

MORRISTOWN HOUSING AUTHORITY
BOARD OF COMMISSIONERS
23 Clyde Potts Drive
Morristown, New Jersey 07960
Regular Open Public Meeting
Monday, October 28, 2013
Commencing at 6:00 p.m.

RE: Regular Open Public
Meeting

TRANSCRIPT
OF THE
PROCEEDINGS

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

VERA WHITE, Chairperson
MICHAEL A. CHERELLO, Vice Chairperson
MARY DOUGHERTY, Commissioner
DOROTHY HOLMAN, Commissioner
EDWARD RAMIREZ, Commissioner

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

DOUGLAS PRIESTER,
Housing Choice Voucher Manager

CYNTHIA SARGENT,
AMP Manager

Reported By:
Heather M. Holmes
Certified Court Reporter

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

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MANFREDI & PELLECHIO, ESQS.
50 Harrison Street
Hoboken, New Jersey 07030
BY: JOSEPH A. MANFREDI, ESQ.
Attorney for the Morristown Housing Authority

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1 CHAIRPERSON WHITE: I, Vera White,
2 Chairperson of the Board of Commissioners of the
3 Housing Authority of the Town of Morristown, and
4 Presiding Officer at this meeting, do hereby state
5 that it is now six o'clock in the afternoon on
6 October 28, 2013, and we are convening at 23 Clyde
7 Potts Drive, Morristown, New Jersey, and do hereby
8 announce publically that proper notice of this
9 regular meeting has been provided in accordance with
10 the New Jersey Open Public Meeting Act.

11 Roll call.

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

17 CHAIRPERSON WHITE: The Pledge of
18 Allegiance.

19 (At this point in the proceedings the
20 flag is saluted.)

21 CHAIRPERSON WHITE: We will have a
22 moment of silence.

23 (At this point in the proceedings, a
24 moment of silence is observed.)

25 CHAIRPERSON WHITE: Okay. Now I'm

1 going to turn it into the hands of our Attorney.

2 MR. MANFREDI: Tonight is our election
3 of officers. We are going to proceed, Madam Chair?

4 CHAIRPERSON WHITE: Yes.

5 MR. MANFREDI: Okay. We are going to
6 open the floor by calling for nominations for the
7 position of Chairperson of the Board. Are there
8 currently any nominations for the position of Chair?

9 VICE CHAIRMAN CHERELLO: I'll nominate
10 Vera White.

11 COMMISSIONER DOUGHERTY: I'll second.

12 COMMISSIONER HOLMAN: Yes.

13 COMMISSIONER DOUGHERTY: Or third.

14 MS. SARGENT: Who seconded?

15 MR. MANFREDI: Commissioner Dougherty.

16 Do you want to do a roll call?

17 MS. SARGENT: Sure.

18 COMMISSIONER RAMIREZ: I have a
19 question.

20 MR. MANFREDI: Sure.

21 COMMISSIONER RAMIREZ: Someone told me
22 that Vera doesn't live in the town. Does that have
23 any bearing or make any difference with the Board?

24 CHAIRPERSON WHITE: Vera lives right
25 across the street there. I live in town. I live in

1 town. I understand what you say.

2 COMMISSIONER RAMIREZ: Someone said
3 you live in Parsippany.

4 COMMISSIONER HOLMAN: We don't go by
5 hearsay.

6 CHAIRPERSON WHITE: Yes.

7 COMMISSIONER DOUGHERTY: Don't worry
8 about it.

9 MR. MANFREDI: The question has been
10 answered?

11 COMMISSIONER DOUGHERTY: Yes.

12 MR. MANFREDI: We will proceed to a
13 roll call vote.

14 MS. SARGENT: Roll call vote?

15 MR. MANFREDI: Yes.

16

17 (At this point in the proceedings the
18 roll call is taken with Chairperson White, Vice
19 Chairman Cherello, Commissioner Dougherty,
20 Commissioner Ramirez and Commissioner Holman voting
21 in favor of the motion.)

22 MR. MANFREDI: Congratulations.

23 CHAIRPERSON WHITE: Thank you.

24 COMMISSIONER DOUGHERTY:

25 Congratulations.

1 CHAIRPERSON WHITE: Now ask for
2 nominations for Vice Chair?

3 MR. MANFREDI: Yes.

4 COMMISSIONER DOUGHERTY: I nominate
5 Michael Cherello.

6 CHAIRPERSON WHITE: I second it.

7 COMMISSIONER DOUGHERTY: I'm sorry?

8 CHAIRPERSON WHITE: I second it.

9 MR. MANFREDI: Roll call.

10

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

16 VICE CHAIRMAN CHERELLO: Thank you.

17 MR. MANFREDI: Congratulations.

18 COMMISSIONER DOUGHERTY:
19 Congratulations.

20 CHAIRPERSON WHITE: Congratulations.

21 MR. MANFREDI: You may proceed to the
22 agenda, to the meeting agenda.

23 CHAIRPERSON WHITE: To the agenda,
24 okay. At this time we'll open up the public portion.
25 Are there any comments from the public? If so, would

1 you please stand and come to the mic? State your
2 name and where you live.

3 Seeing none at this time --

4 COMMISSIONER DOUGHERTY: Hold on. You
5 have somebody.

6 MS. BOOZE: We don't have a public
7 portion of the meeting tonight?

8 CHAIRPERSON WHITE: We normally have
9 two. There is two on the list.

10 MS. WRIGHT: Six and 14.

11 MS. BOOZE: Oh, okay. I'll wait.
12 Okay.

13 CHAIRPERSON WHITE: Okay. Are there
14 any public? Is there anything that we need from the
15 public at this time? If not, we are going to close
16 this portion of the public comments and move on to
17 the approval of the minutes.

18 COMMISSIONER DOUGHERTY: I'll move it.

19 CHAIRPERSON WHITE: Can we get a
20 second?

21 VICE CHAIRMAN CHERELLO: I'll second
22 it.

23 CHAIRPERSON WHITE: Roll call.

24

25 (At this point in the proceedings the

1 roll call is taken with Chairperson White, Vice
2 Chairman Cherello, Commissioner Dougherty and
3 Commissioner Holman voting in favor of the motion and
4 Commissioner Ramirez voting no.)

5 COMMISSIONER RAMIREZ: Simply because
6 I haven't had time, I started reading them the other
7 day and I didn't finish them, so I'll say, no.

8 CHAIRPERSON WHITE: As we know, at
9 this time, our executive -- our acting Executive
10 Director is away on vacation, so we do not have an
11 Executive Report at this time. We are going to move
12 on to committee reports. We did have a committee, a
13 personnel meeting. We are going to talk about that
14 in closed session?

15 MR. MANFREDI: Yes, Madam Chair, we
16 are.

17 COMMISSIONER RAMIREZ: Can I say
18 something, Vera?

19 CHAIRPERSON WHITE: Yes.

20 COMMISSIONER RAMIREZ: I'm a little
21 bit concerned that we have so many vacancies.

22 CHAIRPERSON WHITE: We will talk about
23 that in closed session. That's the thing we want to
24 talk about, what you are asking. Right, we all are.
25 We all are. That's going to be the subject back

1 there.

2 COMMISSIONER RAMIREZ: Okay.

3 CHAIRPERSON WHITE: I don't think
4 there were any more committee meetings, so we are
5 going to move into old business. Any old business?

6 MS. SARGENT: Ms. Gross mentioned
7 something to do with some minutes that were not
8 approved at the last meeting. I don't know if it was
9 the June minutes or July minutes. She wanted me to
10 mention it, that we needed to get them approved.

11 CHAIRPERSON WHITE: Was that the time
12 that we didn't have a meeting and --

13 MS. SARGENT: A meeting during the
14 summer.

15 CHAIRPERSON WHITE: Joe are you -- I
16 thought we did approve those minutes at the last
17 meeting.

18 COMMISSIONER DOUGHERTY: We did two
19 minutes at the last meeting.

20 MR. MANFREDI: Actually, in looking at
21 my notes, we did at the last meeting, did approve the
22 two, because we didn't have the transcript in time
23 for one of them.

24 COMMISSIONER RAMIREZ: Let me just
25 make a motion to approve all of the current minutes.

1 I'll make that motion.

2 CHAIRPERSON WHITE: Past minutes,
3 right, not current?

4 COMMISSIONER HOLMAN: Which one?

5 COMMISSIONER RAMIREZ: Up to the
6 current.

7 CHAIRPERSON WHITE: Up to the current.

8 COMMISSIONER RAMIREZ: Past minutes,
9 up to the current.

10 COMMISSIONER HOLMAN: I'll second
11 that.

12 MR. MANFREDI: Let me place on the
13 record so it's clear -- I'm sorry so interrupt. In
14 everyone's package this meeting there is a transcript
15 of our June 24, 2013 meeting, and just to be clear
16 for the record, that's what she asked the Board to
17 consider and approve.

18 VICE CHAIRMAN CHERELLO: Okay.

19 MS. SARGENT: That's the last package.

20 MR. MANFREDI: Last package that's in
21 there.

22 VICE CHAIRMAN CHERELLO: I am fairly
23 certain that we approved -- it doesn't, we can do it
24 again, but I'm fairly certain we had approved all of
25 those minutes.

1 CHAIRPERSON WHITE: At the last
2 meeting.

3 VICE CHAIRMAN CHERELLO: At the last
4 meeting. But as Ed said, we'll just make --

5 CHAIRPERSON WHITE: Put it on the
6 Board.

7 VICE CHAIRMAN CHERELLO: -- a motion
8 to approve all outstanding.

9 MR. MANFREDI: That's my recollection,
10 as well. I just want to tell the Board that it was
11 approved. You have to check your notes.

12 COMMISSIONER DOUGHERTY: Didn't Mr.
13 Vitolo have a question about that?

14 COMMISSIONER RAMIREZ: Does it hurt to
15 do it twice, Joe?

16 CHAIRPERSON WHITE: He did.

17 MR. MANFREDI: Yes, that's very
18 correct.

19 CHAIRPERSON WHITE: We were supposed
20 to meet or something to talk about something that he
21 had in there. You are right, but I don't remember
22 what it was.

23 VICE CHAIRMAN CHERELLO: That wouldn't
24 have stopped us from approving the minutes if he had
25 a question.

1 COMMISSIONER DOUGHERTY: Right. I
2 think we were supposed to correct them and we
3 approved them with that correction.

4 CHAIRPERSON WHITE: Yes.

5 VICE CHAIRMAN CHERELLO: Whatever.
6 Ed, do you -- his motion is on the floor. You have a
7 motion.

8 COMMISSIONER RAMIREZ: My motion is on
9 the floor and it was seconded.

10 MS. SARGENT: Commissioner Holman
11 seconded it. Yes, right?

12 CHAIRPERSON WHITE: Yes. Roll call.

13

14 (At this point in the proceedings the
15 roll call is taken with Chairperson White, Vice
16 Chairman Cherello, Commissioner Dougherty,
17 Commissioner Ramirez and Commissioner Holman voting
18 in favor of the motion.)

19 CHAIRPERSON WHITE: Schedule of bills.

20 VICE CHAIRMAN CHERELLO: I move them.

21 CHAIRPERSON WHITE: Can we get a
22 second?

23 COMMISSIONER HOLMAN: Yes, second.

24 CHAIRPERSON WHITE: Any questions?

25 COMMISSIONER DOUGHERTY: I do have

1 some questions. What is Pisani Nature Design,
2 \$5,800? It's P-I-S-A-N-I, Nature Design.

3 CHAIRPERSON WHITE: What page is that
4 on?

5 COMMISSIONER DOUGHERTY: It's on page
6 three.

7 MR. MANFREDI: That's our current
8 landscaper.

9 MS. SARGENT: Current landscaper.

10 MR. MANFREDI: Just to let the Board
11 know, I'll speak to that in closed session. We did
12 conclude that, correct, and we'll speak to it in
13 closed session.

14 COMMISSIONER DOUGHERTY: And then
15 there is NJCHEM, Corp, same page, \$2,163?

16 CHAIRPERSON WHITE: It's NJ --

17 COMMISSIONER DOUGHERTY: It's one,
18 two -- it's the fourth down. Oh, it's N-U.

19 VICE CHAIRMAN CHERELLO: N-U-C-H-E-M,
20 Corp.

21 CHAIRPERSON WHITE: What is that for?

22 COMMISSIONER DOUGHERTY: Any idea what
23 that might be for?

24 MS. SARGENT: I know we had
25 contractors that came out because of our heating and

1 hot water, but I'm not sure if this is the company
2 for that.

3 COMMISSIONER DOUGHERTY: Okay.

4 MS. SARGENT: It sounds like
5 maintenance.

6 MR. MANFREDI: I can verify that with
7 our Modernization Coordinator Joe Clark.

8 COMMISSIONER DOUGHERTY: Thank you.
9 My last question, if you don't mind, is on page four
10 regarding Mr. Katchen. I see there is two payments
11 to him, and that was the -- that is our auditor;
12 correct?

13 MR. MANFREDI: That's our accountant,
14 yes.

15 COMMISSIONER DOUGHERTY: Okay. So why
16 two payments? I know he was in here doing the
17 budget. I have a payment for 749 and another payment
18 for 2,900.

19 CHAIRPERSON WHITE: It's on two
20 different dates. One for 9/17/13 and one for
21 10/1/13, but I don't know why.

22 COMMISSIONER DOUGHERTY: He has down
23 there SAGE.

24 CHAIRPERSON WHITE: Is that when he
25 did his presentation?

1 VICE CHAIRMAN CHERELLO: It wasn't on
2 the 17th. That's the only thing about that.

3 CHAIRPERSON WHITE: On page four, down
4 to the bottom.

5 MR. MANFREDI: I don't recognize the
6 first one. The second I recognize, but it looks like
7 that's a monthly charge, though, I think.

8 CHAIRPERSON WHITE: On the 17th, is
9 that when we had the meeting with him? Because he
10 came down.

11 COMMISSIONER HOLMAN: He came down and
12 did a presentation.

13 CHAIRPERSON WHITE: We had a long
14 meeting in our office. I'm not talking about here.
15 I'm talking about he came down to our meeting.

16 COMMISSIONER DOUGHERTY: Maybe part of
17 saying --

18 VICE CHAIRMAN CHERELLO: Maybe, you
19 know what, Vera? If you look up above you will see
20 another bill from 9/17/13 from a different vendor.
21 I'm just wondering if it was -- I'm not sure what the
22 accounting procedure is on that. You know what I'm
23 saying?

24 CHAIRPERSON WHITE: Oh, okay.

25 VICE CHAIRMAN CHERELLO: See that

1 right above it?

2 CHAIRPERSON WHITE: Yes.

3 COMMISSIONER HOLMAN: Yes.

4 VICE CHAIRMAN CHERELLO: On 9/17.

5 CHAIRPERSON WHITE: That's for --

6 VICE CHAIRPERSON CHERELLO: That's

7 strange that they would both --

8 CHAIRPERSON WHITE: On the same day.

9 VICE CHAIRMAN CHERELLO: There is a
10 PDQ Supply on 9/17. I'm not sure why. Maybe it's
11 just the date that they were posted.

12 MS. SARGENT: Want me to get
13 clarification?

14 CHAIRPERSON WHITE: Yes.

15 COMMISSIONER RAMIREZ: Can we get Lee
16 to give us detail of that at the next meeting?

17 MS. SARGENT: Sure. I'll get
18 clarification of those two bills.

19 VICE CHAIRMAN CHERELLO: Can we move.

20 CHAIRPERSON WHITE: Can we hold off on
21 this until we get verification?

22 MR. MANFREDI: Yes, until we are
23 satisfied with verification, yes. So I'll note for
24 the record those invoices require clarification by
25 the Board before they are paid.

1 CHAIRPERSON WHITE: Thank you very
2 much.

3 COMMISSIONER HOLMAN: Joe, both for
4 Katchen and Viacom Electronic?

5 MR. MANFREDI: Yes, yes.

6 VICE CHAIRMAN CHERELLO: I'm sorry, if
7 you look -- if you look back in there, I only threw
8 that up there to say that --

9 CHAIRPERSON WHITE: It might be the
10 same.

11 VICE CHAIRMAN CHERELLO: -- the 17th,
12 if you look in there, there is a number of bills on
13 9/17. I thought it might have been an accounting
14 date that they came in. I wasn't questioning that.

15 COMMISSIONER HOLMAN: Okay.

16 CHAIRPERSON WHITE: Yes, he was just
17 saying that might be the date that she paid them all
18 or something. All right. So we will vote on the
19 schedule of bills at the next meeting. Moving on to
20 resolutions.

21 VICE CHAIRPERSON CHERELLO: Wait a
22 minute.

23 MR. MANFREDI: Approve the bills
24 subject to those two items being not authorized until
25 the Board is satisfied with information that the

1 staff and I will provide.

2 CHAIRPERSON WHITE: Okay.

3 COMMISSIONER DOUGHERTY: I agree to
4 that.

5 CHAIRPERSON WHITE: All right. Who is
6 going to move that?

7 COMMISSIONER DOUGHERTY: I'll move
8 that.

9 CHAIRPERSON WHITE: Second it?

10 VICE CHAIRMAN CHERELLO: I'll second
11 the motion that we pay all of the bills with the
12 exception of the ones in question.

13 CHAIRPERSON WHITE: Okay. Roll call.

14 MS. SARGENT: Okay.

15

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

21 CHAIRPERSON WHITE: Okay, resolutions.
22 I think I only have two here tonight.

23 COMMISSIONER DOUGHERTY: There was two
24 when we walked in.

25 MR. MANFREDI: Yes.

1 CHAIRPERSON WHITE: Two, right.

2 MR. MANFREDI: We have two this
3 evening. The first, which everyone should have as a
4 handout, is to approve the RFP award to our Capital
5 Fund Coordinator, Joseph P. Clark and Associates.
6 That's our Annual Capital Fund and Modernization
7 Coordinator. We received one response this year to
8 our RFP, and Mr. Clark has been our Coordinator for
9 sometime right now.

10 COMMISSIONER DOUGHERTY: He is the
11 only one that responded? Is that unusual, Joe?

12 MR. MANFREDI: On occasion. Lately,
13 we did not -- we only saw one response on our fee
14 account and on this. I did a check on the price
15 anyway, and it does fall within a range of what other
16 housing authorities are paying. The range is
17 approximately 42 and a half thousand, to just under
18 50,000. So I checked the price anyway just to make
19 sure we were within that range.

20 COMMISSIONER DOUGHERTY: Okay. And
21 this is over a term of two years; correct?

22 MR. MANFREDI: Yes. For this type of
23 consulting services, under State Public Contract Law,
24 we are allowed to enter into a two-year contract.

25 COMMISSIONER DOUGHERTY: Just 45,600

1 over two years, not 45,600 per year?

2 MR. MANFREDI: Yes, I believe that is
3 correct.

4 COMMISSIONER DOUGHERTY: Okay, thank
5 you.

6 COMMISSIONER RAMIREZ: The term of the
7 contract is two years with the amount, not to exceed
8 amount, it's not a fixed amount, is 45,600.

9 COMMISSIONER DOUGHERTY: Right.

10 COMMISSIONER RAMIREZ: You checked,
11 Joe? This is the going rate?

12 MR. MANFREDI: It is.

13 COMMISSIONER RAMIREZ: Or it is within
14 that?

15 MR. MANFREDI: It is, Commissioner.
16 What I actually did was, whenever we do a bid or an
17 RFP, we do an internal cost estimate, and with
18 something like this we look at the size of our
19 agency, and we cost compare it to what other housing
20 authorities of similar size pay, and even smaller
21 size. And what I used, because it's public record,
22 is the Harrison Housing Authority, which is much
23 smaller than ours, pays 49,500. And the only lowest
24 one I found was down in Gloucester County, which was
25 at \$42,500. So it fits within the range. If we ever

1 receive a response not within the range, we will go
2 back out and re-bid.

3 COMMISSIONER DOUGHERTY: Okay, thank
4 you.

5 CHAIRPERSON WHITE: Thank you. Okay,
6 this is Resolution 2013-21.

7 COMMISSIONER RAMIREZ: I move it.

8 CHAIRPERSON WHITE: Resolution to
9 approve and authorize the award of contract for Mod
10 Capital Fund Coordinating Services to Joseph P.
11 Clark and Associates. Did somebody move it already?

12 COMMISSIONER RAMIREZ: I moved it,
13 yes.

14 COMMISSIONER DOUGHERTY: I'll second
15 it.

16 COMMISSIONER RAMIREZ: I'm sorry to
17 interrupt you.

18 CHAIRPERSON WHITE: That's okay. Roll
19 call.

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

1 CHAIRPERSON WHITE: Resolution
2 2013-22, a resolution approving and authorizing the
3 extension of the current contract with Manfredi and
4 Pellechio for general legal services through November
5 30, 2013.

6 MR. MANFREDI: So that the Board
7 knows, we bid all of our professional services
8 annually. We are required by law to do it, and this
9 year the legal services bid, because we've been busy,
10 went out one month late. The law allows you to
11 extend as long as the RFP is issued, which it is, and
12 only for such time as the Board will make the award,
13 which it will, before the next time. It's not a bid.
14 It's just a 30-day extension until all of the bids
15 come in. That's all I'm saying.

16 COMMISSIONER DOUGHERTY: Okay.

17 COMMISSIONER RAMIREZ: What's the
18 value of this?

19 MR. MANFREDI: It will be one month of
20 services, depending on what happens in the month. So
21 it's basically, it's extended under the current rate,
22 yes, that's correct.

23 COMMISSIONER DOUGHERTY: I'll move it.

24 CHAIRPERSON WHITE: Can we get a
25 second?

1 COMMISSIONER HOLMAN: I'll second.

2 CHAIRPERSON WHITE: Commissioner
3 Holman seconded it. Roll call.

4
5 (At this point in the proceedings the
6 roll call is taken with Chairperson White, Vice
7 Chairman Cherello, Commissioner Dougherty,
8 Commissioner Ramirez and Commissioner Holman voting
9 in favor of the motion.)

10 CHAIRPERSON WHITE: Okay. Now, we are
11 going to go into the second -- well, new business.
12 Is there any new business?

13 COMMISSIONER RAMIREZ: Vera, there is
14 one resolution in the packet --

15 CHAIRPERSON WHITE: That's going to go
16 into closed session.

17 COMMISSIONER RAMIREZ: Okay.

18 CHAIRPERSON WHITE: It's approving of
19 the raises. That's going into the closed session.
20 New business, is there any new business?

21 Okay. We are going to open up the
22 second public comment before we go -- I don't want
23 them to sit here while we go into closed session.
24 Please state your name and where you are from.

25 MS. BOOZE: My name is Mary Booze,

1 B-O-O-Z-E, 32-9 Flagler Street, Morristown. I'm here
2 tonight to find out about the landscaping, because I
3 am for the building and housing, building and
4 grounds. Right now it's really messy out there. The
5 landscaping is a concern. It's nothing but brown
6 grass and leaves where they are cutting. I guess
7 they are cutting the dirt, because I saw them out
8 there today. But whoever is on the building and
9 grounds, I thought maybe they should pick up some of
10 that. Before we had green grass, and it's still
11 October. It's not time. You know, now we are living
12 with brown grass and all dirt. And there are so many
13 leaves out there it's unreal. At least today some of
14 the leaves came down. There were so many leaves out
15 on the ground, but not all of them. So we need to,
16 you know, try to make it a little bit more
17 comfortable with grass and some --

18 MR. MANFREDI: Madam Chair, if I may,
19 my report is going to address Ms. Booze's concern in
20 closed session tonight, and I will advise the Board
21 of the actions that Ms. Gross is taking on that
22 matter.

23 COMMISSIONER RAMIREZ: Today is the
24 28th of October. The grass is not going to be green
25 on the 28th of October.

1 MS. BOOZE: It's not going to be
2 brown, Mr. Ramirez. It's been brown now for two
3 months, (interruption) and I know it will be later in
4 October, but until then, as long as -- this is the
5 only place I see all of the brown grass anyway. So
6 that's why I wanted to know who really does building
7 and grounds because, you know, it's ridiculous that I
8 see the landscapers cutting dirt. I mean, dirt is
9 flying anywhere. I don't see any grass. All I see
10 is brown spots all over the property, especially --

11 COMMISSIONER RAMIREZ: I'm the Chair
12 of the building and grounds, and I will tell you
13 this, is that we have a contract with the landscaper
14 to do that work. And my job is not to administrate
15 the contract. My job is to look into the possibility
16 of doing certain levels of work, but I would be glad
17 to look into whether this guy is doing this contract
18 the way he should be, and I will talk to Mrs. Gross
19 about doing that.

20 CHAIRPERSON WHITE: We are going to
21 closed session about that contract tonight. I think
22 Joe already made that statement.

23 COMMISSIONER RAMIREZ: Good. If he's
24 not doing the job, get rid of him. But no one on
25 this Board is going to walk around and check the --

1 MS. BOOZE: I thought maybe once in a
2 while that maybe you would check. That's my
3 thoughts, you know, but my concern is --

4 COMMISSIONER RAMIREZ: The problem
5 with that kind of thinking is this: Is that we the
6 Board, we make policy, and we do not administer
7 policy in this Housing Authority. Lee does it. Lee
8 does it. She administers the contracts. She has the
9 supervision of Ms. Sargent over there, and they are
10 all responsible for making sure that what we pay for
11 is what we get. If we have to step in, it's to make
12 some kind of policy change.

13 MS. BOOZE: The reason I said that I
14 hear Manfredi over there, or the lawyer or whatever,
15 making a statement about some money that someone
16 asked about the landscapers, and it's quite a bit of
17 money. And I'm feeling like that kind of money we
18 should be, you know, free to live without concern.
19 When I say that, I say because I had planted out
20 front and they came back in and cut them down.
21 That's when I said I'm concerned about the
22 landscaping because --

23 COMMISSIONER RAMIREZ: We should get
24 them to restore the plants, restore them.

25 MS. BOOZE: You know, that's my main

1 concern, so.

2 COMMISSIONER RAMIREZ: That's a good
3 concern.

4 COMMISSIONER DOUGHERTY: Yes.

5 MR. MANFREDI: Okay.

6 COMMISSIONER DOUGHERTY: We are going
7 -- we will take that into consideration. Thank you.

8 MS. BOOZE: Thank you.

9 CHAIRPERSON WHITE: State your name
10 and where you are from please, ma'am.

11 MS. WRIGHT: Tony Wright, 32 Clyde
12 Potts Drive. I, along with Ms. Booze, the contractor
13 you had before cleaned their mess. They cut --
14 everything they cut stays there; papers, clumps of
15 dirt. Where I am, one side has grass and the other
16 side doesn't. They took and they swirled all of that
17 dirt around our apartments. You have to move it
18 somewhere. (Inaudible) So they really are not. They
19 don't cut along the house. They are ridiculous.
20 They are not worth the money, really. That's all.

21 COMMISSIONER DOUGHERTY: Thank you
22 very much.

23 CHAIRPERSON WHITE: Thank you.

24 VICE CHAIRMAN CHERELLO: Thank you.

25 COMMISSIONER RAMIREZ: Thank you.

1 CHAIRPERSON WHITE: Are there any more
2 comments from the public? If not, we are going to
3 close the public session and we are going to -- let
4 me just see. The Mayor is not here, so no comments
5 or the Council Liaison. I want to be able to adjourn
6 when we come back. So we are going to move into
7 closed session at this point. Can I make -- can I
8 get a motion?

9 COMMISSIONER RAMIREZ: I move that we
10 go to closed session.

11 CHAIRPERSON WHITE: A second?

12 COMMISSIONER HOLMAN: Second.

13 CHAIRPERSON WHITE: Roll call.

14

15 (At this point in the proceedings the
16 roll call is taken with Chairperson White, Vice
17 Chairman Cherello, Commissioner Dougherty,
18 Commissioner Ramirez and Commissioner Holman voting
19 in favor of the motion to move into closed session.)

20 MS. SARGENT: We are going into closed
21 session at, I have 6:32. Is that good for everyone?

22 CHAIRPERSON WHITE: Yes. We will make
23 sure that the door is closed or something.

24

25 (At this point in the proceedings the

1 Morrystown Housing Authority moves into closed
2 session, the record of which is contained in a
3 separate transcript.)
4

5 CHAIRPERSON WHITE: Okay. Resolution
6 2013-20, a resolution approving and authorizing the
7 Housing Authority's implementation of the recommended
8 merit-based raises to all eligible MHA employees, we
9 would like to table it at this time for at least six
10 months.

11 COMMISSIONER RAMIREZ: I'll make a
12 motion if you want it.

13 MR. MANFREDI: We have a first and a
14 second on that?

15 COMMISSIONER RAMIREZ: I move that we
16 table this motion, this Resolution for six months, or
17 until the Board determines it should be taken back
18 into consideration.

19 COMMISSIONER DOUGHERTY: I'll second.

20 CHAIRPERSON WHITE: Okay. Roll call.
21

22 (At this point in the proceedings the
23 roll call is taken with Chairperson White, Vice
24 Chairman Cherello, Commissioner Dougherty,
25 Commissioner Ramirez and Commissioner Holman voting

1 in favor of the motion.)

2 CHAIRPERSON WHITE: Do I have a motion
3 to adjourn?

4 COMMISSIONER RAMIREZ: I make a motion
5 that we adjourn.

6 COMMISSIONER DOUGHERTY: Second.

7 MR. MANFREDI: All in favor?

8

9 (At this point in the proceedings, a
10 vote is taken with Chairperson White, Vice Chairman
11 Cherello, Commissioner Dougherty, Commissioner
12 Ramirez and Commissioner Holman indicating
13 affirmatively to adjourn the meeting.)

14

15 (The meeting is adjourned.)

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C E R T I F I C A T E

MORRISTOWN HOUSING AUTHORITY

October 28, 2013

I, HEATHER M. HOLMES, a Certified Court Reporter of the State of New Jersey, do hereby certify that the foregoing is a true and accurate transcript of the testimony as taken stenographically by and before me at the time, place, and on the date hereinbefore set forth.

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

HEATHER M. HOLMES, CCR
License No. XIO1952