

HOUSING AUTHORITY  
OF THE TOWN OF MORRISTOWN  
31 Early Street  
Morristown, New Jersey 07960 3883  
Monday, April 21, 2014  
Commencing at 6:00 p.m.

-----  
Regular Public Meeting  
29 Ann Street,  
Morristown, New Jersey 07960  
-----

TRANSCRIPT  
OF THE  
PROCEEDINGS

B E F O R E:

MORRISTOWN HOUSING AUTHORITY

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

MICHAEL A. CHERELLO, Vice Chairman  
FRANK J. VITOLO, Commissioner  
MARION E. SALLY, Commissioner  
MARY DOUGHERTY, Commissioner  
EDWARD RAMIREZ, Commissioner  
DOROTHY HOLMAN, Commissioner

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

LEANORA GROSS, Interim Executive Director  
CYNTHIA SARGENT, AMP Manager  
JEAN P. WASHINGTON, Accounts Manager  
DARLINGTON L. POUNDER, Senior Mechanic

REPORTED BY:  
HEATHER M. HOLMES  
Certified Court Reporter

TAYLOR & FRIEDBERG, LLC  
Certified Court Reporters  
60 Washington Street  
Morristown, New Jersey 07960  
(973) 285-0411  
E-mail: [csr@taylorfriedberg.com](mailto:csr@taylorfriedberg.com)

TAYLOR & FRIEDBERG, LLC  
(973) 285-0411

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

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

JOSEPH MANFREDI & ASSOCIATES, P.C.  
50 Harrison Street  
Hoboken, New Jersey 07030  
BY: JOSEPH A. MANFREDI, ESQ.  
Attorney for The Morristown Housing Authority

I N D E X

1		
2		
3	RESIDENT/SPEAKER	PAGE
4	1. SHIRLEY STORGION	5, 38
5	2. VICTOR ALEXANDER	7, 38
6	3. DARLINGTON POUNDER	13
7	4. JEAN P. WASHINGTON	14
8	5. BARBARA ROBINSON	39
9	6. FRANK NORVIS	42
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		

1                   VICE CHAIRMAN CHERELLO: I, Michael  
2 Cherello, Vice Chairman of the Board of Commissioners  
3 of the Housing Authority of the Town of Morristown is  
4 Presiding Officer at this meeting, do hereby state  
5 that it is now six o'clock in the evening on April  
6 21, 2014, and we are convening at 29 Ann Street,  
7 Morristown, New Jersey. And do hereby announce  
8 publically that proper notice of this regular meeting  
9 has been provided in accordance with the New Jersey  
10 Open Public Meetings Act. Roll call.

11  
12                   (At this point in the proceedings the  
13 roll call is taken with Vice Chairman Cherello,  
14 Commissioner Dougherty, Commissioner Ramirez,  
15 Commissioner Holman, Commissioner Sally and  
16 Commissioner Vitolo being present.)

17                   VICE CHAIRMAN CHERELLO: We will wait  
18 for Frank to take his seat, then we'll have our  
19 Pledge of Allegiance.

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

22                   VICE CHAIRMAN CHERELLO: We will have  
23 a moment of silence, please.

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

1                   VICE CHAIRMAN CHERELLO: Okay. At  
2 this time we would like to open up the meeting for  
3 our first public comments. Does anyone in the public  
4 have anything they would like to say? Please come up  
5 to the microphone. State your name and address.

6                   MS. STORGION: Shirley Storgion, 29  
7 Ann Street, Apartment 107. What I want to talk about  
8 is a very sad situation here, and something that  
9 would never pass by the Department of Health. I  
10 spoke to -- it's about garbage, the way garbage is  
11 placed down the stairs. I spoke weekly about it to  
12 Cynthia Sargent, but she is busy with her bookkeeping  
13 recertification matters, so she has heard what I want  
14 to say, but I want to go into more detail about it,  
15 because it's awful. It really and truly stinks down  
16 there.

17                   Now, there are bins, about six or  
18 seven of them. For some reason, they are all in  
19 Spanish, all written in Spanish. There are a lot of  
20 Russian people here, so they probably don't read  
21 Spanish. That's one thing.

22                   What people are doing, is they are  
23 putting their garbage on top of the bins. They are  
24 not putting the garbage inside the bins, even though  
25 the bins are empty. Nobody wants to touch the

1 covers. And I go down there frequently because I  
2 bring my recyclables down there. The garbage is  
3 thrown down the shoot, but the recyclables are down  
4 in the basement. There is garbage all over the  
5 place. I have seen open cans of food just anywhere.

6 The last time I was there, I saw garbage next to the  
7 elevator. I don't know who is responsible, but I  
8 think this is a very, very urgent matter, because  
9 that's where your sicknesses will come from.

10 Now also, one last thing: I want to  
11 talk about the exterminator. From this garbage down  
12 in the basement comes all of the creeping things and  
13 whatever comes in, mice. I don't know what. And  
14 they come into the basement, and probably go up to  
15 the apartments, and the exterminator's job is useless  
16 if that's what's happening.

17 So I'm going to suggest something for  
18 you to listen to, and hope you can remedy the  
19 situation. I don't know whose working down there,  
20 but I think what should happen is the floor, which is  
21 filthy, should be washed with a strong smelling  
22 detergent on a regular basis. I think that the tops  
23 of the covers of the bins should be cleaned off,  
24 because nobody wants to touch it. And that's what I  
25 came to say.

1 COMMISSIONER DOUGHERTY: Thank you  
2 very much.

3 MS. STORGION: I really hope something  
4 is done.

5 COMMISSIONER DOUGHERTY: Thank you.

6 MS. STORGION: You're welcome.

7 VICE CHAIRMAN CHERELLO: Thank you.

8 Anyone else have anything to say in the public? Yes,  
9 sir. Please come up and state your name and address.

10 MR. ALEXANDER: Okay. My name is  
11 Victor Alexander. I'm a tenant from 39 Early Street,  
12 Apartment 1217. The reason I'm here today is not my  
13 normal place, but the last meeting was cancelled, on  
14 39 Early Street, so I couldn't speak there. Maybe  
15 it's a wrong system when you cancel a meeting, you  
16 postpone to the next meeting the same building  
17 for the apartments, so the tenants can meet you.  
18 Maybe it's not a correct system, but that's not my  
19 problem.

20 The problem is about our roof. Last  
21 year it was (inaudible), now it is waterproof,  
22 absolutely, but it is not insulated necessarily.

23 COMMISSIONER SALLY: Not insulated?

24 MR. ALEXANDER: Not efficiently,  
25 anyway. This winter was the first time in 20 years

1 it was too cold. We had to use an additional heater.  
2 The first time in 20 years, we needed an additional  
3 heater in 20 years. In April there was some warm  
4 days; not in '90s. It was the '80s, and two air  
5 conditioners were not efficient. It was too hot in  
6 there in the room, in the apartment. It needs -- the  
7 contract, it was justified, but this insulation would  
8 be -- maybe it's not sufficient. Layers, I don't  
9 know, maybe one or two layers is not sufficient.

10 There was a second mistake: The roof  
11 is not painted. Before it was painted in silver, and  
12 so the sunrays deflect. Now it is black, and I am  
13 afraid in the summer it will be in the '90s, and the  
14 sun will warm additionally(inaudible).

15 So I ask the Board to, like I said,  
16 it's impossible to change the insulation, but I think  
17 paint is possible. If normal paint doesn't go, then  
18 resin, maybe you can use and with powder, might be a  
19 solution. I don't know. I am not a specialist in  
20 painting, so I don't know how to do that, but it  
21 is -- I urge the Board to address, otherwise we will  
22 be cooked.

23 COMMISSIONER RAMIREZ: I just want to  
24 tell you that, you don't need to be at a meeting to  
25 contact the Commissioners. You could send a letter

1 to them, and you can let us know anytime. If you see  
2 any of us anywhere, you can stop us and tell us your  
3 complaints. You don't have to have necessarily a  
4 meeting --

5 COMMISSIONER DOUGHERTY: Absolutely.

6 COMMISSIONER RAMIREZ: -- to bring  
7 that up.

8 MR. ALEXANDER: Okay.

9 COMMISSIONER RAMIREZ: And it's not  
10 like you have to mail it to us. You can write a  
11 letter to each of us and give it to Lee, and she'll  
12 make sure we get it. So that's not the only avenue  
13 to come to a meeting.

14 MR. ALEXANDER: It's the best way.

15 COMMISSIONER DOUGHERTY: Thank you so  
16 much.

17 VICE CHAIRMAN CHERELLO: Do we have  
18 anyone else from the public that would like to say  
19 anything? Okay, seeing no one else, we'll now move  
20 on to approve the minutes.

21 COMMISSIONER RAMIREZ: I'll move it.

22 COMMISSIONER DOUGHERTY: Second.

23 CHAIRMAN CHERELLO: Okay. I have a  
24 motion to approve and a second. Roll call, please.

25 (At this point in the proceedings

1 there is a roll call taken with Vice Chairman  
2 Cherello, Commissioner Dougherty, Commissioner  
3 Ramirez, Commissioner Vitolo, Commissioner Holman and  
4 Commissioner Sally voting in favor of the motion.)

5 CHAIRMAN CHERELLO: Okay. At the  
6 present time we are just going to rearrange things  
7 just a bit, and we're going to have an approval of  
8 our Resolution, if the Board wants to approve it. So  
9 I would like to introduce Resolution 2014-01. It's a  
10 resolution adopting and authorizing a decrease in the  
11 mileage reimbursement rate. Do I have a --

12 COMMISSIONER RAMIREZ: I move, but I  
13 just want to point out that the IRS changes the  
14 amount every six months, not annually.

15 MS. GROSS: Thank you.

16 COMMISSIONER RAMIREZ: So in six  
17 months they will change that number again, either up  
18 or down, depending on the cost of gasoline.

19 VICE CHAIRMAN CHERELLO: Okay.

20 COMMISSIONER DOUGHERTY: I'll second  
21 it.

22 VICE CHAIRMAN CHERELLO: Okay. I have  
23 a motion and a second. Can I have a roll call,  
24 please?

25 (At this point in the proceedings

1 there is a roll call taken with Vice Chairman  
2 Cherello, Commissioner Dougherty, Commissioner  
3 Ramirez, Commissioner Vitolo, Commissioner Holman and  
4 Commissioner Sally voting in favor of the motion.)

5 VICE CHAIRMAN CHERELLO: Okay. Now,  
6 at this time, we'll go back to regular order, and  
7 we'll have the Executive Director's report.

8 MS. GROSS: For public housing,  
9 currently there are 20 vacancies project wide. Three  
10 units are scheduled for a May move in.

11 For the Housing Choice Voucher  
12 Program, we are currently at a 95 percent utilization  
13 rate for our program. There were 10 new vouchers  
14 issued in the month of March. Seven of the ten  
15 vouchers were leased April 1, 2014.

16 For maintenance, there was 221 work  
17 orders for the month of April. All were completed  
18 well within the PHA's guidelines. No modernization  
19 meeting and no finance.

20 COMMISSIONER SALLY: If I have a  
21 question?

22 VICE CHAIRMAN CHERELLO: Why don't we  
23 have questions on -- under new business. Okay?  
24 Because there is a couple of things we want to  
25 address on the public comments.

1 COMMISSIONER DOUGHERTY: Okay.

2 VICE CHAIRMAN CHERELLO: Okay. Thank  
3 you very much. Committee reports: Senior advisory  
4 Board, did we have a meeting?

5 COMMISSIONER DOUGHERTY: No, sir.

6 VICE CHAIRMAN CHERELLO: Buildings and  
7 Grounds, did we have a meeting?

8 COMMISSIONER RAMIREZ: No.

9 VICE CHAIRMAN CHERELLO: Personnel, we  
10 did have a meeting, and I believe we are going to go  
11 into that in closed session, because it deals with  
12 a -- our search for a new Executive Director.  
13 Finance Committee, did we have a meeting?

14 COMMISSIONER VITOLO: No.

15 VICE CHAIRMAN CHERELLO: Okay. Old  
16 business, does anyone on the Board have any old  
17 business?

18 All right, scheduled bills: At this  
19 time, do we have any questions on any of our bills?  
20 We do have questions on our bills.

21 COMMISSIONER DOUGHERTY: I love how  
22 you looked right at me. Thank you, Chairperson. I  
23 was just curious as to the A.J. Celiano. I don't  
24 know if I'm saying that the right way. A service  
25 call for \$2,400. What was that in regards to?

1                   VICE CHAIRMAN CHERELLO: We have a  
2 page, Mary, on this? Page one?

3                   COMMISSIONER DOUGHERTY: Page one.

4                   CHAIRMAN CHERELLO: Right on page one?

5                   COMMISSIONER DOUGHERTY: Yes.

6                   MR. POUNDER: Good evening. How are  
7 you? My name is Darlington Pounder. I am the lead  
8 mechanic for the Morristown Housing Authority. That  
9 was for the community room where the seniors have  
10 lunch at. The air conditioning unit, the air  
11 handler, there was a shaft in the air handler, in the  
12 vents, and when they went in there and took a look at  
13 it -- the unit is not that old. When we went in  
14 there and took a look at it, there was a lot of  
15 damage in there. We had a leak outside on the  
16 outside unit, so all of that was repaired.

17                   COMMISSIONER DOUGHERTY: Is it under  
18 warrantee at all? Because I know it's not old at  
19 all.

20                   MR. POUNDER: I know it's not under  
21 warranty. And I just -- we have a contract with  
22 23CPD, and that one is under contract. I just  
23 mentioned to Joe, maybe we should put all of our air  
24 conditioner units, even the ones here, under our  
25 maintenance contract.

1 COMMISSIONER DOUGHERTY: Okay. Thank  
2 you so much.

3 MR. MANFREDI: Commissioner I have an  
4 item to address in closed session on that matter that  
5 you asked a question about.

6 COMMISSIONER DOUGHERTY: Okay. And my  
7 other question is, on the Current Elevator  
8 Technology, the maintenance, do we just get billed  
9 monthly maintenance, or do we actually have  
10 maintenance performed?

11 MS. WASHINGTON: We get billed monthly  
12 for it.

13 COMMISSIONER DOUGHERTY: We get billed  
14 monthly.

15 MS. WASHINGTON: Yes.

16 COMMISSIONER DOUGHERTY: So it's kind  
17 of like just an insurance policy, even if they  
18 don't --

19 MS. WASHINGTON: No, they have a  
20 contract to perform the maintenance and they bill us  
21 every month for it. It's \$1,488. It goes for it,  
22 every month.

23 COMMISSIONER DOUGHERTY: Do they come  
24 and maintain them?

25 MS. WASHINGTON: I would hope so.

1 They do, yes.

2 MR. MANFREDI: Ms. Dougherty, that  
3 question was raised at a prior meeting, and I can  
4 answer the question with greater specificity and  
5 follow-up on Ms. Washington's answer in closed  
6 session.

7 COMMISSIONER DOUGHERTY: Okay, thank  
8 you.

9 VICE CHAIRMAN CHERELLO: Do we have  
10 any other questions?

11 COMMISSIONER DOUGHERTY: We do.

12 CHAIRMAN CHERELLO: Okay.

13 COMMISSIONER DOUGHERTY: The dryers,  
14 we have two dryers, one at 31 Early Street and one  
15 here that looks like they were maintained. I know  
16 that there was some issues and some comments from the  
17 residents sometime ago about the dryers not working  
18 appropriately. Can I just get an update? Are they  
19 working in an appropriate manner now, or should we  
20 look into replacing them at this point, or --

21 MS. GROSS: They are working.

22 FEMALE VOICE: Can we have someone  
23 come out and look at them again?

24 FEMALE VOICE: They are working very  
25 well.

1 COMMISSIONER DOUGHERTY: Perfect.

2 Thank you.

3 VICE CHAIRMAN CHERELLO: Okay. We  
4 have working very well, and we have not working.

5 FEMALE VOICE: They are working very  
6 well. They were just fixed last week.

7 COMMISSIONER DOUGHERTY: Okay.

8 VICE CHAIRMAN CHERELLO: All right.

9 Well, Lee --

10 MS. GROSS: Yes?

11 VICE CHAIRMAN CHERELLO: -- we have a  
12 split vote on this, so.

13 MS. GROSS: Sonny, didn't we have --  
14 we had them come out and look at the machines.

15 MR. POUNDER: I had a complaint. I  
16 had them come out and check it. About two weeks  
17 later I had another complaint, and Ms. Gross informed  
18 me again to have follow-up, come out and check all of  
19 the machines and the dryers, and they did.

20 CHAIRMAN CHERELLO: Okay. I have a  
21 question on that. Do we own the machines, or do we  
22 lease the machines.

23 MR. POUNDER: We own.

24 VICE CHAIRMAN CHERELLO: We own them.

25 Okay. Maybe we can look into what -- if it might be

1 a better deal to lease the machines, that way, since  
2 it seems like we are having a lot of problems. Let's  
3 just get a price on it. If it may be better for us  
4 to pay the lease and have all of that service covered  
5 under the lease, but Marion, did you ever look into  
6 that when you were --

7 COMMISSIONER SALLY: No, because it's  
8 also -- it also brings in revenue, which is sort of a  
9 balance.

10 VICE CHAIRMAN CHERELLO: Which you  
11 wouldn't have if it was leased.

12 COMMISSIONER SALLY: It's all a  
13 balance.

14 COMMISSIONER RAMIREZ: One of the  
15 things you have to keep in mind about these dryers  
16 is, as long as I've been in here, and Marion can tell  
17 you, they are a problem, but the problem is not  
18 because they are not adequate. It's because they get  
19 used so much. And so if we buy dryers in the future,  
20 we should make sure they are heavy duty. And I think  
21 we've already been there. For years we have talked  
22 about heavy duty, and there is really nothing you can  
23 do about it. It has a certain number of hours it can  
24 be run, and it's not going to go much beyond that.

25 And during the process, I mean, one

1 time we had vents that were clogged up, and that was  
2 repaired. So the best thing to do is make sure that  
3 tenants don't overload them and, you know, follow the  
4 instructions, and they will last. But, you are not  
5 going to get, you know, 25 years like you would at  
6 home. It's just too much, too much service.

7 COMMISSIONER VITOLO: Do we clean the  
8 vents every 18 months on the dryers?

9 MR. POUNDER: Eighteen months?

10 COMMISSIONER VITOLO: Every 18 months  
11 you are supposed to have someone come in and actually  
12 fish a little tool through the vent that goes back  
13 out to where our building --

14 MR. POUNDER: Some of our maintenance  
15 staff does that. I think Michael Young does that.

16 COMMISSIONER VITOLO: I'm just saying  
17 that because I -- I'm a lawyer. I represent  
18 companies that make dryers. And the most important  
19 thing on dryers is to clean out that vent, and no one  
20 does it in their house. But it says it right in the  
21 book when you get the dryer, "Clean once every 18  
22 months, the whole length of the pipe." I just want  
23 to make sure, if we are buying the dryers, and are  
24 installing them, we note that once every 18 months,  
25 that someone -- there are companies that do it for

1 like ninety-nine bucks. They come in, fish it, you  
2 know, and vacuum. It's the biggest cause of fires in  
3 the United States with appliances and dryer fires is  
4 not cleaning the vents out.

5 MS. GROSS: It's called fishing it?

6 COMMISSIONER VITOLO: It's vent  
7 cleaning once every 18 months.

8 MS. GROSS: Oh, vent cleaning.

9 COMMISSIONER RAMIREZ: Hook it up to a  
10 vacuum cleaner and they stick it into the vent and  
11 they vacuum it out.

12 MS. GROSS: Oh, okay.

13 COMMISSIONER VITOLO: It's very hard  
14 to do if you are just an owner, because you have to  
15 take it -- they do it real quick when they come in  
16 and you don't have to mess with it.

17 COMMISSIONER HOLMAN: Basically, you  
18 are saying we have to contact who you purchase it  
19 from?

20 COMMISSIONER VITOLO: Right in the  
21 Yellow Pages they have hundreds of services that do  
22 this. They come in and --

23 VICE CHAIRMAN CHERELLO: Or you can do  
24 it yourself with Maintenance.

25 COMMISSIONER VITOLO: To do it

1 yourself, though, you are assuming the responsibility  
2 if there is ever a fire.

3 VICE CHAIRMAN CHERELLO: Spoken like a  
4 lawyer.

5 COMMISSIONER VITOLO: Well, it's not  
6 expensive, and it's worth the cost. I've seen some  
7 houses burn down.

8 (There is an outburst of discussion.)

9 COMMISSIONER DOUGHERTY: I need to  
10 tell my son not to run it.

11 VICE CHAIRMAN CHERELLO: If it's not  
12 too much of a problem, if you could just, out of  
13 curiosity, do a cost analysis on the whole appliance  
14 item? Is it -- is it possible, the revenue that we  
15 would lose with the -- versus a lease, would  
16 alleviate the problem in the long run. Are we  
17 putting too many man-hours into these things that are  
18 offsetting it? It's, you know, in your spare time.  
19 Tomorrow afternoon is fine.

20 Okay. Ms. Dougherty, do you have  
21 other question?

22 COMMISSIONER DOUGHERTY: I did. On  
23 the check registry I have another check, dated March  
24 25th for our Elevator Technology, again, for now  
25 another \$1,625.50. I'm not understanding the

1 relationship between our maintenance contract and  
2 other bills that we are paying out to them.

3 MS. WASHINGTON: Well, usually the  
4 maintenance contract, I specified that's a  
5 maintenance contract, and also there is additional  
6 invoices. There is service calls that we have to pay  
7 those. It's not included with the contract. I think  
8 Joe is going to talk about that.

9 MR. MANFREDI: Yes, Commissioner  
10 Dougherty, I'm going to ask, in light of my  
11 closed-session report, that the invoice to Current  
12 Elevator be held in abeyance until I report to the  
13 Board.

14 COMMISSIONER DOUGHERTY: Okay. Thank  
15 you, Joe. Thank you.

16 COMMISSIONER VITOLO: Can I ask one  
17 question? What's the total annual revenue that we  
18 get from the dryers? Do you have any idea?

19 MS. WASHINGTON: We get about \$2,000,  
20 a little more than that, a month in rental income  
21 from all three.

22 COMMISSIONER VITOLO: From the dryers,  
23 \$2,000?

24 MS. GROSS: That's the dryers and the  
25 washers.

1 MS. WASHINGTON: I have to look to get  
2 you an exact number.

3 COMMISSIONER VITOLO: A ball park.

4 MS. WASHINGTON: It's over \$2,000.

5 VICE CHAIRMAN CHERELLO: Two thousand  
6 a month?

7 MS. GROSS: That's the dryers and the  
8 washers.

9 MS. WASHINGTON: Yes, dryers and  
10 washers.

11 VICE CHAIRMAN CHERELLO: All right.  
12 Already it's part of the information we need.

13 MS. WASHINGTON: Okay.

14 MS. GROSS: Thank you.

15 COMMISSIONER RAMIREZ: I will tell you  
16 right now, that just tells you another story, too;  
17 the usage. If you are making \$2,000 off of it, they  
18 are being used a lot.

19 COMMISSIONER DOUGHERTY: Yes.

20 COMMISSIONER RAMIREZ: So the service  
21 ability comes into question and you might have to  
22 replace them soon.

23 VICE CHAIRMAN CHERELLO: Yes, okay.

24 You want to talk about the dryers, though? No,  
25 second session. We have another session.

1 COMMISSIONER DOUGHERTY: One more.  
2 I'm just killing you. Thank you. There is a check  
3 for Morristown Housing Authority for \$3,400.

4 MS. WASHINGTON: It is a transfer of  
5 capital fund money, and the low income and the  
6 general fund account, and I have to transfer from the  
7 general fund to the modernization account, the  
8 capital fund account.

9 COMMISSIONER DOUGHERTY: Thank you  
10 very much.

11 VICE CHAIRMAN CHERELLO: Does anyone  
12 else have any questions?

13 COMMISSIONER DOUGHERTY: I put my  
14 whole thing away.

15 CHAIRMAN CHERELLO: Okay, then. We  
16 are going to then vote on paying our bills with the  
17 exception of the Current Elevator bill, which we'll  
18 get an update in closed session. And then we will  
19 address that after the update. Right, Joe?

20 MR. MANFREDI: Correct.

21 COMMISSIONER VITOLO: I'll move it.

22 MS. SARGENT: One second please.  
23 Okay.

24 VICE CHAIRMAN CHERELLO: I have a  
25 motion and a --

1 COMMISSIONER DOUGHERTY: Second.

2 CHAIRMAN CHERELLO: And a second.

3 Roll call, please.

4 (At this point in the proceedings  
5 there is a roll call taken with Vice Chairman  
6 Cherello, Commissioner Dougherty, Commissioner  
7 Ramirez, Commissioner Vitolo, Commissioner Holman,  
8 Commissioner Sally voting in favor of the motion,  
9 with the exception forthcoming by Commissioner  
10 Sally.)

11 COMMISSIONER SALLY: Yes, with the  
12 exception of check number 21680 on page two of the  
13 prepaid bills.

14 CHAIRMAN CHERELLO: Okay.

15 MS. WASHINGTON: What check number is  
16 that?

17 COMMISSIONER SALLY: 21680, made out  
18 to yours truly, Marion E. Sally, reimbursement for  
19 Medicare.

20 VICE CHAIRMAN CHERELLO: Okay. Okay,  
21 very good. Okay. We've done our resolution. We are  
22 now at new business, and under new business, Mrs.  
23 Sally you have a couple of items?

24 COMMISSIONER SALLY: Yes, I do. I'm  
25 just a little curious about two apartments in project

1 two, a three-bedroom and a two-bedroom, 3407 Flagler  
2 and 3202 Flagler. It looks like they both have been  
3 vacant since September. One is September 9th and the  
4 other is September 3rd, and I see that they are ready  
5 now as of the 17th.

6 MS. GROSS: Yes.

7 COMMISSIONER SALLY: But I was just  
8 wondering, if you could sort of explain to me, was  
9 there some serious damage to these apartments? Why  
10 did it take so long for these two particular  
11 apartments? It's like seven months, and that really  
12 is rather extensive, I think.

13 MS. GROSS: One, 37 -- 3407 was the  
14 contractor. That's the one we gave to the  
15 contractor. That was the three-bedroom. That's what  
16 that 3407 is.

17 COMMISSIONER SALLY: You gave it to  
18 them recently, right, after we approved. So that was  
19 in the last two months?

20 MS. GROSS: Right.

21 COMMISSIONER SALLY: Okay. And what's  
22 the situation with the other one?

23 MS. GROSS: Which one was that, 3202?

24 COMMISSIONER SALLY: Yes.

25 MS. GROSS: Sonny, Mr. Pounder?

1 COMMISSIONER SALLY: That's the  
2 two-bedrooms.

3 MR. POUNDER: What one are we talking  
4 about 3202?

5 COMMISSIONER SALLY: 3202 Flagler  
6 Street.

7 MS. SARGENT: Glenn's unit.

8 MR. POUNDER: It needed some work. It  
9 needed some work. I mean, we were busy. We were  
10 just busy, shorthanded, and that was one of the  
11 reasons why it took so long to get to. We had people  
12 out, people sick.

13 COMMISSIONER SALLY: Seven months,  
14 though?

15 MR. POUNDER: I understand that, but  
16 it's just -- it was just a lot of apartments. We had  
17 a lot of apartments.

18 COMMISSIONER SALLY: Okay. Well, you  
19 do -- I know you realize that's going to effect, at  
20 the end of the year, your final scores.

21 MR. POUNDER: Yes.

22 COMMISSIONER SALLY: Do you anticipate  
23 that it's going to continue to take this long to get  
24 units turned around?

25 MR. POUNDER: No, I'm not, Ms. Sally.

1 I've been talking to Ms. Gross about coming up with a  
2 solution where to reassign somebody, maybe instead of  
3 having Maintenance going to do an entire apartment,  
4 have somebody going there and paint it, come out, do  
5 the cleaning, and have the repairs done, rather than  
6 have someone just going in and do the whole entire  
7 thing. That's what we are working on now.

8 COMMISSIONER SALLY: I would like to  
9 see you try to get this down to --

10 MR. POUNDER: Yes, I am.

11 COMMISSIONER SALLY: -- four weeks,  
12 and that's still a lot.

13 MR. POUNDER: That's a lot.

14 COMMISSIONER SALLY: Yes.

15 MR. POUNDER: I think we can do it in  
16 about maybe two.

17 COMMISSIONER SALLY: Well, I would  
18 like to see that in the future.

19 MR. POUNDER: Yes.

20 COMMISSIONER SALLY: Thank you,  
21 Mr. Pounder.

22 COMMISSIONER RAMIREZ: If I may? I  
23 just want to say that you have to focus on this.  
24 It's not an unimportant issue. It's very important.  
25 Seven months out of -- first of all, you know, our

1 mission is to make sure that we provide housing for  
2 the needy. That's one. And secondly, it -- we have  
3 an income base that we depend on to take care of.  
4 And thirdly, we have those metrics that we have to  
5 meet, and those are big, because when you start  
6 asking for money, and you are not meeting your  
7 metrics, you are going to be knocked down. So it's  
8 not -- it's a very critical issue.

9                   This, I got to tell you, I've been  
10 doing -- I've been on this commission for I think  
11 about ten or eleven years, and I've never seen that  
12 long of a period for housing to not be repaired.

13                   MR. POUNDER: Okay.

14                   COMMISSIONER RAMIREZ: So I think you  
15 have to focus on it as a very important issue,  
16 critical. And if you have a problem, you need to go  
17 to Lee, and Lee needs to come to us and we can make  
18 some changes, like get a contractor to come in and do  
19 it. Because it's well worth it, if we can get it  
20 turned around in a month, and collect rent for six  
21 months, not to have seven months out of service.  
22 It's just not -- that's really, in my opinion, that's  
23 incompetent in a sense. And I'm not saying you are  
24 incompetent. I'm just saying that if anybody looks  
25 at that, they are going to say, "This is

1 incompetent."

2 MR. POUNDER: Right. I understand  
3 what you are saying. I understand what you are  
4 saying, and there is always room for improvement.  
5 But when you are understaffed and undermanned, you  
6 know what I'm saying, like I said before, not saying  
7 anything wrong, but I only have like maybe four guys,  
8 where I used to have nine guys. So I only have four  
9 guys taking care of three complexes, doing work  
10 orders, doing apartments, and when these tenants  
11 call, I have to drop what I'm doing and I have to go  
12 see what these tenants want. When inclement weather  
13 comes, I have to drop what I'm doing, and I have to  
14 move snow. So sometimes -- sometimes it's a little  
15 overwhelming. Sometimes, especially when you are  
16 undermanned.

17 I'm even out there. I'm doing that.  
18 You know what I'm saying? I'm being stretched, and  
19 doing what I can do on all sides. So I understand  
20 what you are saying, but at the same time, the Board  
21 also has to understand our position, too.

22 COMMISSIONER RAMIREZ: Last year we  
23 doubled Ms. Sargent's workload. You know, everybody  
24 here has been asked to do much more than they have in  
25 the past. So we are just saying, you have to use the

1 tools you have in hand, and Lee is one of those  
2 tools. She can come to us and we can help you, but  
3 seven months is not what we are looking for.

4 MR. POUNDER: I understand.

5 COMMISSIONER VITOLO: Just a little  
6 bit different perspective. I agree with you, but I  
7 will say, we did at the last two meetings, highlight  
8 this long delay. So we've been over it, and we have  
9 12 units that came on line in March and April, right?

10 MS. SARGENT: Right.

11 COMMISSIONER VITOLO: Good job.  
12 Twelve units, so all we have left is a December unit  
13 here on the first page, and then March's which are --  
14 and then a February is on the back. So, you know, I  
15 agree with Ed. You know, we should never have gotten  
16 to this point, but we directed you to get these units  
17 on line, and we have 12 on line in the last few  
18 months. That's a good start.

19 COMMISSIONER RAMIREZ: Aside from  
20 being the great job in the last month or two, it's a  
21 lesson. You can come to us and we can give you help,  
22 if you know what I mean.

23 MR. POUNDER: Thank you.

24 COMMISSIONER DOUGHERTY: Thank you.

25 VICE CHAIRMAN CHERELLO: Thank you.

1 Okay. Under new business I would like to address the  
2 garbage situation downstairs. First and foremost,  
3 it's the tenants that have a responsibility to make  
4 sure the garbage is put in the proper containers. We  
5 don't have, nor can we afford to pay an individual to  
6 be in the basement staying on top of that.

7           So Ms. Gross, if it's possible for you  
8 to, and you might as well do it for the entire  
9 complex, all of the buildings, if you could put out a  
10 notice on the proper disposal of garbage, and kind of  
11 direct it towards each building, if there is  
12 something in particular about a certain building. If  
13 you could put it in Russian for this building, we  
14 would appreciate that. And, you know, then also,  
15 when we have the opportunity, we will have our people  
16 go downstairs and address the physical condition of  
17 the dumpsters and the floor. But, it starts with the  
18 tenants doing it properly. And so let's get on top  
19 of tenants, the proper way to dispose of their  
20 garbage.

21           COMMISSIONER RAMIREZ: Mike's right.  
22 One of the things you mentioned, the lids are dirty.  
23 You should buy yourself a pair of gloves when you go  
24 down there and open those lids, because if we wash  
25 those lids when the containers came in, when they go

1 out, another container is going to come in, and that  
2 lid will have to be washed. It turns into a real job  
3 for everybody. If you wear a pair of gloves, you  
4 lift that lid. Maybe we can talk about putting a box  
5 of sanitary gloves there that people can use to --

6 COMMISSIONER HOLMAN: You think they  
7 will stay in there?

8 COMMISSIONER RAMIREZ: I know that.  
9 So that's one of the things we have to talk about.  
10 But everyone has -- I mean, I don't like messing with  
11 garbage, especially with the new rules the town has.  
12 Everything has to be separated, and so everyone has  
13 to deal with that.

14 COMMISSIONER SALLY: Also too,  
15 Commissioner, if people would lift the lid and place  
16 their garbage inside, which is where it's supposed to  
17 be, the lids might still get dirty, but not as dirty  
18 because you are not sitting garbage on top of the  
19 garbage can. That's not proper disposal. So you  
20 need to include that, Ms. Gross, in your letter, how  
21 they are supposed to dispose of it inside the can and  
22 not on top of the can.

23 MS. GROSS: Okay.

24 VICE CHAIRMAN CHERELLO: And then  
25 hopefully that will cut down on our extermination

1 bills, too, because if we do proper garbage disposal,  
2 we probably won't have the rodents and the  
3 cockroaches and everything else that comes with that.

4 So, and the second issue was the roof,  
5 which is an ongoing matter that we've been looking  
6 at, and we will continue to look at as far as  
7 deflecting the heat. I don't know what our options  
8 are on that. Does anyone else on the Board have any  
9 other -- anything to say on the new business?

10 COMMISSIONER DOUGHERTY: I do. You  
11 know, I'm asking a lot of questions on the bill list  
12 a lot, and it occurred to me when we went through the  
13 committee meetings that there hasn't been a Finance  
14 Committee meeting. I'm not on the Finance Committee.  
15 I think it would be helpful for me, and maybe even  
16 for the staff, if there was a Finance Committee  
17 meeting and report that could kind of divert some of  
18 my questions, so I'm not always holding up the  
19 meetings here with all of those questions. And  
20 perhaps that's going to be addressed in closed  
21 session. I see you.

22 MR. MANFREDI: Yes. Add to the list,  
23 yes, yes.

24 COMMISSIONER DOUGHERTY: Okay.

25 VICE CHAIRMAN CHERELLO: I know Frank

1 is on the Finance, and I believe Vera.

2 MR. MANFREDI: Vera. Just so the  
3 Board is aware, we had tracked, once Mr. Katchen was  
4 here, Ms. Gross and myself, all of the cost savings  
5 that he had recommended, in addition to additional  
6 cost savings items that Ms. Gross had identified and  
7 prepared a memo, which I think was discussed sometime  
8 ago, and we recently updated it. So I think when we  
9 have a meeting, I think that's something I would like  
10 to submit to the Committee, just as a matter of  
11 information.

12 COMMISSIONER DOUGHERTY: Okay, thank  
13 you.

14 COMMISSIONER HOLMAN: I have --

15 MR. MANFREDI: I can elaborate more in  
16 closed session.

17 COMMISSIONER HOLMAN: I did have a  
18 question about the 39, the complaint about the roof.  
19 Is that -- Victor, right? Are you behind the double  
20 doors.

21 MR. ALEXANDER: Excuse me?

22 COMMISSIONER HOLMAN: Are you on the  
23 -- what side are you on?

24 MR. ALEXANDER: Yes.

25 COMMISSIONER HOLMAN: Behind the

1 double doors?

2 MR. ALEXANDER: Yes.

3 COMMISSIONER HOLMAN: Remember that  
4 has always been a problem behind the double doors,  
5 because it's no way to get air ventilation.

6 MR. ALEXANDER: It's a problem, you  
7 know.

8 CHAIRMAN CHERELLO: Maybe -- what size  
9 is your apartment? Maybe we can move you down to the  
10 first floor.

11 MR. ALEXANDER: No.

12 MS. GROSS: One-bedroom.

13 MR. ALEXANDER: My one-bedroom  
14 apartment. It's a nice apartment. I live some 20  
15 years. It's very nice, but, you know, I hope that if  
16 the roof, if it were painted, it would be better. I  
17 hope. I hope so.

18 VICE CHAIRMAN CHERELLO: You brought  
19 this up several times, and I don't know if we are  
20 going to be able to resolve it the way you would  
21 like, but we are going to continue to --

22 MR. ALEXANDER: It's --

23 VICE CHAIRMAN CHERELLO: I know.

24 MR. ALEXANDER: If it was a light  
25 color.

1                   VICE CHAIRMAN CHERELLO: I don't know  
2 if that's going to happen. I think we have to look  
3 at plan B.

4                   COMMISSIONER RAMIREZ: I think we  
5 talked about that. We talked about that painting.  
6 Silver iodide paint is not legal anymore. You can't  
7 use it. And that's what was used. It had a very  
8 reflective component to it, but -- and it's not  
9 absorbant, so it didn't suck in the heat as much.  
10 But it's not legal to use anymore. So --

11                  MR. ALEXANDER: Maybe it's possible to  
12 use epoxy (inaudible) and the resin, by white powder.

13                  COMMISSIONER RAMIREZ: It just depends  
14 on the material. If you have a hot-rolled roof, and  
15 you put a certain, like a resin or an epoxy on top of  
16 that, it's not going to stick. The two materials are  
17 not congruent.

18                  MR. ALEXANDER: It's rubber. It's  
19 rubber. The epoxy, the resin goes on rubber very  
20 well.

21                  VICE CHAIRMAN CHERELLO: Alright.  
22 Well, we are going to continue to look into it and we  
23 will try to resolve it --

24                  MR. ALEXANDER: You will find a  
25 solution. It's up to you to solve it.

1 VICE CHAIRMAN CHERELLO: You said --

2 MR. ALEXANDER: It's up to you to  
3 solve this. We have twenty apartments on this floor,  
4 so it's not -- I'm not alone. There are twenty  
5 apartments.

6 CHAIRMAN CHERELLO: Okay. We are  
7 going to continue to look at it.

8 MR. ALEXANDER: Thank you.

9 COMMISSIONER DOUGHERTY: Thank you.

10 COMMISSIONER HOLMAN: As I was trying  
11 to say, if we could find a way to keep those doors  
12 open, so that --

13 MS. GROSS: We can't.

14 COMMISSIONER RAMIREZ: It's the fire  
15 code.

16 VICE CHAIRMAN CHERELLO: All right.  
17 Well, maybe -- all right. We will look at options.

18 COMMISSIONER RAMIREZ: There is a way  
19 to do it by having vents in the door, and a fire  
20 link. If you get a fire, it shuts the vents.

21 MS. GROSS: I think there is vents in  
22 those doors, aren't they?

23 MR. POUNDER: No.

24 MS. GROSS: No?

25 VICE CHAIRMAN CHERELLO: All right.

1 We are going to explore the possibilities on that.

2 MS. GROSS: Okay.

3 CHAIRMAN CHERELLO: Anyone else have  
4 anything else under new business that they would like  
5 to bring up? If not, then we will move into the  
6 second public comment.

7 MS. STORGION: Shirley Storgion,  
8 S-T-O-R-G-I-O-N, 107.

9 COMMISSIONER DOUGHERTY: Mr. Chairman,  
10 I am going. Thank you so much.

11 VICE CHAIRMAN CHERELLO: All right.  
12 Yes, I'm sorry.

13 MS. STORGION: First, I would like the  
14 opportunity to state what I have to say. This is  
15 about the dryers. The dryers are 50 cents to dry for  
16 about 40 minutes. When I put -- I never put towels  
17 in the dryer, because they will not dry. Which means  
18 that we have to put in another 50 -- excuse. You  
19 have to put in another 50 cents to dry everything.  
20 And if you really wanted to dry the towels, then you  
21 will spend a dollar-fifty. Okay?

22 VICE CHAIRMAN CHERELLO: Yes.

23 MR. ALEXANDER: Very often, the  
24 tenants -- the first thing I do is clean out the.

25 VICE CHAIRMAN CHERELLO: Lint rack?

1 MS. STORGION: Yes, the lint --

2 COMMISSIONER VITOLO: Lint filter.

3 MS. STORGION: I take out the filter.

4 Most of the time it's filled with everything.

5 CHAIRMAN CHERELLO: Okay.

6 MS. STORGION: I do it myself before I  
7 start, and I clean the machine when I finish. But  
8 all towels I have to take, I dry them in my  
9 apartment. And I think the dryers run for maybe 40  
10 minutes. I could be wrong. So it will never dry the  
11 first time, even with cotton sheets.

12 VICE CHAIRMAN CHERELLO: Okay.

13 MS. STORGION: Okay? Thank you.

14 VICE CHAIRMAN CHERELLO: Well,  
15 hopefully we will resolve this dryer issue in the  
16 near future.

17 MS. STORGION: Thank you.

18 VICE CHAIRMAN CHERELLO: We will look  
19 into it. Anyone else have anything to say? Please  
20 come up and state your name and where you live.

21 MS. ROBINSON: Barbara Robinson, I  
22 live here, 29, apartment 211. Talking about  
23 elevators, I got down on my knees and prayed today  
24 going down stairs. The elevator like this, the first  
25 one by the door (indicating). All the time we have

1 problems. Some of them get stuck in. I have asthma.  
2 I can't get stuck in there. So tonight it was  
3 like -- I was praying, "Lord, please just let it  
4 stop. It kept jumping. I was on there about five  
5 minutes before it would calm down. So this first one  
6 by the door, we always have trouble with it. Whether  
7 it was new or not, it's a problem. So I just want to  
8 let you know, it's really not, no good. I'm not  
9 going on it any time soon. But still, I will let you  
10 all know it's really not working right. Okay? It  
11 jumps just like this (indicating).

12 VICE CHAIRMAN CHERELLO: Okay. Lee,  
13 you'll look into that?

14 MS. GROSS: Yes, I will have them  
15 check that, yes.

16 VICE CHAIRMAN CHERELLO: Anyone else?  
17 Yes?

18 MR. POUNDER: With these elevators  
19 over here, I would like to make mention, that these  
20 elevators are different than regular elevators.  
21 These are hydraulics. So with hydraulics you are  
22 going to get that fluctuating because it's pumping  
23 oil and pressure to slow it down. So sometimes it's  
24 going to feel uneven. It's not like a regular  
25 elevator with cables that hoist it and lower it.

1 It's different, because it's pushing from the bottom  
2 instead of lowering it and hoisting from the top.

3 MS. GROSS: So that would cause the --

4 MR. POUNDER: Sometimes it jumps.

5 VICE CHAIRMAN CHERELLO: Somewhat.

6 COMMISSIONER RAMIREZ: Still, it  
7 shouldn't have the rider praying to Jesus. I don't  
8 care what anybody says.

9 (There is an outburst of discussion.)

10 MS. ROBINSON: He's the only One that  
11 helped me out of there.

12 VICE CHAIRMAN CHERELLO: It worked.

13 COMMISSIONER VITOLO: Maybe He should  
14 come fix it.

15 VICE CHAIRMAN CHERELLO: Cancel the  
16 service on the elevator and just put a bunch of  
17 prayer cards in there.

18 MS. GROSS: I'll have them look at it.

19 VICE CHAIRMAN CHERELLO: Would anyone  
20 else like to, from the public, like to say anything?  
21 Okay. If not, we will close the public, the second  
22 public session.

23 Oh, yes? Excuse me. We are not  
24 closed yet.

25 MR. NORVIS: Frank Norvis, 29 Ann

1 Street, apartment 501. I just want to say something  
2 on, if you do get new dryers, I ask you to get one  
3 that would be up instead of leaning over so we don't  
4 have to lean over, in case some people are troubled  
5 with their equilibrium or something like that.

6 VICE CHAIRMAN CHERELLO: Okay. Okay,  
7 since there are no other public comments, we'll move  
8 on to the Mayor, who is not here. Then we'll move on  
9 to Council Liaison, who is not here. And now we are  
10 going to go into closed session, so if I could have a  
11 motion and a second to go into closed session,  
12 please.

13 COMMISSIONER RAMIREZ: I move it.

14 COMMISSIONER SALLY: Second.

15 VICE CHAIRMAN CHERELLO: Okay. Roll  
16 call. Thank you all very much, public.

17 (At this point in the proceedings a  
18 roll call is taken with Vice Chairman Cherello,  
19 Commissioner Ramirez, Commissioner Vitolo,  
20 Commissioner Holman, Commissioner Sally voting in  
21 favor of the motion to enter into Closed Session.)

22 (At this point in the proceedings, the  
23 Board of Commissioners of the Morristown Housing  
24 Authority enters into Closed Session, the record of  
25 which is contained in a separate transcript.)

C E R T I F I C A T E

MORRISTOWN HOUSING AUTHORITY

Monday, April 21, 2014

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