

12 KELLY MONTES: My name is Kelly Montes.
13 I'm not a resident of Manahan Village. However,
14 that is why I'm here. I applied to Manahan
15 Village in January of 2005. My daughter was
16 three months old, she's now 11. I called every
17 single year, sometimes twice a year. Sometimes
18 I showed up to the offices here expressing my
19 concern, and trying to figure out why my name
20 has not been called to the list. I've seen
21 many, many apartments down in Manahan Village,
22 as my daughter's best friends with several girls
23 down there. We are part of the Sophisticated
24 Steppers, which is part of People Helping
25 People, which used to utilize the resident

1 center. We have -- I have -- I'm actually a
2 fifth generation of -- fifth of six generations
3 to reside in Morristown. I feel that the point
4 of the housing authority is to help people like
5 myself who have ties to the community. I found
6 myself in homeless situations over the years.
7 I've stayed with friends. I have been stable in
8 my own apartment. But to be able to have an
9 apartment in Manahan Village would be a big help
10 to myself and my daughter. But I'd like to say
11 that up until 2014 when I had reached out to the
12 mayor's office to ask if they can maybe help
13 investigate this for me, Kristin was very
14 helpful. 2014 I actually changed my address.
15 My address on file with the housing authority
16 had been the same address for nine years. I
17 updated that in 2014 via Daisy, who confirmed
18 that I was still active on the list, took my new
19 information. By the time 2015 came around when
20 I reached out to the mayor's office, the answer
21 they got back was that they had reached out to
22 me in 2013 and I did not respond. And that
23 could not be further from the truth. So I would
24 like specific details, proof of service,
25 anything they say they sent to me or got

1 returned, because here we are ten years later
2 and I still have no housing. Thank you.

3 CHAIRMAN CHERELLO: Thank you.

4 COMMISSIONER CRIPPEN: Ms. Montes, on
5 your calls to the housing authority during any
6 of those years, were you ever given an update on
7 where you are on the waiting list?

8 MS. MONTES: I was told I'm current,
9 I'm still on the list, I have to wait my turn.
10 I've asked in terms of can you give me a number,
11 I was told that's no longer allowed to be given
12 as to what specific number on the list, as to
13 who's above me, who's below me.

14 MR. ROGERS: I have your name, and I'll
15 check that out tomorrow.

16 COMMISSIONER WHITE: I have a question.
17 Maybe Mr. Priester can answer it for me. If she
18 had some returned mail to the housing authority,
19 because she said that she was there for nine
20 years, where does that mail -- do you have an
21 envelope or file where you would put it that
22 says returned?

23 MR. PRIESTER: It usually goes in the
24 applicant file. If the letter is returned to us
25 with a sticker, we put that in the application

1 file.

2 COMMISSIONER WHITE: So if she calls,
3 would she be informed -- because she said she
4 wants to see if that's --

5 MR. PRIESTER: That's my practice. If
6 they do call, this is the reason why, and I give
7 them the opportunity to update.

8 COMMISSIONER WHITE: Okay.

9 MS. MONTES: One thing I would like to
10 add is that even though we were told after the
11 fact that they reached out to me in 2013, from
12 January of 2005 to whatever month in 2013 is
13 still too long to be on a waiting list
14 regardless of what happened after the fact, all
15 those years.

16 COMMISSIONER WHITE: You're right.

17 MR. ROGERS: I'd like to add one more
18 thing. We have, of course HUD has some pretty
19 stiff regulations, but we have some language in
20 our admissions and occupancy policy. And if
21 you're homeless you go to the top of the list.
22 And if I had known about that, but I've only
23 been here a little over a year, but again, let
24 me review the situation, and I'll get back to
25 you. All right.

1 MS. MONTES: Thank you.

2 MR. ROGERS: Thanks for bringing it to
3 our attention.

4 COMMISSIONER SALLY: Director Rogers, I
5 have a question. I heard you say when you're
6 homeless you go to the top of the list.

7 MR. ROGERS: We put you in housing,
8 there's language in the admissions and occupancy
9 policy if you're displaced --

10 COMMISSIONER SALLY: I thought those
11 federal preferences were no longer. The housing
12 authority to my knowledge has voted
13 on preferences.

14 MR. ROGERS: No one ever revised the --

15 COMMISSIONER SALLY: Yes, it was
16 revised, and there are some preferences,
17 Morristown residents, working preferences.

18 MR. ROGERS: I agree.

19 COMMISSIONER SALLY: Grandparents
20 preferences.

21 MR. ROGERS: I'm surprised she's been
22 on the list since 2005.

23 COMMISSIONER SALLY: I'm surprised.
24 That's ridiculous. I'm commenting to the
25 comment you made. And I don't think that's

1 accurate. There are no more federal preferences
2 for homeless.

3 MR. ROGERS: I have to go by the
4 current admissions and occupancy policy.

5 COMMISSIONER SALLY: I'm aware of that,
6 unless you have changed it in the last year.

7 MR. ROGERS: I haven't changed it.

8 COMMISSIONER WHITE: I do know this,
9 Commissioner Sally, when I was homeless, they
10 said that was the preference on -- the homeless,
11 of course I was working, I was homeless, and I
12 lived in Morristown. But they said that took me
13 to the top of the list. When I moved down in
14 Clyde Potts Drive, that's what they told me.

15 COMMISSIONER SALLY: That was years
16 ago.

17 COMMISSIONER WHITE: No, that was just
18 two years. When I moved in Clyde Potts Drive
19 two years ago, I was told I was -- I could go to
20 the top of the list because I was homeless, I
21 worked in Morristown, and I lived in Morristown.
22 That's what I was told.

23 COMMISSIONER SALLY: Who told you that?

24 COMMISSIONER WHITE: Whoever was
25 running the office at that time.

1 COMMISSIONER SALLY: Because I know
2 federal preferences, it was homeless, 50 percent
3 of your income, you know, and HUD no longer did
4 that because of the fact of so many people being
5 displaced. So over the years they allowed the
6 housing authority to set their own preferences.

7 COMMISSIONER WHITE: Cynthia Sargent
8 told me that actually.

9 COMMISSIONER SALLY: Working
10 preference, for people who worked, of course if
11 you're Morris County or Morristown resident you
12 get first preference. Second preference is if
13 you worked, third preference is you didn't have
14 to live in Morristown but if you worked in
15 Morristown that was considered a preference.
16 And then there was a grandparents preference.

17 COMMISSIONER WHITE: Either way I met
18 two of them, so it doesn't really matter.

19 COMMISSIONER HOLMAN: It's been a
20 little over a year when you approached me about
21 your situation?

22 MS. MONTES: Yes.

23 COMMISSIONER HOLMAN: And I asked had
24 you updated your information, and you said you
25 had, and I told you to come over and make sure

1 your information was correct, and they then told
2 you that the information was correct, and they
3 had to go through their procedures, and it would
4 be a two to three year waiting list?

5 MS. MONTES: Yes.

6 COMMISSIONER HOLMAN: After she'd been
7 on the wait waiting list for --

8 MS. MONTES: January 2005, I stood in
9 the rain for five hours with a four month old to
10 get on the list.

11 COMMISSIONER HOLMAN: And I know I
12 called, and they said it was the waiting list
13 that she had to wait for.

14 COMMISSIONER CRIPPEN: Can I ask a
15 question about the waiting list? Is it still
16 original paper format or has it been migrated to
17 a computer system?

18 MR. ROGERS: Computer within the last
19 six months or so.

20 MR. PRIESTER: Six months I
21 computerized it.

22 COMMISSIONER CRIPPEN: So it should be
23 completely updated.

24 MR. ROGERS: Yes.

25 CHAIRMAN CHERELLO: Any other public

1 comments?

2 MARY BOOZE: Can I come up again.

3 CHAIRMAN CHERELLO: No. Seeing none we
4 will now move on to approval of minutes. Can I
5 have a motion on the approval of minutes from
6 January. Your minutes were in your packet for
7 February.

8 COMMISSIONER WHITE: I move it.

9 CHAIRMAN CHERELLO: Do I have a second?

10 COMMISSIONER SALLY: I second.

11 CHAIRMAN CHERELLO: Okay. We have a
12 motion and a second for approval of minutes.
13 Roll call, please.

14 (Roll call was taken with all voting in
15 favor.)

16 CHAIRMAN CHERELLO: Executive report.

17 MR. ROGERS: I turned in a written
18 report last week. And I would just like to
19 highlight a couple of things. I'm pleased to
20 announce that HUD grades us on both the public
21 housing side and Section Eight side, and the
22 public housing side went up maybe five points,
23 which was good, but the Section Eight side, Mr.
24 Priester's been in charge of for many years,
25 came up to 90 from 72, and HUD considers that

1 very high. So I congratulate him. As far as on
2 the housing side, Mr. Pounder's people as well
3 as our administrative staff has done a good job
4 in order for us to get an increase in our grade,
5 which they did, which I appreciate that.

6 Also we took the opportunity to do
7 towing at Manahan Village again last week, and
8 I'm surprised at the number of vehicles that
9 continue to be towed. And I also sent out a
10 memo to the residents of Manahan Village that
11 have a one window bedroom, and instructed them
12 on some alternatives to a window air conditioner
13 so they have egress, and maybe even get a higher
14 score from HUD.

15 Mr. Pounder also installed no idling
16 signs around the senior buildings, because some
17 of them were complaining, and rightfully so,
18 about the fumes from the delivery trucks and
19 everything pulling in, and then they are --
20 people are out there on a park bench, even in
21 the wintertime. So I'm glad we got that done.

22 We've got several projects. I just
23 want you to know as far as the security cameras
24 and lighting at Manahan Village, we awarded that
25 contract recently to the architect and

1 engineering firm. Within the next two weeks we
2 are going to contact the police chief and the
3 fire marshal to arrange a meeting, let them go
4 over our drawings to see if they've got any
5 comments strategically where we should be doing
6 things, and I'll have the architect/engineer
7 come to either the April board meeting,
8 definitely the May board meeting, and share this
9 information with all the commissioners, so if
10 there's any additional input from this body that
11 would be great. But we only have one chance to
12 do this, and hopefully we're going to do it
13 right.

14 And as far as again, as far as the
15 painting and the new tile at 39 Early Street, we
16 do have a large punch list, and it's up to us to
17 make sure before we pay the contractor the final
18 payment to make sure the work is completed to
19 our satisfaction, and it will be. We have a
20 very tight contract.

21 Also, the flags, all the flags were
22 replaced at the three senior buildings, Manahan
23 Village, and it was overdue.

24 Anybody have any questions on my
25 executive director's report?

1 COMMISSIONER WHITE: I have no
2 questions, but Mr. Alexander did have a question
3 about the furniture. I know in the past, God
4 bless her soul, Commissioner Curzi used to reach
5 out to different organizations to get the
6 furniture for the hallways. I don't know if
7 that's something that -- I know AT&T and
8 different companies like that have nice stuff
9 that they sometimes donate. I don't know if
10 that's the route we want to take, or if we're
11 going --

12 MR. ROGERS: It's a good idea.

13 COMMISSIONER WHITE: -- I don't know if
14 we're buying new furniture for the hallways.

15 MR. ROGERS: Definitely we're going to
16 try to get by as economically as we can. As you
17 know we do have some problems with our capital
18 fund budget, which is where that would come out
19 of. That's a good idea. We will pursue that.

20 COMMISSIONER CRIPPEN: I have some
21 questions.

22 MR. ROGERS: I also want the board to
23 be aware I'm going out for proposals to do a
24 pre-inspection program so that when HUD comes in
25 to investigate we know -- we will have the

1 repairs made before they get here. And last
2 year I think we paid like \$3500. So I just want
3 the board to know I'm going out for proposals.
4 We will get at least three proposals and I'll
5 bring it to the board for approval.

6 COMMISSIONER HOLMAN: Mr. Rogers,
7 you're giving the executive report, but to my
8 understanding you sent an email out that Douglas
9 Priester was to take over in your absence, and I
10 believe you were out from sometime in end of
11 January, and you just came back recently. So
12 why is not the report coming from Mr. Priester
13 who you put in charge of the housing authority?

14 MR. ROGERS: I've been back going on
15 three weeks. I have been back. And I got input
16 from Mr. Priester, Mr. Pounder, Ms. Washington,
17 Ms. Sargent to do the report. I'm not taking
18 credit for it, I'm just giving the report.

19 COMMISSIONER HOLMAN: I just thought it
20 should come from one who was in charge, who was
21 actually here. You weren't here.

22 CHAIRMAN CHERELLO: Any other
23 questions?

24 COMMISSIONER CRIPPEN: I have a few
25 questions on the report. My first question was

1 you indicated that you have some problems with
2 Hague and their response time. Is that
3 something you're addressing? Are we in a
4 contract with them? Do we have a proposal?

5 MR. MANFREDI: That is a matter of
6 pending litigation. I would like to report in
7 closed session, and the director can respond
8 then as well.

9 COMMISSIONER CRIPPEN: Okay. My next
10 question was all of the zero bedroom vacancies,
11 and you indicate that a marketing plan will be
12 implemented. What does that entail?

13 MR. ROGERS: I really don't want to do
14 it, but we've come to the point where we have
15 to. Mr. Priester and I discussed it the other
16 day. We're going to put ads in papers outside
17 of Morris County where the cost of living may be
18 higher, or even go across the bridge into New
19 York City or whatever. We are going to try to
20 attract people that are in high rent districts
21 to see if they're qualified to move here.

22 COMMISSIONER HOLMAN: We have people
23 here in Morristown that are looking for
24 apartments.

25 MR. PRIESTER: That's not true.

1 Because when we offer the units to them, they
2 refuse them.

3 COMMISSIONER WHITE: I've had several
4 guys come up to me saying they would take a
5 zero. Maybe they're not qualified. I had at
6 least four people that said they would take an
7 efficiency.

8 MR. PRIESTER: When they come into the
9 office to sign the lease they say never mind, I
10 don't like it.

11 MR. ROGERS: Or they sign the lease and
12 two months later they want to move to one
13 bedroom apartments.

14 AUDIENCE MEMBER: I have been on the
15 list since September for senior housing waiting,
16 and I was never told there was zero bedrooms
17 available, because I would have taken one.

18 COMMISSIONER WHITE: What did you put
19 on your application, did you put a preference?

20 AUDIENCE MEMBER: I didn't put a
21 preference. To be honest with you, I don't
22 think they did ask.

23 COMMISSIONER SALLY: They don't ask.

24 COMMISSIONER WHITE: Well there's one.

25 MR. ROGERS: How far down the list did

1 we go?

2 MR. PRIESTER: Right now since I did
3 take over, I'm working for the end of 2013 to
4 the beginning of 2014, and working my way down
5 the waiting list.

6 COMMISSIONER SALLY: Maybe we need to
7 keep going up.

8 MR. PRIESTER: I do five or six
9 applications at one time, per unit. First come,
10 first serve.

11 COMMISSIONER HOLMAN: They are actually
12 refusing -- they come in and actually they are
13 refusing?

14 MR. PRIESTER: Yes.

15 COMMISSIONER WHITE: That's from 2013.
16 So it's not anybody from '15 or '16.

17 MR. PRIESTER: No.

18 MR. ROGERS: The real problem, or part
19 of the problem is they may take it, and then a
20 week before they're supposed to move in, and
21 it's been vacant for a month, then they say they
22 don't want it, so we have to go for another
23 whole cycle, and that's why you have a high
24 vacancy rate for efficiencies.

25 AUDIENCE MEMBER: When you just said

1 you were going to network out to other states to
2 see if people wanted to take them, is that what
3 you just said?

4 MR. ROGERS: I didn't realize -- when
5 did you get on the list?

6 AUDIENCE MEMBER: September last year.

7 MR. ROGERS: I think what our practice
8 has been is to go down so many people, and I
9 just thought of it, thanks to you, but we can
10 probably --

11 COMMISSIONER WHITE: Move up on that
12 list.

13 MR. ROGERS: Probably go down the whole
14 list.

15 COMMISSIONER CRIPPEN: Mr. Priester, do
16 you get a lot of people from like 2013 and just
17 don't respond? Would there be any point to
18 doing a mass mailing to everyone on the 2013
19 list and those who respond -- if you don't
20 respond, try to thin the list out so it can move
21 faster?

22 COMMISSIONER WHITE: That makes sense.

23 MR. PRIESTER: Normally I do it every
24 two years. So maybe I'll do it.

25 MR. ROGERS: Since it's computerized,

1 maybe do it every year.

2 MR. PRIESTER: Yes.

3 COMMISSIONER CRIPPEN: I do have
4 another couple of questions, and I wanted to
5 preface my questions by saying I want to
6 congratulate Mr. Rogers and the staff for the
7 improvement in their scores. That's great work.

8 MR. ROGERS: Thank you.

9 COMMISSIONER CRIPPEN: My next question
10 was on -- there were two vacancies that just --
11 they were one bedrooms too, they took seven to
12 eight months to rent. Were there physical
13 maintenance problems or what? We have two units
14 that were at least seven months to rent out.
15 That's a lot of lost time.

16 MR. PRIESTER: That may have been the
17 units that the two people refused, one bedroom.
18 What happens, just say for example, you apply,
19 we offered you the unit, you refused, now we
20 have to go back in and --

21 COMMISSIONER CRIPPEN: Do you try to
22 keep a stock of a few zeroes, ones, ready so if
23 one jumps out you have the next one without
24 starting the process.

25 MR. PRIESTER: Yes. My housing

1 assistants have that down pat now.

2 COMMISSIONER CRIPPEN: Okay. Seven
3 months a too long to rent out a unit.

4 MR. ROGERS: We have a two bedroom one
5 here that was available July 27th, 2015, that
6 hasn't got a date of move in. So we will be
7 working on all that.

8 COMMISSIONER CRIPPEN: I fail to see
9 with the demands how that's --

10 CHAIRMAN CHERELLO: Is that Manahan
11 Village?

12 COMMISSIONER HOLMAN: You have 34-10
13 and 34-01. And then you have.

14 CHAIRMAN CHERELLO: Mr. Rogers, in your
15 review tomorrow, perhaps something could be
16 worked out with the young lady who's been on the
17 list since 2005.

18 MR. ROGERS: Yes, let me check all that
19 out.

20 CHAIRMAN CHERELLO: I do know we have
21 to we have procedures, so let's do what we can,
22 but try to stay within our procedures as much as
23 we can.

24 MR. ROGERS: Okay. Good.

25 COMMISSIONER CRIPPEN: My last question

1 I think was on the total of work orders for the
2 month of February, 185 work orders, 54 were on
3 overtime, which is approximately a third of the
4 work orders were completed on overtime. And
5 this is an issue that we've kind of touched on
6 before, and I thought we were going to get a
7 breakdown of what kinds of things -- why is so
8 much work being conducted on an overtime basis
9 rather than within the normal work hours.

10 MR. ROGERS: What happens, and I just
11 noticed it again this weekend, we paid overtime
12 to unclog the kitchen sink, and I'm not sure
13 that that's an emergency, but I see a pattern.
14 On Saturdays we may have an average of eight
15 work orders, which means eight hours of
16 overtime. And my solution to that is as soon as
17 we can get our feet on the ground here is I'd
18 like to have a rotating maintenance schedule so
19 people work straight time on Saturdays.

20 COMMISSIONER CRIPPEN: I believe that
21 was our previous suggestion.

22 MR. ROGERS: That's going to eliminate
23 a lot of the overtime. I agree, it's ridiculous
24 one third of the work orders are on overtime.

25 COMMISSIONER CRIPPEN: Is there a

1 pretty firm list of what constitutes a response,
2 what necessitates a response, and is that being
3 adhered to in terms of what's being responded to
4 as an emergency on overtime?

5 MR. ROGERS: I have to, along with Mr.
6 Pounder, train our maintenance crew, because
7 there are a lot of work orders that shouldn't be
8 responded to only during regular working hours,
9 like a light bulb needs to be changed.

10 COMMISSIONER CRIPPEN: That should not
11 be done on overtime. Can we come up with a
12 list?

13 CHAIRMAN CHERELLO: We have a list.

14 MR. ROGERS: I haven't done the
15 enforcement and things like that, but I will.

16 CHAIRMAN CHERELLO: Any other
17 questions?

18 Committee reports. I don't believe
19 we've had any committee meetings.

20 Old business. Anything under old
21 business?

22 Schedule of bills. Can I have a motion
23 to pay our bills, please?

24 COMMISSIONER SALLY: I'll make a
25 motion.

1 CHAIRMAN CHERELLO: I have a motion.

2 Do I have a second?

3 COMMISSIONER HOLMAN: I'll second.

4 CHAIRMAN CHERELLO: Motion to pay our
5 bills. Any discussion?

6 Seeing none we will move to roll call.

7 (Roll call was taken with all voting in
8 favor.)

9 CHAIRMAN CHERELLO: We have
10 resolutions. Mr. Manfredi, do we want to -- the
11 LAN resolution that we did a pass on, a
12 telephone, and now we have to officially do it?

13 MR. MANFREDI: Yes, I'd like to ask the
14 board ratify that resolution, and I believe we
15 have a number for it. It was in last month's
16 package, however that meeting was canceled. I'd
17 like to read into the record the exact
18 resolution for the board's information. This
19 was resolution 2016-05, and the title was
20 resolution awarding contract for installation of
21 security cameras at Manahan Village to LAN
22 Associates. Just so the board is aware, I did
23 followup on it. There was an RFP my firm
24 prepared to secure a firm that could prepare a
25 plan to install the cameras. It is not the

1 actual installation, it is LAN's designing of
2 the plan, which will then come before the board
3 before it's implemented. And the board had
4 approved it by telephone, and therefore we are
5 required under the Open Public Meetings Act to
6 ratify it at this public meeting. I'm just
7 going to pass it around.

8 CHAIRMAN CHERELLO: Can I have a motion
9 to pass resolution 2016-05, please?

10 COMMISSIONER CRIPPEN: I'll move to
11 approve.

12 CHAIRMAN CHERELLO: Do I have a second?

13 COMMISSIONER SALLY: I'll second.

14 CHAIRMAN CHERELLO: Motion and a
15 second. We just had our discussion. So roll
16 call, please.

17 COMMISSIONER HOLMAN: I didn't fully
18 understand it before. I thought that it was
19 just they want to go out and do the cameras, but
20 now you have explained it to me, yes.

21 COMMISSIONER WHITE: I'm going to say
22 yes as well.

23 (Roll call was taken with all voting in
24 favor.)

25 CHAIRMAN CHERELLO: Resolution 2016-07,

1 resolution awarding a contract for fee
2 accounting services to Geltrude and Company,
3 LLC. Do I have a motion and a second if we can,
4 and then we will have a discussion, motion?

5 MR. MANFREDI: Is there a first?

6 CHAIRMAN CHERELLO: Do we have anyone
7 who would like to --

8 COMMISSIONER CRIPPEN: Can we ask a
9 question first?

10 MR. MANFREDI: We have to move it first
11 with a first and second, and then it's subject
12 to discussion.

13 COMMISSIONER CRIPPEN: I'll move to
14 approve.

15 CHAIRMAN CHERELLO: Do I have a second?
16 Can I second that, Joe?

17 MR. MANFREDI: Yes.

18 CHAIRMAN CHERELLO: I'll second that.
19 So we have a motion to approve and a second. We
20 will now have discussion.

21 COMMISSIONER SALLY: I have a question.
22 To my understanding we had two responses for the
23 RFP for this service?

24 MR. ROGERS: Yes.

25 COMMISSIONER SALLY: Is this Geltrude

1 and Company, LLC, is that the same person we've
2 had for the last 12 months?

3 MR. ROGERS: Yes.

4 COMMISSIONER SALLY: Okay. Thank you.

5 COMMISSIONER WHITE: Can we ask who was
6 the other, Joe?

7 MR. MANFREDI: Yes.

8 COMMISSIONER WHITE: Who was the other
9 bid?

10 MR. ROGERS: Mr. Ketcham. And his fee
11 was \$6,000 higher.

12 COMMISSIONER CRIPPEN: How does his fee
13 compare to the previous year?

14 MR. ROGERS: It's the same.

15 COMMISSIONER WHITE: My question also
16 is did this company get everything in time to
17 HUD? Were we in any trouble because they didn't
18 respond in time?

19 MR. ROGERS: To my knowledge we are not
20 in any trouble.

21 COMMISSIONER WHITE: Did they do
22 everything on time? Did they dot every I and
23 cross every T for HUD?

24 MR. ROGERS: There may have been some
25 delays.

1 MS. WASHINGTON: The financial report
2 was late. It was submitted December 29th. It
3 was due December 15th.

4 MR. ROGERS: HUD passed us on that.

5 COMMISSIONER WHITE: We don't lose
6 points because it was late?

7 MS. WASHINGTON: We received 25 out of
8 30, we usually get 30 out of 30, but we did get
9 25 out of 30.

10 COMMISSIONER WHITE: So they are \$6,000
11 less than Mr. Ketcham, but how much more
12 experience? Because I know Mr. Ketcham has been
13 around for a long time, and never been late for
14 anything with him.

15 MR. ROGERS: You have to remember about
16 five years ago we became a poor performer.

17 COMMISSIONER WHITE: Not because of Mr.
18 Ketcham.

19 MS. WASHINGTON: It was for Wit hum,
20 Smith & Brown.

21 COMMISSIONER WHITE: And that's what
22 got us in trouble. It wasn't Mr. Ketcham. He
23 came and cleaned it up for us.

24 MR. ROGERS: I'm recommending Geltrude
25 because, not only of the cost, I think they give

1 you quality service, personal service, they're
2 available whenever you ask them to be, and I
3 can't justify \$500 a month for another
4 accountant.

5 CHAIRMAN CHERELLO: Okay.

6 COMMISSIONER HOLMAN: Mr. Ketcham's
7 experience, I think he should be considered as
8 well.

9 CHAIRMAN CHERELLO: Roll call, please.

10 (Whereupon, roll call was take with
11 Commissioners Cherello, Crippen and Rodriguez
12 voting yes, Commissioners Holman, White and
13 Sally voting no.)

14 CHAIRMAN CHERELLO: My understanding on
15 how this will work is this accountant will
16 continue until we get four votes otherwise.

17 COMMISSIONER WHITE: Is that how it
18 works?

19 MR. MANFREDI: It effectively is a
20 month to month. He does not receive a one year
21 renewal.

22 COMMISSIONER WHITE: My only concern is
23 that we had something go in late, and that
24 happened to us before.

25 MR. MANFREDI: I would address that in

1 closed session, commissioner, but now that it's
2 failed what will happen is the RFP can only be
3 held open for 60 days -- 90 actually. We will
4 do this process again or reissue the RFP, which
5 we can discuss in closed session. It is a month
6 to month to answer your question, commissioner,
7 it's not a one year renewal. That failed.

8 CHAIRMAN CHERELLO: We have resolution
9 2016-08, which I would like to bring up in
10 closed session, please.

11 COMMISSIONER WHITE: Do we vote for it
12 to go into closed session?

13 MR. MANFREDI: Yes, we would have to
14 indicate, if the board is in agreement, because
15 normally resolutions are addressed in open
16 session. Your request is discuss it first --

17 CHAIRMAN CHERELLO: Discuss it in
18 closed session first.

19 MR. MANFREDI: That's different. But
20 then we will come out of the closed session to
21 vote on it.

22 COMMISSIONER WHITE: In open session?

23 MR. MANFREDI: Right.

24 CHAIRMAN CHERELLO: New business. Does
25 anyone have any new business? Mr. Rogers, do

1 you want to -- anything you want to touch on
2 under new business?

3 Before we go into that, let me just say
4 also, although I don't see -- we have a
5 personnel matter, which will be done in closed
6 session. Correct?

7 MR. MANFREDI: That's correct. Unless
8 Mr. Hendrickson opts to have it heard in open
9 session. We've not received that communication.
10 But I can speak to him outside. I don't want to
11 address that in front of the board.

12 CHAIRMAN CHERELLO: Let's do the --

13 MR. ROGERS: Mr. Chairman, I have a
14 statement I would like to read, because I'm
15 getting feedback. And I just want to give
16 everyone a report. And I'd like to read this
17 into the record if I could.

18 CHAIRMAN CHERELLO: Sure.

19 MR. ROGERS: As you well know, we have
20 a special investigation going on.

21 MR. MANFREDI: Wait. I'm going to have
22 to say, just pardon me for interrupting, Mr.
23 Rogers. Can I just have a chance to read this
24 to determine if this is subject to open or
25 closed session?

1 MR. ROGERS: I did not name any names.

2 MR. MANFREDI: Mr. Zayas, I'm going to
3 ask that we that -- Mr. Rogers, that this be
4 addressed to the board in closed session.

5 MAYOR DOUGHERTY: I don't think I
6 should have this.

7 MR. MANFREDI: No, Mr. Mayor.

8 MR. ROGERS: Thank you, mayor.

9 CHAIRMAN CHERELLO: Okay. That being
10 the case, we will have the second public
11 comments, and then, you're on deck. And Mr.
12 Manfredi, if you could talk to Mr. Hendrickson
13 at the same time.

14 MARY BOOZE: I just noticed that Ms.
15 Crippen brought up about the 54 hours of
16 overtime, that Mr. Rogers was paying for
17 overtime. 40 of them was my job that he's
18 paying overtime for now. Because now he have to
19 send somebody down to open the building for a
20 party, my phone never stopped ringing because
21 someone wants to rent the building, Ms. Teresa,
22 somebody wants to rent the building, and I'm
23 saying, okay, call that over to the housing
24 authority. So now he sending somebody down to
25 open the building when something is going on.

1 That's overtime. When he was only giving me a
2 lousy \$200 a month to be disturbed. Okay. We
3 got Lizeth that don't know anything about the
4 building, so she takes the money and send them
5 down to the building, they go in and do exactly
6 what they want to. They using the kitchen, they
7 using the microwave, using everything. I got to
8 have some respect while I'm talking. I don't
9 want nobody talking while I'm talking. That's
10 number one.

11 Number two, I can recall Mr. Rogers
12 saying something about how many towed cars he
13 towed last week. We got a thing now with towing
14 cars. If I come home at nine o'clock and
15 there's no park, and everybody that's in the
16 parking spot don't have a red sticker on their
17 car, and if I block them in, I'm going against
18 the law, but the person that's in the parking
19 spot is not against the law, and they don't have
20 a housing authority sticker on it. That need to
21 be looked into. I was mistaken we only have
22 only so many parking spots down in Manahan
23 Village, and we give one household two or three
24 parks, a sticker for one household. I don't see
25 how that's feasible when you don't have enough

1 parking spaces. So I suggested to Mr. Priester
2 last week maybe we need to change the color of
3 the parking stickers. We need to get rid of the
4 red parking stickers, because they changing and
5 pulling stickers off cars and sticking them back
6 on their cars and everything. And that's not
7 feasible. When I came home, and you got to call
8 Sonny if you come home to see if they have -- I
9 have no park. In the street cars there's no
10 housing authority sticker on them. Oh, we don't
11 come out until three o'clock in the morning. I
12 come home at 10 o'clock, I got to sit and not
13 park my car until somebody come out to tow cars.
14 Like I said, the signs have a lot of words, and
15 none of them have good meanings. Because when I
16 spoke to Mr. Rogers about meeting with the town
17 to see if the town could pick put a sticker on
18 the car, because years ago we used to ticket
19 cars or tow them, and we didn't have to wait all
20 night to get that taken care of. I know the law
21 changes, everything changes, that's not a good
22 change. If I go to church and I come home and I
23 can't find anywhere to park, and the whole
24 parking lot is full, you tell me I got to wait
25 until three o'clock in the morning so Sonny can

1 come, ticket the cars, or whatever, and have
2 them towed. That's not a good idea.

3 And the security cameras. I understand
4 that you already looked into the security
5 cameras. But I think you need to have some kind
6 of meeting some time with the residents, because
7 we're the one that live there. And every time I
8 hear something, you have already made your
9 rules, you already know how you going to do and
10 whatever. The residents need to have some input
11 of what happens where they live sometimes,
12 especially when we're in public housing down in
13 Manahan Village. We don't have no voice down
14 there. Everything we get is secondhand, because
15 you already made the decision.

16 We got those green garbage dumpsters
17 out there, they're too damn tall anyway, and
18 people hiding behind them, and it's not
19 feasible. Because the garbage men don't take
20 the garbage until they want to anyway. We got
21 mice and everything running around there. They
22 said we didn't know you had mice, don't tell me
23 you didn't know we had mice running around, see
24 them walking down the street. Something need to
25 be done. And we need to have the residents

1 involved in it. We have an advisory board, I
2 call up, see if we can get on advisory board,
3 they say, oh, we already submitted that for the
4 advisory board. Residents need to have some
5 voice. And right now I feel it's taken away.
6 So hopefully we can get our voice back.

7 I notice when you -- I guess when you
8 go hire somebody to work, you go by their whole
9 history. You don't just say, okay, these five
10 or six people on the board, they hire Mr. Rogers
11 in February of last year. I don't know how,
12 why, or whatever. I don't know whether Mr.
13 Manfredi did an investigation or whether I did
14 the investigation. But I do know things are not
15 really working with our new director, and I'm
16 very upset. Because he's always out, he's doing
17 everything the way he wants to do it, and I
18 can't -- I just can't adjust to Mr. Rogers doing
19 that, especially when he took my job and didn't
20 tell me he was taking it. So I got to be
21 definitely hard on him for a certain reason.
22 Because if you're going to fire me, you need to
23 call me in and say, Mary, I'm going to take the
24 job, I'm going to let the maintenance man do it.
25 I didn't get that courtesy. When we hire

1 somebody we always look, the maintenance men,
2 they get background check, medical check,
3 medical records and everything. I don't think
4 anybody did that with Mr. Rogers, because if we
5 had we wouldn't have been within a year that he
6 took half a year off for different health
7 reasons or whatever. That's not fair. That's
8 not feasible to the residents. Because you're
9 here for the residents. And without the
10 residents, nobody would have a job. So you need
11 to get some input from the residents before you
12 make that big step. Oh, we going to put the
13 cameras here. Find out where the residents
14 think the most traffic is, because you don't
15 know. So this is my concern, the security,
16 everything that's in his report, most of them I
17 didn't agree with. Thank you.

18 CHAIRMAN CHERELLO: Okay.

19 MS. TAWANA: My name is Tawana. I live
20 in the multi-family complex. And I have a lot
21 of concerns. First, I want to say that I'm just
22 slightly disappointed that when I call over to
23 housing for an issue, I'm always told to put it
24 in writing, and I've done that. So in July I
25 put in writing regarding disturbances in the

1 neighborhood. I also talked about the smoking
2 around the buildings that are coming into my
3 window. And I stressed that I felt that not
4 only my health is important, but the health of
5 the residents as well. So I also requested that
6 we get a sign in the building stating no
7 trespassing, because I've had to go out in the
8 hallway and ask children at three in the morning
9 to please vacate the building. Without a sign
10 saying, listen, there are consequences, they
11 don't care. I've called the police numerous
12 times about that. The last time I actually
13 confronted some of the kids my door got spray
14 painted. So I was encouraged not to approach
15 the kids anymore and to reach out to housing,
16 and I've done that. So in July I requested that
17 we get a sign put up as there's a sign in the
18 building down from me, which is 32, that states
19 no hanging out in the hallways, no trespassing.
20 That was July. We still don't have a sign. I
21 took a picture of that sign for the wording just
22 to prove that it was sent from housing, and
23 still no sign. So I don't know how long it
24 takes for something that simple to get put up in
25 a building. So I've concerns about that.

1 I also have concerns that the last
2 three meetings that I've tried to have with the
3 residents, we were not able to get into our
4 building. And I'm not sure if you brought that
5 up, but the fact that I actually asked for a
6 date and a time, and I'm told I can use the
7 building, I'm going to bring up November is the
8 first time we had a meeting, and we were at that
9 point trying to find residents who were
10 interested in being on the advisory board. And
11 so I went in, because Lizeth was very kind to
12 make flyers for me, because we didn't have
13 access to a printer at the resident center. So
14 I was supposed to have that meeting, and yet the
15 residents were outside waiting and waiting in
16 the rain for someone to open the building up.
17 And when I reserved it again, there was actually
18 a party that was reserved the same date, so it
19 was on a Sunday, because I figured I would give
20 the option for residents who worked during the
21 week who couldn't attend those meetings to try
22 to accommodate their schedules. And there was a
23 party going on. So obviously we couldn't have a
24 meeting while a party was actually going on.
25 And the final one was just recently. And so I'm

1 just concerned, it just feels like since a
2 resident does not have a key any longer to the
3 building, and that maintenance was going to take
4 over that, I just feel like I'm not going to say
5 it's on purpose, but it's like an inconvenience
6 to us. Feels like we're not respected. That's
7 what I feel.

8 COMMISSIONER WHITE: You're right.

9 MS. TAWANA: And I also feel since
10 September residents of Manahan Village were
11 going up to town, up to town hall to get a
12 resident on the board, and yet we haven't even
13 met this resident. So I feel very disrespected
14 as a resident who actually went out at night,
15 went up there, pleaded our case with the council
16 to put a resident on this board, and yet it's
17 been since December that the resident was placed
18 on the board and has not even attempted to meet
19 the residents of Manahan Village. It is
20 hurtful. Because we put in time, we voice our
21 concerns. And so for us not to even get an
22 introduction is a slap in the face.

23 I also feel like we were not given the
24 opportunity to really be on the resident
25 advisory board. And I've gone and looked

1 through the HUD, especially Section 964:14 HUD
2 policy on partnerships. And it says "HUD
3 promotes partnerships between residents and
4 housing authorities which are an essential
5 component to building, strengthening and
6 improving public housing." The emphasis here is
7 the essential nature of partnerships with the
8 residents in order to strengthen public housing.
9 And when we don't have a voice, when we're
10 deliberately left off of committees that are
11 designed for us, that's a problem. It doesn't
12 show that there's real concern. We have real
13 concerns in our neighborhood. I don't know
14 who's walked through lately, but there needs to
15 be -- the buildings need to be power washed, we
16 need to still take care of this rat -- the mouse
17 problem that was going on. And had we been able
18 to voice those things, that could have possibly
19 been included in the plan that is dealt yearly
20 or every five years. Because I've read where
21 they have a notice to improve or for promotion
22 of integration with past management. So if we
23 had been able to talk about that, they could
24 have wrote that in the plan, because the
25 exterminators were told it was too expensive to

1 exterminate in the basements of the building, so
2 possibly had they put that in the plan they
3 could have gotten funding for that. And there
4 are other things. But I know there's another
5 time for us to stand up and voice concerns.

6 COMMISSIONER WHITE: No. This is the
7 second.

8 MS. TAWANA: This is the second one?
9 I'm late. Let me finish that.

10 Now, when I wrote about the smoking,
11 now, there is a notice 2009-21, and it says HUD
12 strongly encourages public housing authorities
13 to implement smoke-free policies in the housing
14 units. And according to the American Lung
15 Association cigarette smoke is the number one
16 cause of preventable disease in the United
17 States. The elderly and young population as
18 well as people with chronic illness are
19 especially vulnerable to the adverse effects of
20 smoking.

21 Now, I wrote this concern out, and
22 every time I go on HUD I see even current
23 up-to-date notices saying how you can implement
24 a smoke-free environment, it tells you you can
25 do a timeline. So my concern is when I did, Mr.

1 Rogers did respond to me saying he had the same
2 concerns, however, it wasn't being enforced yet.
3 And I'm paraphrasing, these aren't his exact
4 words, but I got the fact that as long as HUD
5 hasn't said you better do it, but if they use
6 words like strongly encourage, that means this
7 is an issue, we respect the tenant's health, and
8 we want -- if we have an opportunity to correct
9 the situation, these are the guidelines on how
10 to do it. So I sent that over to Mr. Rogers.
11 And because I've noticed when I walk around the
12 community there are signs on individual doors
13 saying oxygen in use, no smoking. And so if we
14 already have signs like that, we are directly
15 putting our tenants at risk unnecessarily,
16 especially when there's a plan developed already
17 through HUD of how to implement this.

18 So I'd like to also state that what
19 I've noticed since a tenant no longer has the
20 key to the building, my observation is that
21 management or maintenance, they're not
22 personally invested in that building. So when
23 the lights are left on for two weeks, or when
24 there are programs that are held there and we
25 have to come and have dirty floors, which are

1 embarrassing, if there's parties there and
2 things aren't cleaned, it's a reflection of
3 management who took over saying they wanted to
4 now take over. And as I read in the minutes
5 from that meeting in September, that it was
6 supposed to be a trial basis, it's not working.
7 We the tenants, we the residents are invested,
8 we care about that building, and that's why
9 before it was taken over there weren't these
10 issues. It didn't look like that. And so I
11 just feel that going forward, the residents
12 especially of Manahan Village need to be
13 included with this \$250,000 grant that you have
14 for the surveillance and cameras. I think that
15 the residents need to be involved. We live
16 there, so we would know which areas needed more
17 security, or whatever else, like foot patrol.
18 All those things need to be included. HUD
19 encourages that. They have a whole -- there's a
20 paper, so 4381.5 REV-2, chapter four, working
21 with residents. And it says HUD expects owners
22 and their management agents to build good
23 resident/management relationships. We have to
24 work on that because we don't have that as of
25 yet. And the participation and cooperation of

1 residents is important in creating a suitable
2 living environment and can contribute to the
3 successful operation of these properties. HUD
4 put this on the website. So why are we not
5 following that? We feel excluded. We are being
6 excluded. So I just hope we can come up with a
7 resolution for that.

8 And we're still not clear, because I
9 know I read the minutes, it wasn't really clear
10 why the key was taken away from a resident. So
11 maybe that could be explained. And does that
12 normally happen? The other buildings, they have
13 a common area they can go sit in, yet that was a
14 place that we could meet and have events or
15 whatever the tenants were working toward
16 organizing. So when we don't have access, that
17 doesn't help us to organize like we like to.

18 And I also wanted to know when emails
19 are sent over to, whether it be Mr. Priester,
20 Mr. Rogers, is the board forwarding these
21 emails? And because I think that they need to
22 be addressed. Like I don't know what's a timely
23 manner. I sent an email, should I get a
24 response in three days, a week? And how long
25 does it take for the emails to get to the board

1 for the board to discuss it? Because we haven't
2 had a lot of meetings. I think there was one in
3 January. It was September, and there was a huge
4 gap of meetings. And so we also don't -- now it
5 seems the dates could be changed. I think the
6 residents really relied on a specific meeting
7 date in the month. And when that's changed, all
8 the cancellations, people aren't going to show
9 up. Oh, it's going to get canceled again. So
10 it would be nice if we could stick to the
11 original schedule.

12 I'm not sure if Mary brought this up,
13 it just feels like all the meetings are
14 concerned in Manahan Village, not really giving
15 those tenants an opportunity to come to sit in a
16 meeting. You know, it's -- we have a senior
17 building down there, maybe those seniors would
18 like to come out to the meetings. When it's
19 constantly canceled, and then I think the
20 meetings all take place here it seems like, to
21 me it seems logical if the meeting is canceled,
22 it didn't take place, the next meeting should be
23 at the location that was canceled. That just
24 kind of makes sense to me. So maybe that could
25 be discussed. We would just like more resident

1 input. We'd like to feel like we're respected
2 as residents.

3 We would still love for a resident
4 commissioner to come meet with us. There are a
5 lot of residents down there who would like to
6 meet you. It would be nice if you came down.
7 Because we have not had representation in a
8 while. So if you can set that up soon, that
9 would be great.

10 COMMISSIONER RODRIGUEZ: Thank you.

11 CHAIRMAN CHERELLO: Thank you.

12 COMMISSIONER WHITE: I would like to
13 address not only the young lady who just spoke,
14 but all the residents. Just listening to you
15 all tonight, and from what I have been seeing in
16 the last few months, I was living down there for
17 over 20 years, I have never seen anything like
18 this before. I remember when we got that
19 resident center, I marched, we marched up to the
20 town hall, we fought tooth and nail to get that
21 center down there. And it was supposed to be a
22 resident center. And for you all not to have
23 access to that building, not to have a key, not
24 to be able to meet, to hold your meetings, what
25 they did was they're trying to take your voice

1 away. And if you don't stand up -- just because
2 one man was disgruntled because he thought he
3 wasn't going to get back on this board, all of
4 this bullshit is going on. Excuse my
5 expression, but it is the truth. But if you all
6 are going to get yourself together down there,
7 stand up, march to HUD, do whatever you have to
8 do, let your voice be heard. You hear me?
9 Because this bullshit is not right. And
10 somebody ought to say something. Not just in
11 this venue, but get out there and start
12 speaking. Because what's going on in here is
13 criminal, and it should not be going on. I'm
14 telling you, stand up, stand up. If you ain't
15 getting an apartment in all those years, honey,
16 make your voice heard, not just in this venue,
17 get out, because others, People Helping People,
18 need to know what's going on in this housing
19 authority. It is not what is supposed to be
20 going on. I just want to say, it breaks my
21 heart.

22 Because I remember when they didn't
23 even order refrigerators, they didn't order
24 stoves unless a resident had input. We had
25 input when they painted the walls, we had input

1 when they put the carpet down. Why, because we
2 vested in this, we lived here. And for you all
3 to be silent and let this, allow this --

4 AUDIENCE MEMBER: We have nowhere to
5 meet now.

6 COMMISSIONER WHITE: Meet in the
7 street, meet in your homes, but get yourself
8 together and let your voices be heard. I have
9 to say that. Because it breaks my heart.
10 Because the intentions of the hearts on this
11 board is not right. It's not for the residents.
12 It's not. And that's the only reason I stay on
13 it is because mine is. Not because I want to be
14 appointed for five years and if I don't get
15 appointed everything goes down. That don't mean
16 nothing to me. But if the residents don't have
17 a quality of life, and you can't get into your
18 own building, then my job -- I'm not doing
19 nothing. I'm not doing nothing but sitting here
20 and watching this bullshit, this ship sink. And
21 that's what's going on with this housing
22 authority. Don't let anybody silence you. You
23 pay your rent. I don't care if it's \$5.00, you
24 pay. You have a right. You have a right to
25 certain things. And you need to know that. You

1 need to know that.

2 MS. TAWANA: Did we get the email
3 situation straightened out?

4 COMMISSIONER HOLMAN: I was going to
5 ask myself about the emails that has been sent.
6 Who did you send them to, because I never seen
7 any emails?

8 MS. TAWANA: I sent one to Mr.
9 Priester, and I also sent one to Mr. Roy Rogers.
10 Because we also have some questions. Can I step
11 back up? I sent an email recently regarding
12 things that we wanted to know, specifically what
13 the rules and regulations for the tenants, the
14 residents to use the center. And so I asked if
15 we can get something in writing just so we know.
16 And I gave some hypothetical situations, like if
17 we wanted to have a Saturday morning breakfast
18 program for the kids, and if we wanted to
19 initially start to use the kitchen will we have
20 to have a license, like a food handlers license.
21 I asked about if the tenants could garden on the
22 rooftop of 45 to grow food, because I know
23 another resident spoke about a food share
24 program. So I was asking if that would be
25 possible, gardening in containers on the rooftop

1 of 45. That would be seasonal. It wouldn't be
2 all year long obviously, but to contribute food
3 to that food share program. I asked about a
4 program. There is a video out now it's called
5 Size, and it's an advertisement, it's a workout
6 video, but it's a dance video, so it doesn't
7 have an official instructor. So I was asking if
8 we had residents come in to do this without an
9 official instructor, what would be the rules on
10 that. And I also asked about a program that I
11 wanted to run myself. I am new to being an
12 independent instructor, and I want to use the
13 resident center, and I want to know how I could
14 use it with -- if I had insurance, if I could
15 have non-residents participate in this program,
16 say baby wearing dance salsa program, called
17 Salsa Babies, I sent the website so it could be
18 viewed. And I just wanted to know what I needed
19 to submit in order to do that.

20 COMMISSIONER WHITE: What about the
21 resident council, what happened with that?

22 MS. TAWANA: What happened with the
23 resident council is that we -- we were going to
24 the meetings, we were trying to have meetings to
25 discuss forming the resident council. Because

1 my last conversation with Mr. Rogers, we had
2 actually come up with all of the stuff we needed
3 to get started, and so I was really excited
4 about that. And so we're just ready to meet and
5 show them what we talked about and discussed,
6 and that we have the documentation needed to go
7 forward. But the problem is not having a place
8 to meet. And the apartments are too small,
9 let's face it, too hot, to small.

10 COMMISSIONER WHITE: Do what you have
11 to do. Mr. Rogers, can I ask why can't the
12 residents have a key to the building to meet?

13 MR. ROGERS: That decision was based on
14 the fact that if we could put money into
15 securing the community room, but we can have
16 young children run up and get in the bathroom,
17 somebody could close the building and leave a
18 child in there all night. I've heard it happen
19 on school buses.

20 COMMISSIONER WHITE: Mr. Rogers, let me
21 say this, I watched that building a couple of
22 times, the lights was on for four, five days.
23 You got maintenance -- every light in the
24 building was on.

25 MR. ROGERS: I'll address that. I

1 think the maintenance people will end up doing a
2 good job on that building. And for insurance
3 purposes, and for my own peace of mind I just
4 don't think that we should let people just run
5 in and out of the building.

6 COMMISSIONER WHITE: I don't think
7 people are running in and out, and I don't blame
8 you for that. But that building has always had
9 a resident run that building. From the time it
10 was built it has always had it, and nobody runs
11 in and out. We haven't had any incidents of
12 anybody being locked in. Because the person in
13 charge is supposed to make sure that the lights
14 are off, that nobody is in the building. I've
15 never had a resident -- I just want to say this
16 to you, I have been around for a long time, I
17 used to run it myself, I've never had somebody
18 run that building and left the lights on for two
19 or three, four days, and nobody came to turn the
20 lights off. Do you know what kind of bill that
21 is for those big lights to run that long? And
22 that's maintenance. I've never had -- I've
23 never seen nobody on duty right there in Manahan
24 Village. You got people coming from Newark who
25 is your maintenance saying I ain't coming back

1 up there. They have told residents I'm not
2 coming back up here tonight. I don't think it
3 works. I know you said it was a trial basis.
4 But you need to -- I think we really need to
5 identify someone that lives there local, a
6 resident who's invested, emotionally or whatever
7 in that building to run it.

8 MR. ROGERS: Let me look into it. And
9 while we're on the subject as far as --

10 COMMISSIONER HOLMAN: Before you go
11 there, ever since we had the meeting back in May
12 at 23 Clyde Potts Drive about giving the
13 resident center to Cornerstone and the
14 Neighborhood House. This is when the issue came
15 up, because they did not get what they wanted.
16 Whoever wanted to give this building, whatever
17 deals were made, and didn't go through. So now
18 the residents have to suffer because they did
19 not give up their building. And it's not fair.
20 That building has been running for years, and
21 they never had a problem about maintenance, no
22 maintenance concern. Jeanine, no offense to
23 you, but you had the concern about no
24 maintenance, about the security, you said they
25 were not security. Maintenance is not security

1 either. So why can't the residents have a key
2 back to their building, which now looks like
3 crap because it's not being taken care of the
4 way it used to be. The floors, you have marks
5 all over. And the maintenance guys claim they
6 go in there and clean it. You go in there and
7 look at it. If they rent it out, and if you go
8 to the bathroom and look after the party is over
9 and look at how they claimed to clean it, you
10 would be disgusted. And it was never like that
11 when she was running the building. They had
12 someone that would be there from the opening of
13 the building until closing, and then they had
14 somebody to clean it.

15 COMMISSIONER WHITE: And I want you to
16 know they're having parties. Maintenance only
17 opens the door, they go back home to Newark, and
18 five, six hours later they come, so there's
19 still no security.

20 COMMISSIONER HOLMAN: They don't come
21 back. They only come to open it.

22 COMMISSIONER CRIPPEN: I understand it,
23 I understand the point that having the building
24 is a liability, if someone gets hurt --

25 COMMISSIONER HOLMAN: Why the liability

1 now?

2 COMMISSIONER CRIPPEN: To have the
3 resident hold the key. I hear what's being
4 said, and the residents should have access when
5 they want access. It should be scheduled
6 properly. It should be maintained properly.
7 The bathrooms should not be in disrepair, the
8 floors should not be dirty. I agree with all
9 those things. It should not be double
10 scheduled. The residents should have use of the
11 facility when they want to, it should be
12 organized, and it should be well done. And
13 management needs to do a better job at doing
14 that.

15 MARY BOOZE: We shouldn't have to ask
16 the --

17 COMMISSIONER WHITE: Let her finish.

18 MARY BOOZE: I don't want her to
19 finish.

20 COMMISSIONER CRIPPEN: You don't want
21 me to finish? Then I'm not going to talk.

22 CHAIRMAN CHERELLO: People, we have a
23 lengthy personnel hearing in closed session. So
24 we keep hearing the same, and -- Mary, we have a
25 lengthy personnel hearing so --

1 MARY BOOZE: Make sure you put me on it
2 too. Can I say too -- I'll come another day.
3 The refrigerator is broke, the steam --

4 CHAIRMAN CHERELLO: Mary, you said all
5 this, and we hear it. Mary, you have already
6 said it twice.

7 MARY BOOZE: Let me finish, Mike,
8 please. One time I can recall you were
9 really --

10 CHAIRMAN CHERELLO: I've changed over
11 the years. Go ahead, Mary.

12 MARY BOOZE: You did change. You were
13 working for the commissioner, now you're working
14 for your new boss over there. You're not his
15 boss.

16 Anyway, the building is a complete
17 mess. I was so upset when I went in there and
18 saw the condition of the building. I went over
19 and said to one of the maintenance men, the
20 lights are on. Do anybody go upstairs and see
21 if it's leaking up there, because the roof was
22 leaking. No, we don't go upstairs to see what's
23 going on upstairs. Again, if you walking in the
24 night it's probably ceiling tile wet and
25 everything, because nobody have that concern of

1 the building. You talking about security,
2 somebody may get locked up in the bathroom and
3 all this jive you're talking about. The
4 building is insured, so we have insurance on the
5 building, so why are you so worried about what
6 might happen. How long the building be there,
7 20 years or more, we didn't have nobody get
8 locked in the bathroom. We didn't have nobody
9 put holes in the wall. I went over there one
10 day, everything was just thrown in the closet.
11 I brought the pictures over here to show. It
12 was a complete mess. So just to say, well, we
13 put, whatever he said, didn't have a lot of
14 value to why he took the key anyway. But I
15 guess because we didn't give the building to
16 Cornerstone, which was their plan, we locked out
17 of it anyway. I mean, here they come,
18 Cornerstone telling us they going to fix us some
19 soul food, like that's all we eat. People from
20 Cornerstone, we're going to have some soul food
21 upstairs. You know, come on, let's get real.
22 Give us our building back, Roy, and you run the
23 office, give the residents their building back.
24 I don't feel like I have to call Lizeth to see
25 if I can use the building. I want to walk in

1 the building, show the building around, people
2 come and rent the building, show them. Now they
3 take their money, give them -- sign a contract,
4 take the money, tell the maintenance to open the
5 building for the party. That's not feasible.
6 They don't know what's going on there. They
7 call me, what, do we turn the lights off then?
8 Where is the light switch at? That's not right.

9 CHAIRMAN CHERELLO: Okay. Thank you.

10 Mr. Rogers, just a suggestion, why don't you sit
11 down with Mr. Pounder and in the next couple of
12 days, let's see if we can pick one, we have to
13 have one reliable maintenance person in this
14 housing authority, let's pick one reliable
15 maintenance person and make him in charge of the
16 resident center, so that way when Mary complains
17 that the floor is not swept, we know exactly who
18 to go to and say, hey, Joe, you're not sweeping
19 the floor, it's your last warning, and then
20 we're firing you. Okay? Let's do that.

21 MARY BOOZE: But give the residents
22 their building back. We don't need a
23 maintenance man to --

24 COMMISSIONER HOLMAN: What about a
25 maintenance man who has work to do? We going to

1 take a maintenance crew and assign --

2 CHAIRMAN CHERELLO: He's not going to
3 be there all day. But that way we know instead
4 of saying --

5 COMMISSIONER HOLMAN: For 20 years
6 nobody had a problem. Now it's a problem.

7 CHAIRMAN CHERELLO: Mayor, do you have
8 any comments?

9 MAYOR DOUGHERTY: A couple of things.
10 One, I received a couple of phone calls on the
11 light situation down by playground. I don't
12 know who your contact is for JCP&L. I assume
13 it's the same for the town. I got calls on
14 lights being out by the playground when you come
15 around the corner. So do a light check on the
16 property. We can easily coordinate with Rob
17 Walton, he jumps on it when we call when there's
18 lights out.

19 CHAIRMAN CHERELLO: Isn't that area
20 taken care of by the town?

21 MAYOR DOUGHERTY: I don't think so.
22 I'm talking about the road, the lights on the
23 road. I got a call --

24 CHAIRMAN CHERELLO: Jersey Central.

25 MAYOR DOUGHERTY: I got a call from

1 residents in Manahan Village that are
2 complaining about the lights. They call the
3 office, nothing happens, they call Jersey
4 Central, nothing happens.

5 CHAIRMAN CHERELLO: Is it street
6 lights?

7 MAYOR DOUGHERTY: That's what I'm
8 assuming.

9 CHAIRMAN CHERELLO: Jersey Central
10 should come take care of them.

11 COMMISSIONER CRIPPEN: Do you have a
12 contact? Is Rob Walton a contact person. If
13 you call the light out line you get very little
14 response.

15 MAYOR DOUGHERTY: Yes.

16 MR. ROGERS: The road in front of the
17 resident center is city property. I know that.

18 COMMISSIONER SALLY: You still have to
19 call.

20 COMMISSIONER HOLMAN: You have to call
21 and give them the pole number. There's a tag on
22 each pole, and you have to give them the number
23 and then -- because I just called on my street,
24 and they came out at 12 o'clock on a Saturday
25 night and fixed the light.

1 MR. ROGERS: We will call up on that.

2 MAYOR DOUGHERTY: I'll follow up with
3 Rob Walton and have them contact your office,
4 have them do a tour at night.

5 MR. ROGERS: I appreciate that.

6 MAYOR DOUGHERTY: The other thing, I
7 got a few calls from Alberta Gramby on building
8 40 on the noise issue that she's still
9 experiencing.

10 COMMISSIONER SALLY: 29 Ann Street.

11 MAYOR DOUGHERTY: She's calling my
12 office on a regular basis.

13 MR. ROGERS: I would like to be able to
14 discuss that with you maybe tomorrow.

15 MAYOR DOUGHERTY: Fine.

16 COMMISSIONER SALLY: I thought you were
17 looking into that when we met January 7th.
18 Remember her daughter came?

19 MR. ROGERS: We did look at it and
20 didn't feel comfortable discussing it in public.

21 COMMISSIONER SALLY: I understand.

22 MAYOR DOUGHERTY: I think that's really
23 it. Those are the two complaints I got in my
24 office. The other thing is just to, I don't
25 want to speak for the councilwoman, but can we

1 please get the package sent to the office, not
2 just the cover sheet. Because we don't know
3 what the resolutions are. We are not prepared
4 to come to the meetings. And then we don't have
5 the minutes from the last meeting to make sure
6 what we said at the last meeting is accurate in
7 the minutes. I talked to Joe, the lawyer, he
8 said to make sure we get a packet for the
9 meeting. We got the agenda, but not the packet.

10 MR. ROGERS: Sonny, is it fair to say
11 we can go ahead and do a night patrol and get
12 the pole numbers, and we will take care of it?

13 MR. POUNDER: I'll go up and do it.

14 MAYOR DOUGHERTY: The last thing is the
15 \$250,000 camera. Have you signed a contract for
16 an architectural firm to do that yet?

17 MR. ROGERS: Yes.

18 MAYOR DOUGHERTY: It's a never
19 resolving and evolving business, the cameras.
20 Instead of talking to the police chief, which
21 you will eventually, I think I'd like to
22 recommend Lieutenant Greer contact your office.
23 He's the one that is really doing the cameras in
24 the town.

25 CHAIRMAN CHERELLO: Actually I was

1 going to recommend -- I talked to Mr. Rogers,
2 Darnell, captain.

3 MAYOR DOUGHERTY: Darnell is head of
4 patrols, which would be good, but Lieutenant
5 Greer is the one doing the nuts and bolts.

6 CHAIRMAN CHERELLO: I heard Darnell is
7 the guy to see. But whatever. They will be
8 involved.

9 MR. ROGERS: When the cameras, as soon
10 as the residents of Manahan Village get
11 organized, and as far as the resident advisory
12 board, I'm still using the same board I
13 inherited when I got here, but the way --
14 there's not a problem with having two or three
15 or four residents from Manahan Village on the
16 resident advisory board, but you have to get
17 organized so that we can just meet with the core
18 group of residents on this lighting and security
19 cameras. We can't have 40 or 50 people in the
20 audience expressing what their wishes are. I
21 wanted to get together with the police and fire
22 department and my board before I met with the
23 residents so that we know what our boundaries
24 are.

25 CHAIRMAN CHERELLO: Let me just add on

1 that too, some of these cameras we don't want
2 people to know where they are. They're security
3 cameras.

4 MR. ROGERS: That's correct.

5 CHAIRMAN CHERELLO: So that's just the
6 way it is.

7 MAYOR DOUGHERTY: Mike, there's cameras
8 all over town that you don't know where they
9 are.

10 CHAIRMAN CHERELLO: Exactly. My point
11 is, we're not going to sit down with the
12 residents and say, it's on this pole, it's on
13 that roof, it's over here. Nobody is going to
14 know exactly. You'll know where some are.

15 MAYOR DOUGHERTY: I'll tell you, the
16 residents of Manahan and Early Street buildings
17 and Ann Street will know the spots that are most
18 vulnerable, as we found out on Western Avenue.
19 So they know where the dark spots are and shadow
20 spots.

21 CHAIRMAN CHERELLO: That's police too.

22 MAYOR DOUGHERTY: Not as well as the
23 residents.

24 The last thing, I don't know if this is
25 allowed, so the lawyer will have to advise, and

1 the executive director, I once asked, because I
2 had a couple of inquiries on vacancies, and I
3 was told by housing I cannot request that. Am I
4 allowed to request how many vacancies there are
5 in the senior buildings and in Manahan?

6 COMMISSIONER WHITE: That's public
7 information.

8 MR. ROGERS: It's in our board report
9 also.

10 CHAIRMAN CHERELLO: It's in our report.

11 MAYOR DOUGHERTY: Because we just did
12 our housing plan, and there's a lot to it. And
13 when I heard you were thinking going further
14 out, there's a lot of inquiries we get for
15 housing in Morristown. If you want to partner,
16 I'll tell Phil Abramson to contact your office.

17 MR. ROGERS: That would be great.

18 MAYOR DOUGHERTY: That's it.

19 CHAIRMAN CHERELLO: Councilwoman?

20 MS. DAVIS: I find myself in a very
21 unique situation, because as well as being the
22 liaison, I'm also a resident. Like Ms. Montes,
23 I was on the waiting list for 14 years before
24 awarded an apartment. That's a serious issue.
25 I want to understand how you go about getting

1 these apartments rented and who keeps up with
2 the vacant apartments. Because in my building,
3 specifically building 34, apartment one, has
4 been empty for the last 16 months, and it's a
5 two bedroom unit. I don't know why it's vacant.
6 But like myself, I know many, many people who
7 have been on this list for what seems like an
8 eternity. I didn't even have a baby when I
9 applied.

10 COMMISSIONER CRIPPEN: Where is the --

11 MS. DAVIS: Building 34, apartment one
12 has been empty for 16 months. It's a
13 two-bedroom unit. The people who lived in unit
14 two moved to -- or unit one moved to unit three
15 16 months ago.

16 COMMISSIONER WHITE: But I do
17 understand it was rented out and somebody did
18 not take it. I did talk to --

19 MR. PRIESTER: Eight months.

20 COMMISSIONER WHITE: It takes months to
21 go to court. It's a long procedure.

22 MS. DAVIS: I have a few things I'd
23 like to speak about. Parking also. The parking
24 issue is really out of control. I spoke with
25 Lizeth a few times. She informed me that you

1 only send the tow people out on the 30th of the
2 month, which to me seemed a little crazy,
3 because every day people come and they park,
4 especially now the weather is getting nice.
5 People who don't even live in the area --

6 MR. ROGERS: We do towing at random.
7 We don't do it on the 30th of the month.

8 MS. DAVIS: Then she gave me
9 misinformation. Lizeth gave me misinformation.
10 And I've only recently I saw the tow trucks, but
11 it was the first time in a very long time.

12 And I want to commend Mr. Priester,
13 because in your absence he's been doing your job
14 and his own job, and in doing so he was able to
15 reach out to me. And his turn-around time when
16 I have complaints, his turn-around time is
17 stellar. I don't know how he's able to get it
18 all done. But I just feel there are lots of
19 issues. I wrote down the most important ones.
20 As for when I reach out to your office, or
21 anyone reaches out to your office for that
22 matter, what is the reasonable turn-around time?
23 If I have a complaint or issues I like to
24 address with you, how soon should I expect to
25 receive a return call?

1 MR. ROGERS: I try to return all calls
2 on that same business day, and at least tell
3 them what my plans are as following up.

4 MS. DAVIS: I know you weren't well
5 sometime ago, but I reached out to you on two
6 different occasions with regard to the same
7 issue that later Mr. Priester helped me with.
8 Lizeth said you'd get back to me, you're back
9 three weeks in the office and I still haven't
10 received a phone call. As a liaison I thought I
11 would be a priority. What should the tenants
12 expect with regards to a return call from you if
13 you're not returning my calls? What are they
14 expecting?

15 MR. ROGERS: I have to apologize, I
16 don't have a message from you.

17 MS. DAVIS: You don't.

18 MS. TAVERAS: What she said we
19 forwarded to Douglas and Douglas took care of
20 it.

21 MR. ROGERS: Douglas responded.

22 MS. DAVIS: You didn't forward it to
23 Douglas because I reached out to him myself
24 along with pictures. I have so many pictures
25 from the crazy parking situation. And I guess

1 what makes my situation so unique, and people
2 know my position here, and they know I'm their
3 neighbor too, so they come to me. Like they
4 feel they can come to me and I can reach right
5 out and touch you, which is not the case.

6 MR. ROGERS: As far as parking is
7 concerned, that's improved, because we're doing
8 the towing. But the real problem is that you
9 probably got 225 cars trying to park in 160
10 parking spots.

11 MS. DAVIS: I agree.

12 MR. ROGERS: So if the board allows it,
13 I would suggest we issue parking stickers by
14 seniority, the people who have been here the
15 longest get the parking stickers, and we issue
16 160 of them.

17 MS. DAVIS: My neighbor has seven cars.
18 It's a mini car lot where we live. I had to
19 call the police.

20 MR. ROGERS: We have to put a limit.

21 MS. DAVIS: I had to call the police to
22 get her to move her car. Behind my building
23 there are eight spaces, and her seven cars were
24 occupying seven spaces.

25 MR. ROGERS: Work with the buildings

1 and grounds committee.

2 MS. DAVIS: There also should be a
3 concern someone who has seven cars in a three
4 bedroom unit with two children and one adult on
5 the lease.

6 MR. ROGERS: We can make a maximum two
7 car --

8 MS. DAVIS: I just want to park my car.
9 I want to come home, like Ms. Booze said, and
10 park. And I have to -- like my mom says let's
11 go to Target, I can't go to Target because I
12 don't want to come home and not find a place to
13 park my car.

14 COMMISSIONER CRIPPEN: Can I ask a dumb
15 question? Why do we have to wait to send the
16 towing company and send them on a mission? Why
17 can't they just go all the time?

18 MR. ROGERS: What happens is it's
19 difficult for them to see the stickers, which
20 I've got to change that. A lot of cars have
21 very tinted windows. We discovered people
22 taking stickers, transferring one car to the
23 next. So I've got to get stickers that can't be
24 transferred. But the real solution right now I
25 think is come up with a parking plan, let the

1 board vote on it, and we will come up with the
2 right equipment, the stickers. And then if we
3 do that, then the towing company can come any
4 time of the day and tow.

5 COMMISSIONER CRIPPEN: We've discussed
6 assigned spots previously too as something that,
7 we've -- and we haven't gone through that whole
8 discussion process, but you have a car and
9 you're registered and that's your spot.

10 AUDIENCE MEMBER: That don't work.

11 COMMISSIONER WHITE: Mr. Mayor, on the
12 side of the resident center where all that space
13 is, I think it belongs to you guys, like the
14 parking space that goes all the way down and
15 around, like it goes down past the playground,
16 and normally when we have occasions at the
17 resident center, is there any way that the
18 housing authority could kind of get some of that
19 space that's just dedicated for the residents?
20 That's a lot of space that sits there. People
21 park there anyway. But if it's designated for
22 residents only, it would really help out.
23 Because as Mr. Rogers says, we don't have a lot
24 of parking space down there, we only have 160
25 spaces. I mean, it would be nice to know only

1 residents -- what's happening is people from the
2 buildings are coming over there and parking at
3 night, they're also parking in the slots. They
4 park along that resident center. And I was just
5 thinking that maybe there was a way the town
6 could -- we could --

7 MAYOR DOUGHERTY: The councilwoman
8 whispered in my ear she will bring it up to the
9 council as an issue. Another thing I might
10 suggest is to reach out and call the parking
11 authority. You may have to -- you could maybe
12 get more spaces by the way you rearrange how you
13 do your parking. It's amazing how they can find
14 ways to get more parking. I'm sure they will be
15 willing to work free of charge to give you some
16 idea or different ways you can create maybe some
17 more parking spots if you designate, do it
18 different. I think the director is right, I
19 think there comes a time you have to limit how
20 many cars you have per --

21 COMMISSIONER WHITE: Most definitely.

22 CHAIRMAN CHERELLO: Let me just say,
23 you know a person who has seven cars?

24 MS. DAVIS: Yes.

25 CHAIRMAN CHERELLO: Please give that

1 name --

2 MS. DAVIS: I've given that name.

3 CHAIRMAN CHERELLO: Get that
4 information. Because perhaps they have people
5 living there that shouldn't be living there.
6 But we can address the cars. Mary,
7 self-policing is what it's all about. Turn the
8 people in. You got to turn them in.

9 MS. DAVIS: I have to say I have turned
10 them in. I have turned her in. If I turn her
11 in and I say this lady has ten grown people in
12 her house, you send her a letter, hey, we're
13 going to be here at three, then everybody clears
14 out and then I'm a retard.

15 CHAIRMAN CHERELLO: First of all, if
16 she has ten people living in the house what we
17 will do is surveillance, catch her having people
18 live there who's not on the lease, and we will
19 evict her.

20 MS. DAVIS: Who's in charge of that?
21 That has a lot to do with it.

22 MR. ROGERS: I am.

23 MS. DAVIS: It's a serious issue.

24 The last thing I want to say is the
25 disturbances in our neighborhood. I live at the

1 bottom of the hill across from the playground in
2 building 34, and I get a lot of seniors who
3 speak to me directly, and their concern is they
4 don't want to address these guys. They're out
5 there, and they're smoking weed and drinking
6 beer, and everybody has got their car doors open
7 and everybody has a different song playing. You
8 can't open your window and get fresh air, and
9 it's noisy and smokey. It's disgusting. I
10 spoke with our business administrator, and she
11 addressed it with our police chief, and now I'm
12 all addressing the issue with you. We really
13 need to find a way to be responsible for what's
14 going on in the neighborhood, because it
15 directly affects the way people are living. And
16 I mean, I'm a young person, so I can be like,
17 hey, you turn that off, but my elderly
18 grand-aunt who lives in the building is not
19 going to come out and address some kid with a
20 blunt and say, hey, turn that down, because
21 she's afraid. She's a senior citizen. She
22 wants to be able to sit out on her porch, look
23 at her flowers, and enjoy what's left of her
24 life. And I think she should be able to do
25 that.

1 MR. ROGERS: The only solution I have
2 right now is you have to call the police.

3 MS. DAVIS: But if they're on our
4 property, what is the -- what I'm saying is we
5 need to take the reins. There's only so much
6 the police can do.

7 MR. ROGERS: If I have a disturbance at
8 my house I can call the police.

9 MS. DAVIS: Do you live in a public
10 housing project?

11 MR. ROGERS: Public housing, any
12 housing, the police need to respond.

13 MS. DAVIS: They do call the police.

14 MR. MANFREDI: Councilwoman, what I can
15 do, with everyone's authority, I can contact the
16 police and create a defiant trespass list for
17 individuals.

18 MS. DAVIS: And not only that, enforce
19 it. Give out tickets. Because people are less
20 likely to be repeat offenders if they have to
21 pay for it. You can't go to Bernard Park -- I
22 used to take my kids there to feed the ducks,
23 the sun goes down, the police are there, what
24 are you doing, visiting someone? They want to
25 get you out of there. The people pay a lot of

1 money for those houses, and you're not going to
2 be able to make a mess in that neighborhood.
3 You shouldn't be able to do the same in my
4 neighborhood.

5 COMMISSIONER CRIPPEN: I agree. It
6 does come down to law enforcement. I don't know
7 how much might or enforcement power --

8 MS. DAVIS: You start with the signs,
9 and then the police have something to enforce.

10 COMMISSIONER CRIPPEN: I don't know if
11 we have regular patrols.

12 MR. MANFREDI: We tried it some years
13 ago, but we can try again. I'll reach out to
14 the police department.

15 MS. DAVIS: It's really necessary.
16 These people deserve a quality of life that is
17 comparable to people in other neighborhoods,
18 period.

19 MR. MANFREDI: Absolutely.

20 MR. ROGERS: Mr. Manfredi is correct,
21 the defiance trespass list, I have examples of
22 where we have had it maybe for ten years in
23 housing authorities and it works, and it's --

24 COMMISSIONER CRIPPEN: This goes back
25 to what you were saying before, that's such an

1 easy thing to do, it's not going to solve the
2 problem, but you start things going in the right
3 direction. Put signs everywhere.

4 MS. DAVIS: And make them enforce it.
5 I've looked out the back of my window after the
6 police have been called and heard a police
7 officer literally say, come on, dude, can you
8 just move, you can come right, it has to look
9 like I'm doing what I have to do.

10 CHAIRMAN CHERELLO: That's a huge
11 problem.

12 MS. DAVIS: But we you're on their back
13 and you say, listen, our tenants are
14 complaining, you need to issue these tickets,
15 they don't have any choice. You guys are all on
16 the same accord, that you want it to be clear
17 back there.

18 MR. MANFREDI: Thank you, councilwoman.
19 I'll report back.

20 MS. DAVIS: Thank you.

21 CHAIRMAN CHERELLO: I now need a motion
22 to go into closed session, please.

23 COMMISSIONER SALLY: I'll make a
24 motion.

25 COMMISSIONER CRIPPEN: Second.

1 CHAIRMAN CHERELLO: Roll call.
2 (Roll call was taken with all voting in
3 favor.)
4 (Closed session takes place.)
5 (Open Session Recommences.)
6 CHAIRMAN CHERELLO: Okay. Adjourned.
7 (Meeting was adjourned.)

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