

MORRISTOWN HOUSING AUTHORITY
BOARD OF COMMISSIONERS
29 Ann Street
Morristown, New Jersey 07960
Monday, April 22, 2013
Commencing at 6:00 p.m.

RE: Regular Open Public Meeting

TRANSCRIPT
OF THE
PROCEEDINGS

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

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

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

LEANORA GROSS,
Associate Executive Director
RALINE SMITH-REID,
Council Liaison

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

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SPEAKER	ADDRESS	PAGE NO.
1. SHIRLEY STORGION,	29 Ann Street, Apt. 107	4,61
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3. ARNOLD McALISTER,	29 Ann Street, Apt. 311	12
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7. ESTHER DORSEY,	29 Ann Street, Apt. 104	28

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, and we
6 are convening at 29 Ann Street in Morristown, New
7 Jersey, and do hereby announce publically that proper
8 notice of this meeting has been provided in
9 accordance with the New Jersey OPRA Public Meeting
10 Act. Roll call, please.

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

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

18 CHAIRPERSON WHITE: We will have a
19 moment of silence. I would like us to remember the
20 incidents that happened, the bombing and also the
21 explosion in Texas as we go into silence.

22 (A moment of silence is observed.)

23 CHAIRPERSON WHITE: God bless America.

24 Okay, public comments. Are there any
25 in the audience? Come up, state your name and where

1 you are from.

2 MS. GROSS: Let me just make sure the
3 mic is on. There you go.

4 MS. STORGION: Shirley Storgion, 29
5 Ann Street, Apartment 107, Morristown, New Jersey. I
6 have three issues to talk about. The first one I
7 would like to talk about is the drier in the laundry
8 room, one particular drier, which is the drier at the
9 very far end near the window.

10 CHAIRPERSON WHITE: The last drier.

11 MS. STORGION: The last drier. That
12 drier goes on for about 35 to 40 minutes, however, I
13 already know in advance to take out any towels that I
14 have, because it will not dry the towels. Not only
15 will it not dry the towels, but I have to put in
16 another 50 cents to make sure that cotton things are
17 dry, because they are damp. So something is wrong
18 with the drier. And even though I heard it was
19 inspected, it should be inspected by Whirlpool, the
20 company, if you have a warrantee or anything. That
21 should be looked into.

22 So it costs not 50 cents for the
23 drier, a dollar, and no towels inside. Okay?

24 CHAIRPERSON WHITE: Thank you.

25 MS. STORGION: All right. The next

1 thing; there was an inspection in my apartment.
2 Somebody came into my apartment, a man who works
3 here. I think his name is Michael. He came into the
4 apartment. I know he did because I asked him. This,
5 I assume, was to look for bugs and stuff. But the
6 thing of it was, he left his card that he was in my
7 apartment, however, nothing was written on the card,
8 blank. So I think that if somebody comes into your
9 apartment and you are not there, they should check
10 off the reason why, and they should find out the
11 result, something of the result of what they found or
12 didn't find.

13 The last thing is the minutes. I
14 asked Cynthia. I told Cynthia about the minutes when
15 I picked up my I.D. card for parking and --

16 COMMISSIONER RAMIREZ: Can we pause
17 for a minute?

18 (There is an off-the-record
19 discussion.)

20 MS. STORGION: I wanted to say about
21 the inspection of bugs, don't you think it should be
22 done by Cavanaugh, and not by someone who is neither
23 licensed or a professional person.

24 MS. GROSS: He does go in with the
25 exterminator. If he didn't go in your apartment, he

1 should be going in with him.

2 CHAIRPERSON WHITE: That's who we use.

3 MS. STORGION: If he was going in with
4 the exterminator, the exterminator would have checked
5 off the cards he did not.

6 MS. GROSS: The Housing Authority
7 employee does the cards. He should have left his
8 name and why he was in there.

9 MS. STORGION: You mean Cavanaugh
10 doesn't do it?

11 MS. GROSS: He doesn't do it. Our
12 employee does it.

13 MS. STORGION: Who is Cavanaugh?

14 MS. GROSS: They are the exterminating
15 company. They go in. Michael goes with him. He
16 goes with him. So he's supposed to check the card to
17 say he's in there and why he was there.

18 MS. STORGION: Didn't happen.

19 MS. GROSS: Okay. Then I will speak
20 to him.

21 MS. STORGION: Okay. I was talking
22 about the minutes. When I saw Cynthia to pick up my
23 ID for parking, I said to her that I would like to
24 know when the next meeting is. There is no posting.
25 So, and I don't know when it is. So Doug, I guess,

1 posted the minutes a few days before the meeting.

2 CHAIRPERSON WHITE: Our Commissioner
3 is here. Mr. Vitolo is here.

4 (Commissioner Vitolo joins the
5 proceedings.)

6 CHAIRPERSON WHITE: I'm sorry. Go
7 ahead, ma'am.

8 MS. STORGION: Okay. So about the
9 minutes, I'm told, would it be possible to get the
10 minutes posted in this building a couple of days
11 before, whenever you have it, so we know when it is?
12 Because there is no posting of the minutes.

13 CHAIRPERSON WHITE: Do you mean the
14 minutes or the agenda?

15 MS. STORGION: No, no, the meeting.

16 COMMISSIONER RAMIREZ: Agenda?

17 MS. STORGION: Sorry.

18 CHAIRPERSON WHITE: It should be
19 posted here.

20 COMMISSIONER CHERELLO: It's listed as
21 posted, but --

22 MS. STORGION: Well, it's not posted
23 here.

24 MS. GROSS: It's normally posted on
25 Thursday. The Thursday before the meeting it should

1 be posted, and we give it to Doug long before
2 Thursday to post it.

3 MS. STORGION: I'm not going to say
4 anything, because I don't remember. The other thing
5 about the minutes, should the minutes be posted in
6 the building of what went on? And the reason I ask
7 this question is: I handled four boards in a
8 different community as a recording secretary, and the
9 minutes were posted for anybody to read, for the
10 public, because this is an open meeting, except for
11 the times that you have to go into private session.
12 I think that the meeting -- the minutes of the
13 meeting should generally be available to read for the
14 tenants. I got to read them. I went down to Early
15 Street and I saw the minutes. They were in a draw,
16 but they are supposed to be publically posted. That
17 was one of the things that I had to do. That's all.

18 COMMISSIONER DOUGHERTY: Thank you so
19 much.

20 CHAIRPERSON WHITE: Okay. So one of
21 the things that she said was the drier.

22 MS. GROSS: I wrote down the drier.
23 I'll find out about the drier, because that's the
24 first I'm hearing of that. So I'll check on that.

25 CHAIRPERSON WHITE: And with the

1 exterminator, the guy that goes around, the guy that
2 checks the cards.

3 COMMISSIONER DOUGHERTY: Can I ask, in
4 that question, do we tell the residents that we are
5 coming in prior to coming?

6 MS. GROSS: There is a notice they
7 got. It's a schedule, saying when we come out.

8 COMMISSIONER DOUGHERTY: Okay.

9 MS. GROSS: Because they go once a
10 month.

11 COMMISSIONER DOUGHERTY: Okay.

12 CHAIRPERSON WHITE: Then the minutes,
13 I don't know if she -- are they online yet.

14 MS. GROSS: They are online.

15 COMMISSIONER RAMIREZ: Yes.

16 MR. CAMACHO: Yes.

17 COMMISSIONER DOUGHERTY: Some people
18 don't have computers though.

19 MS. STORGION: What's the address?

20 MR. CAMACHO: It's not required.

21 COMMISSIONER CHERELLO: It's online.

22 CHAIRPERSON WHITE: She wants the
23 online address.

24 COMMISSIONER CHERELLO: What's the
25 online, Morristown Housing --

1 MS. GROSS: I'll get it for her.

2 CHAIRPERSON WHITE: When do they go
3 on after the meeting? How many days after the
4 meeting do the minutes go on.

5 MS. GROSS: About a week or so after
6 the meeting they go on.

7 MS. STORGION: What's the address?

8 MS. GROSS: I'll get it to you.

9 CHAIRPERSON WHITE: She will get it to
10 you. Are there any more comments from the public?
11 Come up. State your name and where you live.

12 MR. NORVIS: Francis Norvis, Apartment
13 501, this building. This lady here is complaining
14 about the drier by the window. That happens to be
15 the good drier. The drier next to it is the one that
16 we've had trouble with for years. I understand that
17 people have had them turn it down because they
18 thought it was too hot and it was ruining their
19 underwear. But it's the drier when you first walk in
20 that's not the hot drier, by my way of thinking. I
21 can put everything in the first drier and it dries
22 fine.

23 The other thing is, we've had some
24 incidents here with people trying to get into the
25 building. Mr. Priester, I made him aware of it. At

1 night, people holding the door open, and stuff like
2 that. If there had been a phone, I don't have a cell
3 phone, I would have called the cops. But that's the
4 other thing.

5 The other thing is, I'm thankful they
6 put the camera up out here. I'm very thankful for
7 that. Some people seem to -- I don't know if it's
8 late at night, I came down to get my laundry last
9 week. There was a puddle in front of the elevators
10 going up. There was another puddle inside. I went
11 upstairs, because I figured if I called up over here,
12 it's like quarter to twelve, they wouldn't send
13 anybody over here. But, these are things that are
14 happening.

15 MS. GROSS: I'm sorry, you said you
16 called then?

17 MR. NORVIS: No, I didn't call over
18 here. It was quarter to twelve. Other times I
19 called over there they said, "We'll come over and get
20 it tomorrow." In the meantime, somebody is going to
21 slip on the floor.

22 CHAIRPERSON WHITE: When you say
23 puddle, that means they urinated on the floor.

24 MR. NORVIS: I don't know what the
25 puddle was. I don't know what the liquid was.

1 MR. McALISTER: Can I offer something?

2 CHAIRPERSON WHITE: You can come up to
3 the mic and state your name and.

4 MR. NORVIS: That's about it.

5 CHAIRPERSON WHITE: Thank you so much.
6 The gentleman, you can come up.

7 COMMISSIONER DOUGHERTY: Maybe we
8 should get all of the driers looked at.

9 CHAIRPERSON WHITE: How many two.

10 MR. McALISTER: Two.

11 CHAIRPERSON WHITE: Okay, we'll get
12 them looked at.

13 MR. McALISTER: Arnold McAlister, I
14 live in this building in 311. What he's talking
15 about is the drain is not sufficient to drain both
16 the washers. If they cycle together at the same time
17 it will back up through the sink and it will run over
18 the floor. And it covers the entire floor in there.
19 It does drain. I don't know what's below it.
20 Whatever it is, it's getting wet. Happily no one
21 lives below the laundry. That's where it's coming
22 from.

23 Also, I received a letter a month ago.
24 About five weeks ago the exterminators came around.
25 They knocked on the door. I was in the bathroom, and

1 so I heard them come in the door. I didn't answer
2 the door. I was busy, and I heard them come in, and
3 I said, "Can you come back in five to ten minutes?
4 I'm not dressed yet," and then I heard them leave. I
5 came out of the bathroom about three or four minutes
6 later. I went out in the hallway and they were gone.
7 I couldn't find them anywhere.

8 A week later I got a letter
9 threatening me from here, from Morristown Housing,
10 quoting the lease that I had to admit people, saying
11 that I had been charged previously for not admitting
12 the exterminator into my house. That's all lies.
13 I've never stopped anybody, not agents, not
14 employees, not subcontractors from coming in my
15 house. I welcome them, because they do good stuff.

16 It's become a very confrontational environment.
17 There is no letters and no notices from Early Street
18 that are not veiled threats. We need to send someone
19 to communication school over there. I'm not easily
20 intimidated by this, but it's been going on for three
21 years that I've been here. There is not one
22 communication, not on the parking, not on the
23 building, not on recycling, not on the exterminator's
24 visits, there is no communication from Early Street
25 without having a threat in it of expulsion and

1 termination of a lease.

2 COMMISSIONER RAMIREZ: Can I ask you a
3 question?

4 MR. McALISTER: Yes.

5 COMMISSIONER RAMIREZ: In the three
6 years, how many letters have you sent to the office
7 or to Leanora asking a question --

8 MR. McALISTER: None. It's very
9 clear.

10 COMMISSIONER RAMIREZ: So the traffic
11 is both ways. You are not sending any. You are not
12 asking any questions and --

13 MR. McALISTER: I don't have any
14 questions.

15 COMMISSIONER RAMIREZ: They are only
16 telling you things after the fact.

17 MR. McALISTER: I'm fairly
18 well-educated. I read the lease. I know what the
19 covenants of the lease are. I know what the
20 provisions of the law are.

21 CHAIRPERSON WHITE: But did you
22 dispute -- I'm asking you: When they accused you of
23 not allowing people in your apartment, did you
24 dispute that with them?

25 MR. McALISTER: No.

1 CHAIRPERSON WHITE: I think you should
2 if they are sending you a letter.

3 MR. McALISTER: If I do, by advice of
4 Counsel, I'll do it with the Board, not with the
5 employee that you can't control.

6 CHAIRPERSON WHITE: No, I think you
7 can talk to the -- whoever sent you that letter. You
8 should address it back to them saying, "I have never
9 not allowed anyone in my unit." I would just make
10 them aware of that. And then if you got a problem,
11 you bring it to us. But there is no way, that if you
12 have not done that, that they should send you a
13 letter. That's not fair to you. So if they are
14 doing that, then I would advise you to write them
15 back immediately, and say, "This is not true." If
16 that went in your file, you want that letter in your
17 file to dispute it.

18 MR. McALISTER: I don't do anything
19 without the advice of Counsel. My attorney has been
20 out of town on a Superior Court case. He is back in
21 town now. He advised me ten days ago, roughly, that
22 I should address a letter to the Board and give them
23 a copy of the communications and put it in your
24 hands. They are your employees.

25 CHAIRPERSON WHITE: Maybe they are

1 generic letters. I don't know. Maybe we need to
2 revise them a letter bit.

3 MR. McALISTER: If you want copies of
4 the mail I've been getting, I'll be happy to give
5 them to you. Every one of them has a threat.

6 CHAIRPERSON WHITE: Maybe all the
7 letters are kind of generic. Maybe we can look at
8 them, and maybe they need to be revised. If it was
9 one incident that happened, he shouldn't get a letter
10 that says, "You always do..." I don't know what it's
11 all about.

12 MR. McALISTER: They are our enemy and
13 they your clients. We are your clients, we are not
14 your enemy.

15 CHAIRPERSON WHITE: No, and I don't
16 think that they treat you --

17 MR. McALISTER: Treat us with a little
18 dignity.

19 COMMISSIONER HOLMAN: Are the letters
20 you are receiving, are they noticed to --

21 MR. McALISTER: Yes, general notices
22 about parking, or about letting people in, or about
23 this or recycling, every one of them have a veiled
24 threat, every single communication I've ever received
25 in three years.

1 CHAIRPERSON WHITE: Against the
2 lease.

3 COMMISSIONER HOLMAN: I lived in 39,
4 and I received notices to cease, and they weren't
5 threatening letters.

6 (There is an outburst of discussion.)

7 COMMISSIONER HOLMAN: It was something
8 that I did personally, myself, that was against my
9 lease why I received the letter, notice to cease. It
10 was not a threatening letter.

11 COMMISSIONER DOUGHERTY: This seems
12 like it might have been a little bit of a
13 misunderstanding, and if they had waited a minute and
14 then come back and then they left and said you didn't
15 allow us access. Perhaps you could take a look into
16 that.

17 COMMISSIONER HOLMAN: A
18 miscommunication.

19 COMMISSIONER DOUGHERTY: And also, I
20 think sometimes letters are written with -- no
21 offense.

22 CHAIRPERSON WHITE: To anybody in
23 particular.

24 COMMISSIONER DOUGHERTY: Sometimes
25 with a legal twist to them and they might seem more

1 threatening than a regular letter. "Hey, can you
2 give us access next time?" Maybe take a look at how
3 those letters are going out so they are a little more
4 friendly next time. Thank you.

5 (There is an off-the-record
6 discussion.)

7 CHAIRPERSON WHITE: Is there anyone
8 else who would like to address this Board? State
9 your name and where you live, sir.

10 MR. EWING: Sidney Ewing, Apartment
11 315. I came here today with something about heating,
12 but Shirley took care of that. The drier, now, not
13 Friday, but the Friday before, I had an eight-thirty
14 appointment. I came down, put my stuff in the drier,
15 and when I came back, it didn't even warm my clothes.
16 I put them in for another 40 minutes.

17 CHAIRPERSON WHITE: Which one did you
18 use.

19 MR. EWING: Not the end one, the one
20 before it. It meant I was late for my appointment at
21 the VA. I had to take my stuff and put them in the
22 other one.

23 Now there was something else that I
24 wanted to mention here about people entering
25 apartments, and don't say why, and don't say how for

1 no reason. Now, I need my things where they are,
2 because I expect my privacy not to be violated. I
3 don't expect also people to steal my things, so I
4 just leave them there. And if someone is coming
5 there who is not scheduled to be there, I want to
6 know, have you been there and why. I don't think
7 that's too much to ask. That's about the size of it.

8 Thank you.

9 COMMISSIONER DOUGHERTY: Thank you.

10 CHAIRPERSON WHITE: Is there anyone
11 else who would like to address the Board.

12 MR. COZART: Willy Cozart, Apartment
13 402, fourth floor. I'll ask you a question. When I
14 call to speak to someone, you always in the field or
15 busy. You always not in the building, or you are
16 busy. A couple of days later you call over there,
17 and they say you are out in the field, they are busy.
18 And then the switchboard operator won't ask you. You
19 have to ask her, can you leave a message. She won't
20 ask you. Then when you finally leave the message,
21 the girl on the switchboard says, "We appreciate the
22 call," but the caller never get back to you. They
23 doesn't.

24 One day I called over there and this
25 person on the end pulled the race card on us. They

1 want to know what color the person was that I'm
2 talking about. It's true.

3 COMMISSIONER RAMIREZ: You were
4 talking about somebody in particular and the
5 person --

6 MR. COZART: I ask, is the person
7 there, and they said --

8 COMMISSIONER RAMIREZ: And they said,
9 what color was the person you are talking about?

10 MR. COZART: Was they black.

11 COMMISSIONER RAMIREZ: Oh, they asked
12 you --

13 MR. COZART: They said, "Was they
14 black?"

15 COMMISSIONER CHERELLO: Was what
16 black?

17 MR. COZART: The person on the other
18 end asked me, "Was they black?" That was the
19 question. I said they wasn't -- but I might -- yes.

20 CHAIRPERSON WHITE: So you are saying
21 that you are not getting any feed -- you are not
22 getting any calls back or responses back. When you
23 call you leave message.

24 MR. COZART: I leave messages. You
25 know what I mean? There are no ball fields over

1 there, but they are always busy. The switchboard
2 operator, she always say there are busy.

3 COMMISSIONER RAMIREZ: I'll tell you
4 this, they are very busy, and we have this building
5 and two buildings on Early Street and buildings, and
6 so in that, I don't think our employees --

7 MR. COZART: You leave a message and
8 they not get back to you (overlapping comments).

9 COMMISSIONER RAMIREZ: I apologize to
10 you on behalf of Housing Authority if they blown you
11 off.

12 MR. COZART: I think they know who is
13 calling. If they have business with you, then they
14 talk to you. That's the way it works.

15 COMMISSIONER RAMIREZ: I think --

16 COMMISSIONER DOUGHERTY: Check into
17 that.

18 MS. GROSS: Yes, I will.

19 COMMISSIONER DOUGHERTY: I'm wondering
20 if we are not calling in complaints, and they are
21 taking care of the complaints and not returning --

22 MR. COZART: No, you call and get
23 somebody and they are not in the building, out in the
24 field, you know, all of that. On the machines, they
25 say we appreciate you calling, before I called, but

1 they never get back to you.

2 COMMISSIONER RAMIREZ: I'm in my tenth
3 year here, and all of the things, anything anybody
4 has ever said about our staff, I hardly have ever
5 heard that they don't respond to you.

6 MR. COZART: Maybe they treat
7 different people in different ways. You know what I
8 mean? Maybe they call over there, you know --

9 COMMISSIONER HOLMAN: And do you leave
10 your name and phone number for them to call you back?

11 MR. COZART: That's all I have to say.

12 COMMISSIONER DOUGHERTY: Thank you,
13 sir.

14 COMMISSIONER HOLMAN: Billy, do you
15 leave your name and phone number for them to call you
16 back?

17 MR. COZART: Yes, I leave the name on
18 the machine for them to call me back.

19 COMMISSIONER HOLMAN: When you call
20 Housing Authority do you leave your --

21 MR. COZART: I have a machine
22 upstairs, the machine of the apartment. I call them
23 --

24 COMMISSIONER HOLMAN: Do you leave
25 your name and number at Housing Authority for them to

1 call you back?

2 MR. COZART: Yeah, I leave it.

3 COMMISSIONER HOLMAN: Okay.

4 MR. COZART: Never mind.

5 COMMISSIONER DOUGHERTY: Thank you,
6 sir.

7 CHAIRPERSON WHITE: We will make sure
8 that we reach out to him.

9 COMMISSIONER RAMIREZ: Maybe we'll
10 have somebody come and see you and take all of your
11 complaints and discuss.

12 MR. COZART: That's the complaint I
13 have. That's the only one I have.

14 COMMISSIONER RAMIREZ: They will
15 discuss with you whatever the problem you have for
16 all of those.

17 MS. GROSS: Who are you asking for?

18 CHAIRPERSON WHITE: What was the
19 nature of your call? Did you have a concern, or
20 something was broken, or was it maintenance-related,
21 or did you need to talk to the Administrator? What
22 was the nature of your call?

23 MR. COZART: It was something going on
24 here. Okay?

25 CHAIRPERSON WHITE: Okay, so it was

1 personal. It was personal? You needed to talk to
2 somebody --

3 MR. COZART: You know, it -- it was
4 someone living here, not supposed to be living here.
5 Okay?

6 CHAIRPERSON WHITE: I got you. I got
7 you.

8 MR. COZART: That's the problem.

9 COMMISSIONER VITOLO: Can I say
10 something? I just wanted to say to the residents
11 here, I'm seeing sort of continuing theme where
12 people sort of make complaints orally on the
13 telephone, or they -- write down. When you call,
14 write it down, "I called on this date, and I got no
15 response." Then get the other dates. Say I called
16 on this date, and I got no response.

17 COMMISSIONER RAMIREZ: And who you
18 spoke to, too.

19 COMMISSIONER VITOLO: And who you
20 spoke to. And then if you don't get a response, put
21 it on writing. It can be on a cocktail napkin. It
22 doesn't matter. Say you called 50 times, but if you
23 sent something there, and you have proof you sent it,
24 obviously we will have a problem if they are not
25 responding. Tell your neighbors if they have a

1 complaint, write it down and give it to whomever you
2 can at the Authority, so we know, and we can point to
3 some evidence that says, look, they got 15 written
4 complaints, and they didn't respond to them. Okay?

5 But I appreciate you coming here
6 tonight to tell us about it. So it puts it on our
7 radar, at least.

8 COMMISSIONER HOLMAN: Yes.

9 COMMISSIONER RAMIREZ: One last thing
10 is when you call, when you send something to the
11 Board, we meet once a month. And it doesn't mean we
12 can't get involved during the rest of the month, but
13 the best thing to do is to go first to the person
14 that you feel is responsible for your area of
15 complaint.

16 The second thing is to go to Lee and
17 she'll, I'm sure, she will take care of it. And
18 then, the third step, and I'm not telling you never
19 to contact the Board. We are open to all kinds of
20 intake. But, if you want to get it done quickly,
21 that's the -- use the chain of command within Housing
22 Authority. You will be served better than waiting a
23 month for us to do something.

24 CHAIRPERSON WHITE: Would you like to
25 state your name and where you live?

1 MS. ROBINSON: Do I have to stand? I
2 have bad knees. I can't.

3 (There is an outburst of discussion.)

4 MS. ROBINSON: I'm Barbara Robinson, I
5 live in 211, 29 Ann Street. I have one thing. I
6 called over here when the parking tags came out that
7 was over here. I called her and left my number. I
8 always do. She never called me back. Then I decided
9 to let it go. I don't have a car. But my concern
10 was all about those who have a car, what about those
11 who don't have a car? Now I have kids that have a
12 car. So are we -- are they allowed to park over
13 there, or where are they allowed to park? Nothing is
14 ever said about their company. You know what I'm
15 saying?

16 Now, everybody say well she didn't
17 give you out parking spaces. She give you yellow
18 things. So do the company have to have one of the
19 yellow things in order to park out here?

20 MS. GROSS: We are going to give --
21 everyone will receive a decal for the visitors.

22 MR. ROBINSON: Oh, okay.

23 MS. GROSS: All of the residents. She
24 is doing the cards first, and then everybody will
25 receive a decal.

1 MS. ROBINSON: Well, I called her and
2 I wanted her to explain it to me. She never got back
3 to me. I called one time and I let it go. Okay,
4 thank you. I wouldn't have known that.

5 CHAIRPERSON WHITE: Now maybe because
6 it's on the inside. We look, and we see the meeting
7 is on the door, but the door is closed. So maybe
8 they didn't see it. I don't know.

9 Ma'am did you want -- do you have a
10 comment?

11 MS. STORGION: One comment. When I
12 called the office to fix something for me, the
13 maintenance office number completely changed,
14 completely changed. Nobody was advised about it.

15 CHAIRPERSON WHITE: It did.

16 MS. GROSS: No.

17 MS. STORGION: It's a 267 number,
18 completely different number.

19 MS. GROSS: No, the maintenance number
20 is the number you always called. That 216 number is
21 directly to Sunny. That's not the number that you
22 should be calling. It should be the number at the
23 front desk. The number you always call.

24 MS. STORGION: I was given the number
25 by a recording.

1 CHAIRPERSON WHITE: Was it at night.

2 MS. STORGION: No, no.

3 MS. GROSS: Unless it was --

4 MS. STORGION: No, the number was
5 completely changed. I don't have it with me.

6 COMMISSIONER DOUGHERTY: Maybe the
7 recording was on directing them if it was an
8 emergency to go directly to Sunny?

9 MS. GROSS: No, it would never do
10 that.

11 MS. STORGION: No, it was not an
12 emergency. It was changed to a 267 number to
13 something else, probably a 538 number.

14 COMMISSIONER HOLMAN: 538 is the main
15 number for the Housing Authority.

16 CHAIRPERSON WHITE: We will look into
17 that.

18 MS. GROSS: He was trying to call in a
19 work order.

20 MS. STORGION: I don't remember, but
21 it must have been that.

22 MS. GROSS: Okay.

23 CHAIRPERSON WHITE: Come to the mic.
24 State your name and where you live.

25 MS. DORSEY: Good evening, Esther

1 Dorsey, Apartment 104. A couple of the same issues.
2 As you were stating, there is a theme. I don't use
3 the laundry room any longer because I saw bed bugs in
4 there a few weeks back, and Housing came with
5 Cavanaugh to check the apartments for the bed bugs.
6 My suggestion was to have them check the cameras of
7 whomever used the facility last prior to me going in
8 there, because they have cameras there. As to
9 whether they found them or not, I have no concern at
10 this point. I go elsewhere.

11 The cameras, just a few things. The
12 cameras, the cameras from my understanding were put
13 out front in the strategic locations because people
14 were using the back door. Am I correct?

15 MS. GROSS: One of the cameras.

16 CHAIRPERSON WHITE: One of the
17 reasons.

18 COMMISSIONER CHERELLO: Some was with
19 problems with the elevator, some problems were with
20 people coming in the front door. So there is a
21 number of --

22 CHAIRPERSON WHITE: Of reasons.

23 COMMISSIONER CHERELLO: -- a number of
24 areas of concern. So you think there should be more
25 cameras, I take it?

1 MS. DORSEY: No. I'm concerned. The
2 camera that is supposed to cover the back door, it
3 doesn't cover the back door. It covers the back door
4 on this floor, but it doesn't cover the actual exit,
5 so --

6 MS. GROSS: That's in the stairwell.
7 The door in the stairwell, in the area where the
8 stairwell is, that door in the back there?

9 MS. DORSEY: But the camera isn't
10 directed through that door.

11 MS. GROSS: No, it's not through the
12 door. It's facing the door. It's just facing the
13 door, so you can see who is coming in and out. That
14 hall, that's where it is.

15 MS. DORSEY: But that isn't the issue.
16 If the camera is there to see who is utilizing that
17 door, that's understandable. If you are keeping
18 count to see who is coming in and out of the door,
19 but if it's there to take account of who is utilizing
20 the back door, it's in the wrong position. It won't
21 capture who is utilizing that. That's just
22 something, I figure since you have spent the money
23 already, it should be placed more strategically.

24 My main concern is the security room.
25 There is a group of people that sit at the first

1 table. They antagonize people coming in and out of
2 the building. I spoke to Ms. Cynthia Sargent. She's
3 been a dream to deal with because she's attentive.
4 She listens and take notes. She told me that she had
5 just taken over and she would do her best to handle
6 it. From the time I got into this building, I've
7 been here just a little over 13 months, I've been
8 bullied. I've been harassed. I come into this room
9 to play Scrabble with a couple of people that I met
10 that live here in the building, very lovely people.
11 The television, when we are playing, they turn the
12 volume up, because the residents show up with their
13 own devices that are comparable to the cable system
14 you have. They turn the volume up to the maximum.
15 On one occasion we addressed it, because we just
16 couldn't -- it wasn't fair to us, because we too live
17 here. This is a community room. With that, we
18 addressed the issue, as I stated, and we asked if we
19 could turn it down. We stated that we would turn it
20 down because it's just too loud. And the person who
21 addressed it in our group was very polite and very
22 respectful of the other tenant, speaking to them
23 first in advance. No sooner than she -- our resident
24 went down and turned down the television and walked
25 back to our table to continue the game, before she

1 was seated, the volume was turned back up by remote
2 control.

3 This is the community room. As a
4 resident, I'm entitled to come, sit and participate
5 in this room whether it's if I'm sitting to read a
6 book, here to enjoy the air conditioning or to just
7 be quiet. I shouldn't have to hear the television at
8 the top of the volume. I understand that it is a
9 senior resident center, and that there are people
10 with hearing challenges. However, that doesn't make
11 it proper that I should be able to hear this
12 television halfway down the hall. And if a person
13 has that much of a hearing challenge, just to make a
14 small suggestion, I suggested, because Cynthia did
15 ask were there any suggestions to help rectify the
16 situation, move the seats closer, so that those
17 wishing to watch the television can sit closer and
18 hear it. However, these same people that have the
19 volume up are sitting at a back table. They are
20 playing cards or engrossed in large, loud
21 conversations, turn the volume up and then speak over
22 it.

23 Now, I'm not sure if this is the
24 proper forum to bring it up. I did speak with
25 Cynthia about it. She said she would address it,

1 hence the camera in here. But there is issues with
2 the building, and the reason a lot of the residents
3 utilize the back door is because they don't like to
4 be harassed or antagonized each and every time they
5 walk out or come in by the people that are seated
6 here in this room or loitering in the front. They
7 are gossiping. They are loud, and they are
8 obnoxious. Personally, I've walked in and out and
9 I've had people make comments about me, about my
10 appearance. They've spoken in reference to my
11 parents. It's none of their business. It's nothing
12 I should have to deal with on a daily basis. When I
13 had a problem here, I spoke to a Commissioner and it
14 was a couple of things that were was said. One
15 tenant said, as I was walking down the hall, to
16 another, "Do you have a gun?" Now, that to me is a
17 direct threat. It's not veiled. The person -- the
18 other person says, "Oh, why?" They looked out and
19 saw me coming down behind them and said, "Yeah, I've
20 got one." I was going to go to the police. I spoke
21 to a person on this Board. They said, "Oh, well, do
22 you have any friends in the building?" It has
23 nothing to do with being friends or having friends.
24 The issue is, that this building, although it's a
25 nice place to live, no one should have to feel

1 antagonized or intimidated or anyway out of the way
2 they would feel living in their own home. This is
3 our home. We don't live here for free. We pay to
4 live here. And to be antagonized day in and day out
5 by people who sit and loiter, the one person has two
6 adults living with them. I was told that when you
7 live in this place, if it's a one bedroom, one
8 person, two at the max, and it would have to be a
9 spouse.

10 But it's, you know, there are ongoing
11 things. It's not a friendly environment. It's not a
12 friendly environment, not that I'm looking to make
13 friends. That's not my issue. I don't care about
14 that. I didn't come here for friends. I came here
15 to live, because this is what I can afford. However,
16 the reason you are seeing a continual theme, because
17 basically people have gotten to a point where they
18 are tired. They are tired of being bothered by other
19 residents. I don't even call them -- I have two
20 neighbors in this building. They are sitting one on
21 each side of me. That's it. Everyone else is simply
22 another tenant, because they have made it
23 uncomfortable. I personally would rather use the
24 back door as opposed to passing through the front and
25 listen to the gossiping, nasty people that are

1 constantly sitting there. It's not right. It's not
2 fair. Thank you.

3 COMMISSIONER DOUGHERTY: Thank you.

4 If I might just reiterate what Frank said earlier?
5 Please make sure you put things in writing and bring
6 them to the attention of the Board. If there is a
7 common theme, we can continue to watch that and hear
8 that and we'll follow with that. I think that's a
9 really important piece of -- in addition to that.

10 CHAIRPERSON WHITE: I believe she
11 does put things in writing, yes.

12 MS. DORSEY: I did also receive a
13 letter, as the gentleman that sat on the other side
14 of the room said. The letter that I received at that
15 time, Ms. Davis was here at the time. The letter was
16 very vague. It said for me to call. Then when I
17 called, we had a conversation. And her conversation
18 was very direct, that upon me moving in, she said,
19 "Ms. Dorsey, when you moved in I told you, if you get
20 too many complaints, I will put you out." That's
21 what I was told. That's what I was told by Mrs.
22 Davis the day that I was signing my lease. I entered
23 the place under a threat. The letter that I received
24 from her three months after I lived here, she said
25 she received complaints about me every day for three

1 months. Okay? That was unacceptable, because why
2 would -- if you are telling me that too many
3 complaints would put you out, why would you wait
4 three months. Then when I spoke to her, and she's
5 telling me all of this about being put out and
6 complaints, and utilizing the back door at that time,
7 she had allowed me to move in through the back door,
8 and because of the people, I -- I would leave through
9 the back door, but I had no choice but to come in
10 through the front. They've since replaced that door.
11 Once I had the conversation with her, I have not used
12 the back door again. However, the letters we receive
13 do state specifically, it's not even a veiled threat.
14 The gentleman basically said it was a veiled threat.
15 The letters state that violation of this sort will
16 lead to your expulsion from the building. And it
17 seems to be -- it's not just a common theme. It's
18 the standard protocol that's used on the letters
19 stating if you let someone in the building, that is
20 not with you or here for you, that you will be put
21 out of the building. It's very difficult to live
22 under the threat of being put out. If we could
23 afford to live elsewhere, we would not live in public
24 housing, but this is what we can afford, and to have
25 to live under the threat of being put out. I didn't

1 call from the day I received this letter from the day
2 I talked to Ms. Davis. Then at a later conversation
3 when I told her about the threat about the gun, she
4 said to me, "Miss Dorsey, no one has said anything
5 about putting you out. No one has complained to
6 you." So the things that she stated to me that I
7 took notes on, and I have the letter that she sent to
8 me, and I took notes on my conversation, and I did
9 date it, and I did write down that I spoke to her,
10 she denied the -- ever having the conversation.

11 Now, when I spoke to Cynthia, Ms.
12 Cynthia Sergeant she was -- I stated I have my date
13 and the time, and the contents of the conversation.
14 I will say it is an improvement, it is an incredibly
15 wonderful improvement as opposed to dealing with Ms.
16 Davis. Ms. Davis was heinous, and she had favorites.
17 She told me I couldn't move in unless a doctor said I
18 could live alone, and yet there is a woman that's
19 living here with two other adults that are relatives
20 that she's claiming that because she had two strokes
21 they have to live with her. That seems like it's a
22 little biased.

23 COMMISSIONER DOUGHERTY: Thank you
24 very much.

25 MS. DORSEY: I appreciate your time.

1 CHAIRPERSON WHITE: Anymore comments
2 from the public?

3 MR. EWING: Mr. Ewing. The drier
4 situation I understand. Well, I came down Friday
5 last week. It didn't work. I didn't use it this
6 week, Friday. It's still there, not done. I ask
7 about that the janitor fix it. It's not fixed.

8 CHAIRPERSON WHITE: We will look into
9 that.

10 MR. EWING: I want to do my laundry
11 and they need to fix it.

12 CHAIRPERSON WHITE: We will look into
13 fixing those.

14 COMMISSIONER DOUGHERTY: Thank you.

15 CHAIRPERSON WHITE: Are there any more
16 comments from the public?

17 MS. DORSEY: All the machines should
18 be checked. The washers don't spin and agitate
19 properly. And the driers need to be fixed. So if
20 you could have your service people service all of the
21 machines it would be greatly appreciated by all of
22 the residents.

23 COMMISSIONER VITOLO: I just want to
24 -- and I appreciate your comments. Just because you
25 live here doesn't mean you don't have all of the

1 rights of everyone in this community. If you feel
2 like you are being threatened, that's something you
3 should take up with the police.

4 MS. DORSEY: I did.

5 COMMISSIONER VITOLO: Okay, because we
6 are not here to -- you know, that's something for the
7 authorities. And our job is to oversee the
8 management of these buildings, and make sure people
9 are following the very specific rules and procedures
10 laid out. So when you have a complaint, we have to
11 make sure it's being addressed properly, and you are
12 entitled to your right to be heard, etcetera,
13 etcetera. I'm glad you brought these items up and we
14 will look into it.

15 MS. DORSEY: Thank you, sir.

16 COMMISSIONER CHERELLO: Let me just
17 add on to that. You know, there was a complaint
18 earlier about the way letters are coming out being
19 threatening. Personally, I think we should take a
20 hard stance against people that are abusing you. So
21 when letters come out, they are going to be
22 threatening. I don't have a problem throwing those
23 people out. If we have a group of people here that
24 are terrorizing other residents, then throw them out.
25 We have a long list of people to come here.

1 So people may get a threatening letter
2 saying if you are going to abuse other residents, you
3 are going to go. So just, you know, there is -- you
4 can't complain that you are getting a threatening
5 letter, and then complain that you are having
6 problems and nobody is doing anything about them. So
7 just keep that in mind when the next letter comes
8 out. Because, you don't have -- you shouldn't be
9 abused. Nobody should be abused. And we have a ton
10 of people waiting to get in here that would be more
11 than happy to live here and obey the rules and pay
12 the rent on time and do everything they are supposed
13 to do.

14 CHAIRPERSON WHITE: With that being
15 said, we will concur with that. Are there any more
16 comments from the public? If not, we are going to
17 move on to the approval of the minutes. Roll call.

18 COMMISSIONER RAMIREZ: I move it.

19 COMMISSIONER HOLMAN: Second.

20 CHAIRPERSON WHITE: Roll call.

21 (The roll call is taken with
22 Chairperon White, Commissioner Cherello, Commissioner
23 Dougherty, Commissioner Ramirez, and Commissioner
24 Holman voting in favor of the motion and Commissioner
25 Vitolo abstaining.)

1 CHAIRPERSON WHITE: Okay. We will
2 move on to our Executive Director's report.

3 MS. GROSS: For public housing
4 currently there are 13 vacancies project wide. One
5 is scheduled for a move-in in May. The others still
6 are being prepared for maintenance. Also, we had two
7 units denied by applicants.

8 The Housing Choice Voucher Program, we
9 are currently at a 92 percent utilization rate for
10 our Voucher Program, and there were no new vouchers
11 issued within the past month.

12 In maintenance there was a total of
13 202 work orders for the month of March. All were
14 completed well within the PHAS guidelines.

15 Modernization of generator project of
16 39 Early Street is five percent complete, and there
17 was no finance meeting.

18 CHAIRPERSON WHITE: Are there any
19 questions for our Director?

20 COMMISSIONER CHERELLO: Oh, just one.
21 Lee, we have summer coming up and vacations. Is it
22 possible you could let us know when you are going to
23 be away and who would be in charge? So just let us
24 know whoever it is, or I guess we all want to know.
25 I want to know.

1 COMMISSIONER DOUGHERTY: Good, that's
2 a great point.

3 COMMISSIONER CHERELLO: What the
4 pecking order should be.

5 MS. GROSS: If I should leave on
6 vacation or get sick then Cynthia would be the person
7 to contact. If Cynthia is not there, then Jean. All
8 of the others have my number in case they need to
9 call me by cell phone.

10 COMMISSIONER CHERELLO: Okay.

11 COMMISSIONER RAMIREZ: Lee, I don't
12 know whether you want to cover this now or not. I
13 reviewed the specifications for the generator job and
14 there are some serious design flaws in the job. And
15 the take that the contractor is taking on this, and
16 the engineers is that this is a replacement of the
17 existing generator. And in a lot of cases in
18 construction, you -- certain things are
19 grandfathered, so you can do that, you can just take
20 out the old and put in the new. But the new code,
21 Section 705 D is where it starts in the NEC. And
22 what it states is that you have to have, when it's a
23 life safety issue, you have to have certain
24 specifications. You have to meet certain
25 specifications.

1 One is that all of the emergency
2 equipment, the elevator, the alarm system, the smoke
3 detectors, all of those have to be on one transfer
4 switch, the emergency services transfer switch. And
5 if the generator provides service to any other
6 services, it has to be on another transfer switch.

7 Well, in this job there is no
8 emergency transfer switch, and there is only one
9 transfer switch, and so it can't be like that. And
10 I'm almost certain that when the contractor goes to
11 the Town, they are going to throw it out, because
12 it's not going to be meet the code.

13 CHAIRPERSON WHITE: They already
14 submitted it, and I think they were already approved.

15 MS. GROSS: They were.

16 COMMISSIONER RAMIREZ: I'm very
17 dubious about the fact that they would get approved.

18 Life safety issues are not grandfathered, and so I
19 would be very careful about how we do this, because
20 down the line if somebody gets hurt, I mean, you have
21 emergency generators running the elevator, which
22 obviously is going to be the only means of egress for
23 certain tenants, if it fails due to some code
24 violation, we will be hung out in the proverbial
25 hanging position to dry.

1 CHAIRPERSON WHITE: Ed, have you
2 spoken with these guys.

3 COMMISSIONER RAMIREZ: No, I haven't
4 talked to them.

5 CHAIRPERSON WHITE: You just looked
6 at the --

7 COMMISSIONER RAMIREZ: I read the
8 specs.

9 CHAIRPERSON WHITE: Have they come in
10 yet? Are they here yet or -- they are down to five
11 percent you said.

12 MS. GROSS: They are just beginning.

13 CHAIRPERSON WHITE: They are just
14 beginning?

15 MS. GROSS: They are just beginning.
16 They are just still in the stages. They got their
17 contract.

18 CHAIRPERSON WHITE: They do have
19 their permit. I'm almost positive of that. But now
20 when are they coming.

21 MS. GROSS: They are supposed to start
22 on the 26th.

23 CHAIRPERSON WHITE: Do we have a
24 meeting with them before then.

25 COMMISSIONER RAMIREZ: They may have a

1 permit, but I'm guaranteeing you --

2 CHAIRPERSON WHITE: They may have
3 submitted it saying they are replacing it.

4 COMMISSIONER RAMIREZ: I guarantee you
5 they don't have an electrical permit.

6 MS. GROSS: Would you like for me to
7 set up a meeting with you?

8 COMMISSIONER CHERELLO: Who reviewed
9 the plans for us?

10 MR. CAMACHO: We didn't review for
11 specifications.

12 COMMISSIONER CHERELLO: Who reviewed
13 the -- who is the architect, the engineer, who --

14 MS. GROSS: I have all of that at the
15 office. I don't have it with me. I'll get it for
16 you.

17 COMMISSIONER CHERELLO: Whoever
18 reviewed the elevator plans, could you -- they also
19 should be at the meeting with Ed, because I would
20 hope then what they are doing. So --

21 MR. CAMACHO: Commissioner Ramirez,
22 who was the architect on that project?

23 COMMISSIONER RAMIREZ:
24 H-A-B-I-T-I-C-H.

25 COMMISSIONER CHERELLO: That's our

1 guy, right.

2 MR. CAMACHO: Right.

3 COMMISSIONER RAMIREZ: That's the
4 architect. Let's see if I have an engineering guy.

5 MR. CAMACHO: We can find out.

6 COMMISSIONER CHERELLO: He should be
7 present at the meeting if there is a concern.

8 MR. CAMACHO: Right.

9 CHAIRPERSON WHITE: Um-hum. Any more
10 questions that we want to direct to the Director?
11 Okay. Committees, the Senior Advisory Board, did you
12 guys meet?

13 COMMISSIONER DOUGHERTY: We have
14 actually not met.

15 CHAIRPERSON WHITE: Okay. Buildings
16 and Grounds, Ed already expressed his concerns and
17 comments and we will try to get a meeting.
18 Personnel, we did have a meeting. I don't think that
19 we are allowed to discuss that in public or are we?

20 COMMISSIONER CHERELLO: No.

21 MR. CAMACHO: No.

22 COMMISSIONER CHERELLO: It's not open
23 session.

24 CHAIRPERSON WHITE: Finance Committee,
25 we haven't had a meeting yet.

1 COMMISSIONER VITOLO: We will have a
2 meeting.

3 CHAIRPERSON WHITE: Yes, we are. I
4 will let it be your call this time. I didn't call
5 you back. I understand that. You have Atlantic City
6 and all of that. I put the ball in your court.

7 COMMISSIONER VITOLO: I know. We had
8 a date floating around. Can I ask a question about
9 the Personnel Committee.

10 CHAIRPERSON WHITE: Sure.

11 COMMISSIONER VITOLO: The search for
12 an Executive Director, I don't think that's
13 privileged; right?

14 COMMISSIONER CHERELLO: I don't think
15 that's just personnel.

16 CHAIRPERSON WHITE: That's not just
17 personnel, that's the Board.

18 COMMISSIONER VITOLO: Okay. I thought
19 the Personnel Committee was working on that.

20 CHAIRPERSON WHITE: Not yet.

21 COMMISSIONER VITOLO: I just wanted
22 to, as just a status on where we are in starting that
23 process up again.

24 CHAIRPERSON WHITE: We have not done
25 anything yet. I do want to say this, since you

1 brought that up, I was in Atlantic City this week or
2 past week, and I had the privilege of talking with
3 Diane, and also the Commissioner that was appointed
4 by the Governor because of my concern for this Board,
5 and that we are headed in the right direction and
6 doing things right. I mentioned these things to
7 them. We are okay without having an Executive
8 Director. We can go a few months, quite a few
9 months. That doesn't mean we are not going to do
10 anything soon, but we are okay.

11 Another thing I wanted to mention I
12 talked about, they expressed a lot about cutbacks.
13 They expressed about lay-offs and furloughs and all
14 of those things, and so I told them the things that
15 we did. And I also brought up the fact that we did
16 combine senior housing with our family housing, and
17 we, you know, because we eliminated a job of over
18 100,000, and we gave one of the girls, we promoted
19 within a young lady who took on that responsibility,
20 and we gave her a \$12,000 raise. We were highly
21 commended for that.

22 So I just want to say, because I was
23 concerned that we were doing things right. That is
24 my concern, that this Board does things the right way
25 and we do not become -- put up a red flag to HUD. I

1 talked to the Commissioner, and I talked to Diane as
2 well, and everything that we have done so far, we are
3 okay. So I just want to let the Board know that. We
4 are doing all right.

5 COMMISSIONER VITOLO: Okay. Can I ask
6 Lee --

7 CHAIRPERSON WHITE: I did get
8 approached by Lou, and that's okay, but we have not
9 put anything out there yet, and when we do, he is
10 welcome to put in an application, as well as a couple
11 of others who came. I was a magnet at this meeting.
12 Everybody wants to come to Morristown.

13 COMMISSIONER VITOLO: It is good.

14 COMMISSIONER DOUGHERTY: It is good.

15 CHAIRPERSON WHITE: When the time
16 comes we will do things the proper way and they can
17 all apply. We will get on that as soon as possible.
18 We are not being rushed by HUD. We are doing fine.
19 As long as things are going right, they don't have a
20 problem with it.

21 COMMISSIONER VITOLO: Lee, can I just
22 ask you, how are you doing without an Executive
23 Director right now? Do you feel like you have all of
24 the tools and people at your disposal right now to do
25 all of the things you need to do at the Authority, or

1 is it having -- not having an Executive Director
2 having some effect on maybe the way we are delivering
3 services to the residents?

4 MS. GROSS: No.

5 COMMISSIONER VITOLO: No.

6 MS. GROSS: Everything is going --

7 COMMISSIONER VITOLO: If you need
8 assistance, you ask us for help. Ask us for
9 additional help.

10 MS. GROSS: Yes, yes.

11 COMMISSIONER VITOLO: Okay.

12 COMMISSIONER CHERELLO: I just, on the
13 search for the Executive Director, the Chairperson
14 and myself were two of the three Commissioners who
15 made the meeting last time. We had a meeting where
16 we put together the ideas of what we were looking
17 for, what we were looking for. I would like to see
18 this present Board, I don't believe Frank was here or
19 Dorothy was here at the time. Mary was away. Ed you
20 were tied up that day. I would like to see us do the
21 same thing, and perhaps sometime in a reasonable
22 future, because --

23 CHAIRPERSON WHITE: We have to get --

24 COMMISSIONER CHERELLO: There is
25 something we can do. That way we can all be on the

1 same -- we are not all going to be on the same page,
2 but at least we have an idea of what kind of
3 compensation we want, and are we going to be willing
4 to give a relocation fee, or are we going to be able
5 to do that. If we are, what it's going to be? And a
6 car allowance, and I think that will save us a lot of
7 time when we actually get down to the search itself,
8 because we'll know that two people are opposed
9 whatsoever of giving any relocation fees to someone.

10 So I think that's something we can do
11 within, you know, the short-term before we actually
12 get into it. Then when we are ready we can get on to
13 the actual -- another question, how do we want to do
14 the search? Do we want to hire another consultant?
15 So, you know, I think Madam Chair, if you could
16 perhaps come up with some sort of time frame and
17 maybe we can schedule something where we can start
18 that process. You know, I don't see anything wrong
19 with that and --

20 CHAIRPERSON WHITE: I will do that.
21 I'm not going to do that tonight, because --

22 COMMISSIONER CHERELLO: I don't expect
23 it tonight.

24 CHAIRPERSON WHITE: We have to have
25 an Executive Director, there is no doubt in my mind.

1 I want to make sure we get the right one, as we all
2 do, and I just don't want to be rushed into it or,
3 you know, I just want to do it the right way. We
4 will sit down as a committee. I don't think we need
5 to hire anybody else as a consultant, because I think
6 that he provided us with a wealth information in
7 terms of executive directors that are available. And
8 then there is a whole lot of them that I met down in
9 Atlantic City that are available. If we put our word
10 out, they apply, and like you said, prior to them
11 applying we come to the meeting of the minds of what
12 we are looking for, and we can do our own selection
13 because we have to, in terms of money, we need to
14 save money. We don't have money to hire another
15 consultant.

16 COMMISSIONER CHERELLO: In regards to
17 that too, I mean, we are blessed by having the
18 Manfredi firm representing us.

19 CHAIRPERSON WHITE: Yes.

20 COMMISSIONER CHERELLO: And because
21 there are legal procedures that we have to follow.

22 CHAIRPERSON WHITE: Exactly.

23 COMMISSIONER CHERELLO: In that, so
24 it's, you know, that's preliminary, which I think we
25 can do now, or in the reasonable future, and I think

1 we'll -- it will benefit us, and we can start
2 thinking about that.

3 CHAIRPERSON WHITE: Not only to have
4 Manfredi, but also Lee, Mrs. Gross. She does a
5 phenomenal job, and I think that says something for
6 our former Director, Mrs. Sally, who taught her very
7 well. She will have the backing of -- I feel very
8 comfortable where we are with her, but I do know that
9 we have to move on to an executive.

10 COMMISSIONER VITOLO: I think that's a
11 great idea Michael has. We should do that and
12 schedule that meeting. As soon as you are ready to
13 do it we should do it.

14 CHAIRPERSON WHITE: Okay, all right.
15 Moving on. Old business, schedule of the bills?

16 COMMISSIONER RAMIREZ: I move it.

17 COMMISSIONER HOLMAN: Second.

18 CHAIRPERSON WHITE: Roll call.

19 (The roll call is taken with
20 Chairperon White, Commissioner Cherello --

21 COMMISSIONER DOUGHERTY: Can I say
22 something real quick before I say yes or no? I'm
23 sorry I didn't jump in there to comment prior to the
24 roll call. Just a note on check number 20706 made
25 out to me for \$360, I did not utilize it, and I did

1 return it to Lee this evening.

2 COMMISSIONER VITOLO: What were those
3 checks for, travel money?

4 CHAIRPERSON WHITE: You do get a
5 traveling expense of \$90 per day.

6 COMMISSIONER CHERELLO: You have a
7 voucher.

8 COMMISSIONER DOUGHERTY: So with that
9 being said, it's a yes.

10 MS. GROSS: Okay.

11 (Continuing with the roll call,
12 Commissioner Dougherty, Commissioner Ramirez,
13 Commissioner Vitolo and Commissioner Holman voting in
14 favor of the motion.)

15 CHAIRPERSON WHITE: Resolutions, I
16 hope I'm right, I only have one in front of me.

17 COMMISSIONER CHERELLO: We have two.

18 CHAIRPERSON WHITE: Two?

19 COMMISSIONER DOUGHERTY: One was on
20 the desk.

21 MS. GROSS: The one before you I got
22 today for Jim for the landscaping. He didn't have it
23 prepared for me before we went to Atlantic City, so
24 he had it today.

25 CHAIRPERSON WHITE: All right,

1 Resolution 2013-09, a resolution approving
2 authorizing the Housing Choice Voucher Program to
3 transmit housing assisted payments by electronic
4 funds transfer.

5 COMMISSIONER RAMIREZ: I move it.

6 COMMISSIONER DOUGHERTY: I'll second
7 it.

8 CHAIRPERSON WHITE: Roll call.

9 (The roll call is taken with
10 Chairperon White, Commissioner Cherello, Commissioner
11 Dougherty, Commissioner Ramirez, Commissioner Vitolo
12 and Commissioner Holman voting in favor of the
13 motion.)

14 CHAIRPERSON WHITE: Resolution
15 2013-10, a resolution awarding the contract for
16 landscaping and grounding care, April 26, 2013 to
17 April 25, 2015, a two-year contract.

18 Do we -- are these the same people
19 that we use?

20 MS. GROSS: No.

21 CHAIRPERSON WHITE: Thank G-d. I'm
22 going to say, I can't give them that.

23 COMMISSIONER RAMIREZ: These are not
24 the folks you are using now?

25 MS. GROSS: No, they are not.

1 COMMISSIONER RAMIREZ: A new group.

2 MS. GROSS: A new group.

3 CHAIRPERSON WHITE: Thank you.

4 COMMISSIONER RAMIREZ: Where are they
5 located, do you know?

6 MS. GROSS: I don't know right offhand
7 where they are located.

8 COMMISSIONER CHERELLO: You don't know
9 the last name of Bill, do you?

10 MS. GROSS: No.

11 (There is an outburst of discussion.)

12 CHAIRPERSON WHITE: Can we move this.

13 COMMISSIONER DOUGHERTY: Quick
14 question: The total sum of 34,848, is that for two
15 years or per year?

16 MS. GROSS: For the two years.

17 COMMISSIONER DOUGHERTY: Okay. I'll
18 move it -- oh, wait, I'll move it.

19 CHAIRPERSON WHITE: A second.

20 COMMISSIONER HOLMAN: Second.

21 CHAIRPERSON WHITE: Roll call.

22 (The roll call is taken with
23 Chairperon White, Commissioner Cherello, Commissioner
24 Dougherty, Commissioner Ramirez, Commissioner Vitolo
25 and Commissioner Holman voting in favor of the

1 motion.)

2 CHAIRPERSON WHITE: Okay. New
3 business.

4 COMMISSIONER VITOLO: I have two brief
5 items. Number one, I notice we have a stenographer
6 here. Of course I do all I can to support the legal
7 business and stenography. Why do we have a
8 stenographer?

9 CHAIRPERSON WHITE: Because we needed
10 one.

11 COMMISSIONER VITOLO: That was the
12 last meeting.

13 COMMISSIONER RAMIREZ: Last meeting --

14 CHAIRPERSON WHITE: Yes.

15 COMMISSIONER VITOLO: We used to just
16 record it, right?

17 CHAIRPERSON WHITE: It's being
18 recorded and also being typed up.

19 COMMISSIONER VITOLO: Why d we change
20 to have -- I don't mean to offend you.

21 THE STENOGRAPHER: I'm not offended at
22 all.

23 CHAIRPERSON WHITE: Frank, we always
24 had it typed and we always had it recorded. And
25 because as your concern was that Lee was having too

1 much to do, we decided to hire a temp out of -- it's
2 not costing us anywhere near what we were paying when
3 we had the other young lady doing it, and just to
4 make sure that we have sufficient records.

5 COMMISSIONER RAMIREZ: I think it's a
6 great move.

7 CHAIRPERSON WHITE: It's a good move.

8 COMMISSIONER VITOLO: Are you going to
9 create a transcript automatically?

10 THE STENOGRAPHER: yes, yes.

11 COMMISSIONER VITOLO: Yes.

12 THE STENOGRAPHER: Yes, a verbatim
13 transcript. So if I interrupt people, it to ask that
14 they speak one at a time. That's why.

15 COMMISSIONER VITOLO: The other thing,
16 I notice from the minutes from the last meeting that
17 Commissioner Dougherty participated by phone. And I
18 was on the road, I didn't know that I could do that.

19 CHAIRPERSON WHITE: Yes, anytime you
20 want.

21 COMMISSIONER VITOLO: So I can call
22 in?

23 CHAIRPERSON WHITE: Yes, you can.
24 Yes, you can.

25 COMMISSIONER VITOLO: Okay.

1 CHAIRPERSON WHITE: I don't know now,
2 is there only one allowed or can two call in? We are
3 not set up for two.

4 MR. CAMACHO: The only caveat is that
5 you have to have four members at least present here.

6 COMMISSIONER VITOLO: So I could have?

7 MR. CAMACHO: Yes, because you do --

8 CHAIRPERSON WHITE: How do we do it if
9 two call in.

10 MS. GROSS: Conference.

11 MR. CAMACHO: You do a conference
12 call. I'm sure if someone either has the capability
13 to do it -- how do you typically use the call?

14 CHAIRPERSON WHITE: They call on Joe's
15 cell phone and it sits up here.

16 MR. CAMACHO: You can do it up to two
17 on the cell phone.

18 CHAIRPERSON WHITE: Okay.

19 MR. CAMACHO: Then if, you know, if we
20 had to have a third we could do that potentially,
21 too.

22 CHAIRPERSON WHITE: Okay.

23 MR. CAMACHO: But yes, you can have
24 more than one call in as long as you have four
25 present.

1 CHAIRPERSON WHITE: Right, I got you.

2 COMMISSIONER VITOLO: So I guess the
3 next question is why did everyone want Commissioner
4 Dougherty and not me?

5 COMMISSIONER DOUGHERTY: Oh, Frank.

6 CHAIRPERSON WHITE: Frank, that speaks
7 for itself, baby.

8 COMMISSIONER VITOLO: No one called
9 me.

10 COMMISSIONER DOUGHERTY: I asked for
11 it because I was visiting my brother, and I was out
12 there for a while. So that's it.

13 CHAIRPERSON WHITE: I think that you
14 said that you were going to try to make that meeting.
15 We weren't sure that you weren't coming.

16 COMMISSIONER VITOLO: I was in
17 traffic. I texted.

18 MS. GROSS: Yes, I got it.

19 CHAIRPERSON WHITE: Okay. If that's
20 it, we are going back to the public.

21 MS. STORGION: The second public
22 comment?

23 CHAIRPERSON WHITE: We are going back
24 to there, second public comment session.

25 MS. STORGION: I'm not sure I

1 understand what this means. To my understanding is,
2 are they going to take the rent out by electronic
3 funds transfer?

4 MS. GROSS: That doesn't have anything
5 to do with --

6 COMMISSIONER RAMIREZ: That's Section
7 Eight. We make payments to landlords, and it's going
8 to be done electronic transfer.

9 MS. STORGION: Okay, because I have
10 that done with some of my bills.

11 COMMISSIONER RAMIREZ: It won't effect
12 you at all.

13 MS. STORGION: One other thing. I did
14 bring up the last time, a couple of months ago, about
15 the parking lot numbers. I can't see them, and the
16 numbers, they are barely visible. And I have to even
17 really pay attention to where I'm supposed to be
18 parked.

19 MS. GROSS: With the numbers, we are
20 going to renumber the parking lot. It's just that
21 the weather, you have to wait until it's a little
22 warmer before we can actually due the numbers
23 outside.

24 COMMISSIONER RAMIREZ: If you don't do
25 it on a warm day and clean it properly, you can't do

1 that when it's damp.

2 MS. STORGION: I know that. The cars
3 have to be, you know --

4 COMMISSIONER CHERELLO: The parking
5 lot has to be cleaned, or nobody will be able to get
6 in the parking lot. Hopefully, we will give
7 everybody enough notice so that they won't be upset
8 about that, but we have to clear out the parking lot.

9 MS. GROSS: Or what we do is do one
10 section by section at a time, something like that,
11 because it's hard to park in this area.

12 COMMISSIONER DOUGHERTY: Yes.

13 CHAIRPERSON WHITE: Any more comments
14 from the public?

15 COMMISSIONER RAMIREZ: Madam Chair, I
16 would like to say one thing. Don't -- I hope you did
17 not take anything that anyone said here from the
18 Board that it left you with the impression that your
19 needs are not important to us, and that you can't
20 come to us with complaints or you can't come to
21 Leanora and you can write to Leanora, and she will
22 keep your confidence. If you have something you
23 can't talk to everyone about, you can talk to her and
24 she will keep your confidence. And that's assured.
25 You need to keep that in mind.

1 COMMISSIONER DOUGHERTY: Thank you.

2 COMMISSIONER RAMIREZ: We are here.

3 We don't make a penny coming here. We work very hard
4 to make sure everyone here is comfortable and I'm
5 sitting here uncomfortable thinking about you not
6 being comfortable. Dorothy, right.

7 MS. STORGION: Thank you.

8 CHAIRPERSON WHITE: If there is no
9 more public comments, we will move on to the Counsel
10 Liaison's comments.

11 MS. SMITH-REID: I have nothing.

12 CHAIRPERSON WHITE: Okay. If
13 that's --

14 MR. CAMACHO: Madam Chair, I did have
15 one item. I wanted to update the Board on a legal
16 matter, if we could go into closed session very
17 shortly?

18 CHAIRPERSON WHITE: Okay. Closed
19 session.

20 COMMISSIONER RAMIREZ: I make a motion
21 we go into closed session.

22 COMMISSIONER VITOLO: Second.

23 CHAIRPERSON WHITE: We are going into
24 closed session. Make a reference that this is closed
25 session.

10 CHAIRPERSON WHITE: We are back in
11 open session now. Roll call. Oh, do we need to read
12 the Resolution or what we are voting on out loud?

13 MR. CAMACHO: Well, I just want to
14 make clear that we are back in open session. Maybe
15 we want to open the door?

16 MS. GROSS: I'll open it.

17 COMMISSIONER RAMIREZ: I'll get it,
18 Lee.

19 MR. CAMACHO: And as far as the
20 Resolution, we'll just indicate that, you know, a
21 resolution to approve a settlement with Ms. Cooper
22 for the amount of \$3,500 for, you know, back wages.
23 Because it's happened today, I do apologize to the
24 Board that I do not have a draft of the Resolution
25 prepared.

1 COMMISSIONER DOUGHERTY: Thank you.

2 CHAIRPERSON WHITE: Resolution
3 2013-11.

4 MR. CAMACHO: Yes.

5 COMMISSIONER DOUGHERTY: Well, we will
6 move forward so Frank can vote.

7 CHAIRPERSON WHITE: Resolution
8 2013-11, a resolution authorizing us to settle with
9 Ms. Dolores Cooper for the amount of \$3,500 in
10 backpay.

11 COMMISSIONER RAMIREZ: I move it.

12 COMMISSIONER DOUGHERTY: Second.

13 CHAIRPERSON WHITE: Roll call.

14 (The roll call is taken with
15 Chairperon White, Commissioner Cherello, Commissioner
16 Dougherty, Commissioner Ramirez, Commissioner Vitolo
17 and Commissioner Holman voting in favor of the
18 motion.)

19 COMMISSIONER VITOLO: Have a good week
20 everybody.

21 COMMISSIONER RAMIREZ: I move to
22 adjourn.

23 COMMISSIONER DOUGHERTY: Second.

24 (The Housing Authority Public Meeting
25 is adjourned.)

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C E R T I F I C A T E

I, HEATHER M. HOLMES, a Notary Public and 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, to the best of my ability.

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

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