

MORRISTOWN HOUSING AUTHORITY  
BOARD OF COMMISSIONERS  
29 Ann Street  
Morristown, New Jersey 07960  
Monday, August 25, 2014  
Commencing at 6:00 p.m.

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RE: Regular Open Public Meeting  
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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  
MARY DOUGHERTY, Commissioner  
DOROTHY HOLMAN, Commissioner  
MARION E. SALLY, Commissioner  
EDWARD RAMIREZ, Commissioner  
FRANK VITOLA, Commissioner

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

LEANORA GROSS, Acting Executive Director  
CYNTHIA SARGENT, AMP Manager  
JEAN WASHINGTON  
DARLINGTON POUNDER

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 MANFREDI, ESQ.

Attorney for the Morristown Housing Authority

REPORTED BY:  
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1                   CHAIRPERSON WHITE: I, Vera White,  
2 chairperson of the Board of Commissioners of the  
3 Housing Authority of the Town of Morristown and  
4 presiding officer at this meeting do hereby state  
5 that it is now six o'clock in the afternoon or in  
6 the evening on August 25, 2014, and we are  
7 convening at 29 Ann Street, Morristown, New  
8 Jersey, and do hereby announce publicly that  
9 proper notice of this regular meeting has been  
10 provided in accordance with the New Jersey Open  
11 Public Meeting Act.

12                   Roll call.

13                   (At this point in the proceedings  
14 roll call was taken with Commissioners White,  
15 Cherello, Dougherty, Ramirez, Vitolo, Holman and  
16 Sally being present.)

17                   CHAIRPERSON WHITE: Pledge of  
18 allegiance.

19                   (The flag is saluted.)

20                   CHAIRPERSON WHITE: Moment of  
21 silence.

22                   (Moment of Silence observed.)

23                   CHAIRPERSON WHITE: Now we're  
24 going to open the meeting to the public. I'm  
25 going to ask you all if you have something to

1 say, to come to the mic, state your name and  
2 where you're from, your address, and you may  
3 speak. Come on up.

4 AUDIENCE MEMBER: Good evening. I  
5 just got to say something. But it's about the  
6 machines in the laundry room. I called two  
7 weeks. One of the people that work the machine  
8 knew I had called, but she tell somebody, which I  
9 don't know because I didn't hear it myself, that  
10 they tell her what was wrong. We only got two  
11 machines -- just one machine for drying, and  
12 there's 70 units in here. And people are  
13 almost ready to fight. I don't blame them.  
14 People want to get their clothes done. But like  
15 I said, I wish you would -- because they were  
16 told about it, and nothing is being done. Mr.  
17 Douglas even called twice. I called him. And I  
18 don't think it's fair. Because it's 70 units in  
19 here and people need their clothes washed,  
20 especially the help that comes and wait on the  
21 people here that's sick. So I would appreciate  
22 it if you would, and I thank you.

23 CHAIRPERSON WHITE: Thank you.  
24 Mr. Pounder, do we know what's going on with  
25 those washing machines, the dryers?

1 MR. POUNDER: Yes, I followed up  
2 with a company that services us, the guy that  
3 services this area, unfortunately it's that time  
4 of year, he's on vacation. I called today again,  
5 because it's two -- I got two work orders  
6 pertaining to that issue, and she's going to have  
7 a guy from another area come and service the  
8 machine.

9 CHAIRPERSON WHITE: When?

10 MR. POUNDER: Probably tomorrow or  
11 Wednesday. Because it's only two in there.  
12 Maybe we need to look -- I think there's room  
13 enough for three.

14 CHAIRPERSON WHITE: I was going to  
15 say that. I think two is not enough for 70  
16 units.

17 MR. POUNDER: We need to look at  
18 another washer and dryer.

19 CHAIRPERSON WHITE: Can you look  
20 into that and see if we can do that? Because  
21 that's not enough anyway. Two is not enough.  
22 And make sure we get that other one up and  
23 running.

24 MR. POUNDER: I personally called  
25 him, and he's on vacation.

1 CHAIRPERSON WHITE: Okay. Mrs.  
2 Gross, we will ask you to follow up with Sunny on  
3 that.

4 Any more comments from the  
5 public? Come up, ma'am, state your name and  
6 where you live.

7 AUDIENCE MEMBER: My name is  
8 Cheryl Storgen (ph). I live here at 29 Ann  
9 Street, apartment 107. The reason I'm speaking  
10 is because I want to thank everybody because that  
11 basement has been really, really cleaned up, so I  
12 know somebody is listening. Okay? Thank you.  
13 And thanks to the ladies who did it.

14 CHAIRPERSON WHITE: Thank you.  
15 Anymore comments from the  
16 public?

17 AUDIENCE MEMBER: My name is a  
18 Linda Dawston (ph). I have a problem in the  
19 wintertime. Ice is on the edge of my window  
20 every time it get cold, the ice is not outside,  
21 it's inside the window. I never see ice coming  
22 inside the window when you got heat on. I  
23 complained, I complained and I get ice in the  
24 window. And ever since I have been here, I  
25 really complained. And I need a refrigerator.

1 It dripping water, and nobody replace it.

2 CHAIRPERSON WHITE: What's your  
3 apartment?

4 AUDIENCE MEMBER: 214.

5 CHAIRPERSON WHITE: Okay.

6 AUDIENCE MEMBER: 29 Ann Street.

7 It's still dripping water. They come and look at  
8 it, and they say -- Mr. Pounder say that they  
9 going to put a, you know, the thing to keep it  
10 over there. Nobody never did nothing. The water  
11 still drip, drip, drip. So that's what I want  
12 to -- with this weather, I don't want to be cold  
13 with the winter like that. I appreciate that  
14 very much.

15 CHAIRPERSON WHITE: Mr. Pounder,  
16 can we get her a new refrigerator, please? And  
17 What do you think is causing the ice to come  
18 between the window like that?

19 MR. POUNDER: I never heard that  
20 complaint. So I would have to go into the folder  
21 for that apartment.

22 CHAIRPERSON WHITE: He may have  
23 never heard of it. You may -- it never probably  
24 got to him maybe.

25 AUDIENCE MEMBER: People that work

1 under him, two people been up there. I called  
2 the housing authority, and nobody never did  
3 nothing.

4 CHAIRPERSON WHITE: You can look  
5 into that. Of course we got to wait until the  
6 winter.

7 COMMISSIONER SALLY: Sounds like  
8 it might be a seal broken.

9 CHAIRPERSON WHITE: You never seen  
10 it, but you need to look at it. But if you can  
11 get her another refrigerator. Shouldn't have to  
12 worry about this.

13 Is there another -- anybody else  
14 want to address, come forward? State your name  
15 and where you live.

16 AUDIENCE MEMBER: Name is Patty  
17 Bordan (ph), 29 Ann Street, apartment 457. What  
18 I want to know is, my car been hit twice this  
19 year. I spoke to them about it, whose  
20 responsible for people park in front of the bar  
21 there, park between cars. And last week my car  
22 was hit. I got to pay out of my pocket  
23 (Inaudible.)

24 CHAIRPERSON WHITE: People from  
25 the bars park there.

1 AUDIENCE MEMBER: Parking  
2 everywhere. Parking between cars and everywhere  
3 else.

4 CHAIRPERSON WHITE: I'm sorry to  
5 hear that. We have someone that lives here  
6 that's kind of like security, or is he just  
7 maintenance. Do we have any security?

8 AUDIENCE MEMBER: They did have  
9 somebody. They don't have nobody now.

10 MR. POUNDER: We're in the process  
11 of settling an issue with the town as far as  
12 towing. We can't tow right now.

13 CHAIRPERSON WHITE: I heard that  
14 before. Joe?

15 MR. MANFREDI: Madam Chair, on the  
16 issue of us putting up no parking signs and  
17 towing unauthorized vehicles, we're required by  
18 the town zoning ordinances to go through some  
19 steps, which we have accomplished. We had an  
20 engineer prepare a plan showing where all the  
21 signs would be. He had to come and take readings  
22 at night to be sure they could be seen. He  
23 designed a sign that has a certain level of  
24 luminescence at night. He's taking that to the  
25 town to get approved from the zoning board. That

1 should be done next week. It's a very elaborate  
2 plan. We did it for all the parties. Ms. Gross  
3 walked the properties with the engineer. Because  
4 the law requires them to be very pronounced these  
5 days. They're three feet by three feet at the  
6 entrances, and they're going to be all along the  
7 back. The town has a list of ten approved towing  
8 companies. We must use one of the town's. We  
9 contacted them and worked out a contract. What  
10 will happen now is if someone is here  
11 unauthorized they will be towed.

12 CHAIRPERSON WHITE: Will they be  
13 given a number to call?

14 MR. MANFREDI: The way it works,  
15 there's a law, called Predatory Towing Act, which  
16 we have to be careful to comply with. Actually  
17 on the sign the law mandates the name of the  
18 towing company, the phone number where they can  
19 get their vehicle is prominently displayed.  
20 That's how they get their car back. They have to  
21 call and deal directly with the towing company.  
22 But we're relieved of any liability as long as we  
23 have signs there that could be prominently seen  
24 day and night. And we also have to paint the  
25 actual parking spots with luminescent paint

1 resident parking only. But the plan is  
2 complete.

3 CHAIRPERSON WHITE: So who's going  
4 to be responsible for calling if these cars are  
5 parked illegally here late at night? I guess the  
6 residents are asleep. I don't know --

7 COMMISSIONER DOUGHERTY: It's also  
8 a safety issue as far as I see it for our  
9 residents. Not only taking the parking and  
10 hitting cars, but also the safety issue for  
11 everybody that's living here having strangers  
12 come in.

13 AUDIENCE MEMBER: You come in on  
14 weekends you can't find a place to park. You  
15 come out at night, you can't find a place to park  
16 because they got them all.

17 CHAIRPERSON WHITE: Are residents  
18 going to be given stickers?

19 MS. GROSS: Yes, but we also have  
20 to do periodic checks. The other thing is we  
21 have someone secure doing security on Early  
22 Street. We can also ask him if he can come over  
23 here and monitor the parking lot and give him  
24 authorization to call the towing company.

25 COMMISSIONER DOUGHERTY: You said

1 just monitored on weekdays. I understand from  
2 Ms. Gross when this happened that we've been in  
3 this process for sometime with the town. Can you  
4 tell me how long we've been in the process and  
5 when we see an end to the process where we can  
6 finally get some relief?

7 MR. MANFREDI: The plans are  
8 complete. It took some time because the engineer  
9 had to take the actual number of lumens, the  
10 readings at night, to make sure it could be seen  
11 at all locations. Manahan Village, which  
12 probably is the most effort given the size, Ann  
13 Street, 31 and 39 Early Street. So the plan is  
14 complete. An engineer is somebody who deals with  
15 the zoning office regularly, so he's going next  
16 week in person.

17 COMMISSIONER DOUGHERTY: Do we  
18 have a sign right at the entrance saying you are  
19 going to be towed?

20 MR. MANFREDI: Actually, so  
21 everyone knows, at the entrance by -- for  
22 example, this property, there's going to be two  
23 signs here at the entrance, three feet by three  
24 feet. It's going to say resident parking only.  
25 At night, your headlights hit it, it's going to

1 be luminescent. Beneath it will say the name of  
2 the towing company and their phone number which  
3 they're required to say. In addition, what's  
4 going to happen, you see here all along -- I'm  
5 pointing to the back of our parking lot here, you  
6 see a few signs there, there's going to be almost  
7 triple the amount of signs. And parking spaces  
8 are going to be painted as well with luminescent  
9 paint.

10 In terms of calling, I know the  
11 question is going to be who has the authority to  
12 call. You're going to call directly to the  
13 towing company saying, hey, we have someone here  
14 that's not authorized. What we need to do is get  
15 approval from the zoning officer first. This  
16 process you're hearing me describe is as a result  
17 of both the law and town's requirements.

18 COMMISSIONER DOUGHERTY: And all  
19 the signage and painting, is that at our cost?

20 MR. MANFREDI: We have to pay for  
21 that, yes.

22 COMMISSIONER DOUGHERTY: Are we  
23 able to work anything out with the towing company  
24 that they support some of that cost for us?

25 MR. MANFREDI: The most they will

1 do is come in, tow the cars obviously without  
2 cost to us. They're going to collect from the  
3 automobile owner.

4 AUDIENCE MEMBER: As I was saying,  
5 who is responsible for the money? I can't pay  
6 out of my pocket that I don't have as a senior  
7 citizen.

8 MR. RAMIREZ: Did someone hit your  
9 car?

10 AUDIENCE MEMBER: Someone hit my  
11 car. It's in the shop right now.

12 COMMISSIONER RAMIREZ: You  
13 wouldn't go under regular collision for that.  
14 That comes under your comprehensive.

15 AUDIENCE MEMBER: You got a  
16 deductible you got to pay that I don't have.

17 COMMISSIONER RAMIREZ: The  
18 comprehension deductible would be less than the  
19 regular collision.

20 AUDIENCE MEMBER: I got to pay  
21 \$500 out of my pocket that I cannot pay.

22 MR. MANFREDI: May I suggest we  
23 contact our own insurance carrier to see if they  
24 will cover this?

25 CHAIRPERSON WHITE: He's talking

1 about calling our company to see if they can  
2 cover it for you.

3 COMMISSIONER DOUGHERTY: That's a  
4 great idea.

5 CHAIRPERSON WHITE: We will get  
6 back to you on that. Okay?

7 AUDIENCE MEMBER: He say they get  
8 back, they never get back. I get police report,  
9 estimate, who I give it to?

10 CHAIRPERSON WHITE: Give it to Ms.  
11 Gross.

12 COMMISSIONER RAMIREZ: Joe, you  
13 may remember, and I know Marion does, we have  
14 this problem all the time, at some points we had  
15 to change the location for a no parking sign, and  
16 you have to go get the town to do an ordinance on  
17 that location now. So it's an ongoing process  
18 that never stops, because as the needs are --  
19 maybe you put something in front, can't park here  
20 anymore, you have to move it to another  
21 location. It's really a never ending battle.

22 CHAIRPERSON WHITE: Do we have a  
23 camera in that parking lot? Because that may be  
24 something we want to look into for the safety of  
25 the residents, as well as to see who is hitting

1 the cars. Because you never know who hit --

2 AUDIENCE MEMBER: Two years I have  
3 been hit twice.

4 COMMISSIONER RAMIREZ: I always  
5 believe that the value to the towing company is  
6 such we should negotiate some kind of fee for  
7 them to be the tower of the area. Because they  
8 do make a lot of money. I think if they take  
9 your car away it's like \$225 or \$250 fine.

10 MR. MANFREDI: Plus storage.

11 COMMISSIONER RAMIREZ: Plus a  
12 daily rate. We should be dealing -- when we're  
13 going to use a tower we should ask him maybe he  
14 can put it in a fund and use it to fix people's  
15 cars when it's damaged or something. They ought  
16 to give us something for that.

17 CHAIRPERSON WHITE: Did you say  
18 that these towers are referred to us by the  
19 town? They are legally referred to. So we don't  
20 have a choice, except for what they -- the ten  
21 they give us, so whatever, we have to choose from  
22 them.

23 MR. MANFREDI: The town has an  
24 ordinance in which they screen towing companies.  
25 The law mandates they must have insurance. And

1 interestingly, some of the towers that originally  
2 approached us didn't have any insurance, which is  
3 unlawful. So I spoke to the town attorney last  
4 week, he's sending me the list, and he gave me a  
5 recommendation of better companies they had  
6 experience with, so they're ready to go. They  
7 have the insurance and need to be identified by  
8 the towing company. That's why the town went  
9 through that process of interviewing and vetting  
10 the carriers. Once we have that approval from  
11 the zoning office, it should be fairly quick now,  
12 we're ready to go to print on the signs and  
13 everything.

14 COMMISSIONER CHERELLO: Joe, what  
15 provisions have you made for visitor parking?

16 MR. MANFREDI: The areas that we  
17 have here, I'm using Ann Street as an example,  
18 there's going to be a section for visitors. In  
19 fact, even as we sit here, I know when Lee and I  
20 left late one night after a board meeting, we had  
21 to chase some people away.

22 CHAIRPERSON WHITE: We just  
23 watched somebody pull in and she's walking down  
24 to the gym.

25 MR. MANFREDI: There are signs

1 now, but people still -- there are certain areas  
2 there has to be stickers on the car. Otherwise  
3 you can't tell if somebody is here or not. If I  
4 just grabbed a visitor's spot, you're going to  
5 think I'm here lawfully.

6 COMMISSIONER DOUGHERTY: The rest  
7 of the town --

8 MR. MANFREDI: Has to have  
9 stickers put on their cars. If somebody says  
10 I'll park in a resident's spot -- stickers are  
11 key and a visitor pass is key.

12 COMMISSIONER CHERELLO: Every  
13 resident of this building or every apartment in  
14 this building will receive one visitor pass to  
15 give to a relative or someone who stops to visit  
16 them that they can display in their window?

17 MR. MANFREDI: Yes, visitor  
18 parking is much more limited. We don't have that  
19 many.

20 COMMISSIONER DOUGHERTY: Not  
21 everybody has a visitor every day. But they  
22 should be able to have family visit.

23 MR. MANFREDI: All the spots up  
24 against the lot here have all been designated for  
25 visitors in the past. There's enough spots as

1 you can see in the first and second row for  
2 residents to park. What happens, people going to  
3 town, they typically park by the visitors even  
4 though they're not --

5 CHAIRPERSON WHITE: She took a  
6 prime spot, this one here.

7 MR. MANFREDI: Once they know we  
8 really do tow, it works, when you get ten,  
9 twenty, thirty cars towed.

10 AUDIENCE MEMBER: I'd like to say  
11 one thing, I have three daughters, my children  
12 come and see me, what am I going to do with three  
13 cars out there with no pass, no nothing. They  
14 going to come and get towed their cars?

15 COMMISSIONER DOUGHERTY: That's  
16 something we will have to work out internally as  
17 to how that works. But really what we're trying  
18 to do is make sure you guys are safe and no  
19 longer have to deal with strangers coming into --

20 AUDIENCE MEMBER: We have a man  
21 who come faithfully, Jack Brown, he was very good  
22 too.

23 CHAIRPERSON WHITE: That's who  
24 we're talking about.

25 AUDIENCE MEMBER: Sometimes he be

1 here 11, 12 o'clock, he did come and do what he  
2 had to do. But I want to know what if my  
3 children come. They going to call the man and  
4 come tow their car?

5 COMMISSIONER HOLMAN: If they're  
6 all here at the same time, some of your neighbors  
7 may not have company and you can borrow their  
8 pass.

9 MR. RAMIREZ: At least you can put  
10 your phone number and say I'm in -- so they're  
11 parking, leave it on the windshield. Something  
12 to identify it as a visitor.

13 AUDIENCE MEMBER: Okay. Thank  
14 you.

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

17 COMMISSIONER DOUGHERTY: I would  
18 like to take a minute to thank the young lady who  
19 came in to talk about the basement. It is always  
20 so refreshing to get compliments. Life is busy  
21 and there's a lot of issues. When you compliment  
22 the staff we really do appreciate that. Thank  
23 you.

24 AUDIENCE MEMBER: It's unusual.

25 CHAIRPERSON WHITE: Thank you.

1 We're going to move on to approval of the  
2 minutes. Can we put it on the table?

3 COMMISSIONER HOLMAN: I'll move  
4 it.

5 CHAIRPERSON WHITE: Can I get a  
6 second?

7 COMMISSIONER SALLY: I'll second.

8 CHAIRPERSON WHITE: Roll call.

9 (Whereupon, Commissioners White,  
10 Vitolo, Holman and Sally voted in favor;  
11 Commissioners Cherello, Dougherty and Ramirez  
12 abstained.)

13 CHAIRPERSON WHITE: Any committee  
14 reports? We did have personnel, but we're going  
15 to do that in closed session. Are there any  
16 other committee reports? Senior advisory board?  
17 We see none.

18 The executive director's report.

19 MS. GROSS: In public housing  
20 currently there are 12 vacancies project-wide,  
21 six units are scheduled for September's move-in.  
22 The housing authority continues to work  
23 diligently to occupy all of the units. For the  
24 housing choice voucher program we are currently  
25 at 99 percent utilization rate for our voucher

1 program, and no new vouchers issued in the past  
2 month. For maintenance there was a total of 309  
3 work orders for the month of July. All work  
4 completed well within the guidelines. For  
5 modernization none, and finance none.

6 CHAIRPERSON WHITE: Any  
7 questions?

8 COMMISSIONER RAMIREZ: Lee, I'm  
9 concerned I'm seeing here that we have units that  
10 came in to vacancy in June and they're not  
11 ready. This is the same thing we see all the  
12 time. We can't have that. Just three or four  
13 months to get these things occupied is not -- I  
14 saw here we're giving a merit raise to somebody  
15 in maintenance, and we got these units that are  
16 not being turned around quick enough.

17 CHAIRPERSON WHITE: That merit  
18 raise is not for maintenance, it's for another  
19 department's job.

20 MS. GROSS: One of the things is  
21 lately we've been getting a lot of units at one  
22 time. We have three men working in the  
23 apartments trying to turn them over as fast as  
24 they can. So if Mr. Pounder would address the  
25 question, he can. But I know that maintenance

1 has been in the units and really trying to get  
2 them done. On top of the fact you have men been  
3 on vacation as well and out ill.

4 COMMISSIONER RAMIREZ: We also, if  
5 I'm not mistaken, we did give leeway so you could  
6 use an outside contractor to turn these units  
7 around. So if you can't -- if you don't have the  
8 personnel, then use the outside contractor. But  
9 just having it vacant is not an option.

10 COMMISSIONER DOUGHERTY: I would  
11 have to agree. It's the two or three bedrooms,  
12 two bedrooms specifically that people are waiting  
13 for. So if it becomes an issue again. Could we  
14 cover people when they're on vacation, Lee?

15 MS. GROSS: No, we don't have  
16 anybody to cover them on vacation.

17 COMMISSIONER DOUGHERTY: Maybe  
18 that's something, Ed just mentioned bringing in a  
19 contractor, maybe when somebody is on vacation,  
20 especially if there's this many units available,  
21 bring in contractors to help.

22 MS. GROSS: It's hard to try to  
23 bring some -- most of the time the contractors,  
24 they don't want one apartment at a time, or two  
25 apartments at a time, they want a bulk of

1 apartments. We discussed trying to bring in  
2 somebody to try to renovate the units, but then  
3 the problem with that, they're not familiar, or  
4 they'll take longer than our guys to prepare the  
5 apartments. So we were looking -- they were  
6 talking about possibly getting a contractor to  
7 come in for a bulk of units. Because on top of  
8 these we have others that became vacant. Like  
9 seven others is it for August?

10 COMMISSIONER DOUGHERTY: That's a  
11 lot. To go without all that revenue is going to  
12 put us back where -- almost like a vicious  
13 cycle.

14 MS. GROSS: And they're coming  
15 three and four a month, five a month, six a  
16 month.

17 COMMISSIONER RAMIREZ: It's also  
18 an indices that we get judged on, how quickly we  
19 turn them around, the units. Can't afford to be  
20 marked up for that.

21 COMMISSIONER HOLMAN: Is it  
22 possible we can maybe even if it's part-time,  
23 hire a part-time employee if we don't have enough  
24 staff?

25 CHAIRPERSON WHITE: If they bring

1 in the contractors that specialize in them, give  
2 them the bulk, maybe just turn them around.

3 MS. GROSS: It's hard to find  
4 really good mechanics to come in and prepare,  
5 especially Manahan Village units. It's really  
6 hard to find good mechanics to come in.

7 CHAIRPERSON WHITE: Ms. Sally, you  
8 had something to say?

9 COMMISSIONER SALLY: I would like  
10 to throw out a suggestion to the commissioners,  
11 not that I'm trying to justify the length of time  
12 it's taking for these apartments, because it is  
13 taking a long time, but I would like to suggest  
14 that perhaps we might want to talk to Ms. Gross  
15 and maybe one day take a field trip and go down  
16 and take a look and see what it is exactly that  
17 these men are dealing with, especially in Manahan  
18 Village. Most of those apartments are over 50  
19 years old. We have beautiful apartments. We  
20 really do. It takes time to bring them back.  
21 And we -- even though I heard it suggested some  
22 months ago we should do what we have to do and  
23 get them back online, I'm in agreement with that  
24 to a certain degree. Because I would like to see  
25 those apartments done in such a way that we can

1 all be proud of them when people move their  
2 families into them. So I'm just going to suggest  
3 when you have some free time, go take a look  
4 sometime and see what the guys are dealing with,  
5 the conditions that the apartments are left in,  
6 the cabinets, the holes in the walls, the missing  
7 hardware, the holes in the doors. Just go down  
8 one day, take a look. I think that would be a  
9 great idea for the commissioners to see what it  
10 is.

11 COMMISSIONER DOUGHERTY: Going  
12 back to the time frame, and what's needed, do we  
13 get a -- do we generally get a 60 day head's up,  
14 I'm going to be leaving the unit, or a month  
15 head's up?

16 MS. GROSS: They're required to  
17 give 30 day notice.

18 COMMISSIONER DOUGHERTY: So we  
19 know what units are coming up within 30 days.

20 MS. GROSS: Sometimes people just  
21 go, and can't do anything with it until it goes  
22 through the court process.

23 COMMISSIONER DOUGHERTY: But those  
24 we don't count as vacancies until the process is  
25 finished.

1 MS. GROSS: Until the process is  
2 finished.

3 COMMISSIONER DOUGHERTY: I'm  
4 wondering -- I'm trying to think of a time frame  
5 to make sure we have enough staff when they're  
6 giving those 30 day notice. There's got to be a  
7 solution.

8 MS. GROSS: We really can't go in  
9 until after they're vacant.

10 COMMISSIONER DOUGHERTY: If you  
11 know they're leaving, we can staff up, or make  
12 sure everybody is here for those times when it  
13 gets busy like that. There's got to be a  
14 solution, we just need to get to it.

15 CHAIRPERSON WHITE: Mr. Pounder,  
16 do you want to address the board?

17 MR. POUNDER: I would just like to  
18 say --

19 COMMISSIONER HOLMAN: Since we're  
20 so under-staffed with our maintenance crew I  
21 think it makes sense to bring someone else in  
22 even on a part-time basis. We are definitely  
23 under-staffed with our maintenance crew.

24 COMMISSIONER DOUGHERTY: Do we  
25 have the money to do that?

1                   MR. POUNDER: When you look at our  
2 apartments, the finished apartments, no outside  
3 contractor finishes an apartment like an employee  
4 here at Morristown. Every time we get outside  
5 contractors, we still got to go in behind the  
6 outside contractors, because they don't complete  
7 the apartment the way we do it. They don't.  
8 They don't bring it back the way we do. And my  
9 suggestion, the only real solution is to hire  
10 more people. We under-staffed. They don't bring  
11 them back. We always got to go behind the  
12 contractors. We got to keep calling the  
13 contractor back, this is not done, this is not  
14 done, this is not done. They don't bring them  
15 back the way our guys do. If you go down and  
16 look at an apartment before and after one of my  
17 guys get in it and do it, you'll see what I'm  
18 talking about. And I think that's a brilliant  
19 suggestion.

20                   MR. RAMIREZ: There's ways to do,  
21 to set up a contract with a contractor, if he  
22 doesn't turn it around in a proper amount of time  
23 he has to pay a penalty. Not only does he not  
24 get paid, he has to pay a penalty to us, because  
25 he didn't turn it around, doesn't have it ready

1 when he said he would have it ready.

2 COMMISSIONER HOLMAN: You get tons  
3 of apartments vacant again, and then when we got  
4 to turn around and hire a contractor again, to me  
5 it make sense to bring in more staff that is  
6 definitely needed, and we won't keep running into  
7 this problem. That's my feeling. We're  
8 under-staffed.

9 COMMISSIONER DOUGHERTY: I was  
10 asking Mr. Pounder how much staff we have.

11 MR. POUNDER: Four mechanics. And  
12 three is in apartments while one is on work  
13 orders. And then the work orders are constantly  
14 coming in, and one person can't handle all the  
15 work orders for all three sites. It's  
16 impossible. So what he does is basically just  
17 maintains it, and then on Friday before the close  
18 of the day I call all the mechanics and get all  
19 the work orders out of the way, because sometimes  
20 they be pouring in. And he can't handle it, you  
21 know what I'm saying, all three sites.

22 COMMISSIONER DOUGHERTY: The staff  
23 on site here, the gentleman here, is he part of  
24 your team, Mr. Pounder, or no?

25 MS. GROSS: That's separate.

1 Talking about security?

2 CHAIRPERSON WHITE: She's talking  
3 about the one that lives here.

4 MS. GROSS: He is part of the  
5 staff.

6 COMMISSIONER RAMIREZ: The problem  
7 with hiring somebody is when you -- you're basing  
8 that on right now we have all these vacancies.  
9 But there are times when you don't have this many  
10 vacancies, then you have way too many.

11 COMMISSIONER HOLMAN: I'm not  
12 basing my opinion on just this, because this is  
13 not the first time we've been in this position.  
14 I see for myself that we are under-staffed. And  
15 the work that is required of the staff that we do  
16 have, it's a lot. So we're constantly going to  
17 fall in the same position maybe two or three  
18 months down the road, people up and leave, you  
19 don't know when they're leaving, when you find  
20 out they're gone, and you go in and go through  
21 the court procedures, how much is that costing us  
22 to go to court to be able to get access to our  
23 apartment. Then you get in and find out it's a  
24 complete mess, it's a wreck. So to me it's  
25 cheaper for us to just go ahead and hire

1 somebody. We have the staff, and we won't fall  
2 in this position.

3 COMMISSIONER DOUGHERTY: Maybe  
4 this is a recommendation we can bring back to the  
5 personnel committee and ask them to take a look  
6 at it and evaluate where we are. Even if we  
7 don't have the vacancies, there's so much to be  
8 done around here all the time. I think we --

9 COMMISSIONER HOLMAN: We got  
10 winter coming up, and if we get hit with a storm  
11 like last winter --

12 COMMISSIONER VITOLO: Can I ask a  
13 question? So when the unit is vacated, do you go  
14 in with a checklist and go through the unit and  
15 check off what needs to be done, and then you  
16 call Ms. Gross and say, based on what I've seen  
17 here, this is going to take X amount of time?

18 MR. POUNDER: I go -- well,  
19 there's already a chart. We have a chart in  
20 place of how long a one bedroom should take, a  
21 studio should take, two bedrooms, three bedrooms  
22 and so on. When I go in, I do a move out  
23 inspection. When I do a move out inspection I go  
24 and assess the damages that should be charged to  
25 the tenant's deposit or security, and I in turn

1 give that to Ms. Gross. I log it what day.  
2 Cynthia gives me a sheet of what day, and I go  
3 exactly by the days. I go by what date that  
4 apartment -- I do them in sequence.

5 COMMISSIONER VITOLLO: You said  
6 there's a chart, but I don't care about the  
7 chart, I want what you think. When you go in  
8 there do you give Lee, the staff, an idea how  
9 long you think it's going to take to complete?  
10 Because I think maybe part of the problem is  
11 expectations. If there's a unit that's  
12 completely trashed, obviously it's going to take  
13 longer. Right?

14 MR. POUNDER: When I find an  
15 apartment completely trashed, I give them a  
16 head's up and tell them this apartment is not  
17 going to go in three or four days.

18 CHAIRPERSON WHITE: Looking at  
19 this list, I see 1004 Flagler, I was thinking  
20 about Clyde Potts, because in 1001 Clyde Potts,  
21 you were working on one, and he's been working  
22 diligently on that apartment. I'm wondering if  
23 some of these are really close to being done.  
24 Because I've seen him in that apartment. I know  
25 he gets called out a lot. But he been working on

1 it for awhile, so I'm thinking at this point it's  
2 probably almost done, but we still can't say  
3 ready even if it needs a doorknob. But they may  
4 not be as far off as we think they are. You know  
5 what I mean?

6 COMMISSIONER VITOLO: It would be  
7 helpful for you to have a list, and when you come  
8 to the board and we say, well, this unit has  
9 been on -- and you say, well, I told Ms. Gross, I  
10 told them it was going to take two extra weeks to  
11 do this unit. I gave everyone a head's up on  
12 this unit and it's on schedule. But this other  
13 unit is quicker, and that's why -- you see what  
14 I'm saying? Would that take you a lot of extra  
15 time and effort to do?

16 MR. POUNDER: I do have a list.  
17 But I'm not -- how we work, we don't jump the  
18 list. If there's an apartment here, by that  
19 date, vacancy date, that's the date I got to go  
20 by. I can't jump and go to apartment that's in  
21 seven when I got apartment in six no matter how  
22 easy it is.

23 COMMISSIONER VITOLO: Do we take  
24 security deposits?

25 MS. GROSS: We do. But the

1 security deposits don't cover most of the  
2 damage.

3 COMMISSIONER VITOLO: Are we  
4 keeping the deposits?

5 MS. GROSS: Yes.

6 COMMISSIONER DOUGHERTY:  
7 Unfortunately it doesn't cover us for that extra  
8 time of bringing in the rent, it only covers some  
9 of the repairs.

10 MS. GROSS: A lot of the security  
11 deposits don't cover the amount of damage that  
12 has been done in these apartments.

13 COMMISSIONER DOUGHERTY: Ms.  
14 Gross, do you think maybe these reports, we're  
15 going on the dates, and maybe you can put a  
16 double asterisk, this is the day --

17 MS. GROSS: Yeah, okay.

18 COMMISSIONER DOUGHERTY: That  
19 would be helpful. Maybe we won't feel like we're  
20 talking about the same thing.

21 CHAIRPERSON WHITE: Maybe if some  
22 of us can't take that tour, maybe Mr. Pounder can  
23 take some pictures and give us a visual of how  
24 some of those apartments look, so we understand  
25 the work and the effort that goes into it.

1 MR. POUNDER: I'll record it.

2 CHAIRPERSON WHITE: Thank you,  
3 sir.

4 Old business? No old business.  
5 Schedule of bills. Can we move it?

6 COMMISSIONER DOUGHERTY: I'll move  
7 it, and I have two questions, please.

8 CHAIRPERSON WHITE: Can I get a  
9 second?

10 COMMISSIONER SALLY: I second.

11 COMMISSIONER DOUGHERTY: On page  
12 four we have Joseph Clark and Associates. Is  
13 that the gentleman looking for the executive  
14 director?

15 MR. MANFREDI: No. That's our  
16 modernization coordinator.

17 COMMISSIONER DOUGHERTY: That had  
18 nothing to do with this whole weatherization  
19 project, did it?

20 MS. GROSS: No.

21 COMMISSIONER CHERELLO: He was  
22 somewhat involved.

23 MR. MANFREDI: You see two  
24 invoices, one is an hourly invoice and one is a  
25 flat invoice.

1                   COMMISSIONER DOUGHERTY: Why is he  
2 charging us both?

3                   MR. MANFREDI: He charged an  
4 hourly rate of \$58 an hour for the work he did  
5 above and beyond his monthly retainer for working  
6 with Mr. Sardinia of Proceed. And I have a  
7 report to give to the board. We have a number of  
8 items in closed session tonight, that will be one  
9 of them.

10                  COMMISSIONER DOUGHERTY: My second  
11 question is, I've got Virtue Water Meter  
12 Services. We do know what that's for?

13                  MS. WASHINGTON: Had to test the  
14 water meters.

15                  MR. POUNDER: Testing the water  
16 meters. Anything over two inches every year you  
17 have to test the water meters.

18                  COMMISSIONER DOUGHERTY: Doesn't  
19 the water authority do that for us?

20                  MR. POUNDER: No.

21                  COMMISSIONER RAMIREZ: They will,  
22 but you want the person billing you to do the  
23 test?

24                  COMMISSIONER DOUGHERTY: I see.  
25 Okay. Thank you so much.

1 CHAIRPERSON WHITE: Anymore  
2 questions on the bills?

3 Roll call.

4 (Whereupon, roll call taken with  
5 Commissioners White, Cherello, Dougherty,  
6 Ramirez, Vitolo, Holman and Sally voting in  
7 favor.)

8 CHAIRPERSON WHITE: Moving onto --  
9 the resolutions are for closed session, so I'm  
10 going to go into new business. Is there any new  
11 business?

12 COMMISSIONER VITOLO: I have a  
13 question. What's the total amount that we spend  
14 every year on NAHRO? Attendance, dues, the total  
15 nut of what check we write to NAHRO in 2013.

16 MS. WASHINGTON: I would have to  
17 get that information. I can get it to you. You  
18 want just the dues we pay or seminars?

19 COMMISSIONER VITOLO: Any check  
20 the housing authority has written to NAHRO in  
21 2013 and to date in 2014.

22 MS. WASHINGTON: Okay.

23 CHAIRPERSON WHITE: Okay. That  
24 was new business. Anymore new business? We're  
25 going to open up the second public comment

1 session. Does anybody want to address us again?

2 Seeing none, the mayor is not  
3 here, counsel liaison is not here, we are going  
4 to move into closed session. Can I get that on  
5 the -- can somebody move it?

6 COMMISSIONER HOLMAN: I move it.

7 COMMISSIONER RAMIREZ: Second it.

8 CHAIRPERSON WHITE: Roll call.

9 (Whereupon, roll call is taken  
10 with Commissioners White, Cherello, Dougherty,  
11 Ramirez, Vitolo, Holman and Sally voting in  
12 favor.)

13 CHAIRPERSON WHITE: Thank you for  
14 coming, guys.

15 (Open Session is adjourned.)

16 (Whereupon, a closed session  
17 takes place.)

18 (Whereupon, open session  
19 recommences.)

20 CHAIRPERSON WHITE: Resolution  
21 2014-13, a resolution approving and authorizing a  
22 raise for the housing authority's senior  
23 mechanic.

24 Roll call.

25 MS. GROSS: Commissioner White?

1 CHAIRPERSON WHITE: Yes.  
2 MS. GROSS: Commissioner Cherello?  
3 COMMISSIONER CHERELLO: Yes.  
4 MS. GROSS: Commissioner  
5 Dougherty?  
6 COMMISSIONER DOUGHERTY: No.  
7 MS. GROSS: Commissioner Ramirez?  
8 COMMISSIONER RAMIREZ: No.  
9 MS. GROSS: Commissioner Vitolo?  
10 COMMISSIONER VITOLO: No.  
11 MS. GROSS: Commissioner Holman?  
12 COMMISSIONER HOLMAN: Yes.  
13 MS. GROSS: Commissioner Sally?  
14 COMMISSIONER SALLY: Yes.  
15 CHAIRPERSON WHITE: Resolution  
16 2014-14, a resolution approving a merit-based  
17 raise and employment contract for acting  
18 executive director Leanora Gross.  
19 Roll call.  
20 MS. GROSS: Commissioner White?  
21 CHAIRPERSON WHITE: Yes.  
22 MS. GROSS: Commissioner Cherello?  
23 COMMISSIONER CHERELLO: Yes.  
24 MS. GROSS: Commissioner  
25 Dougherty?

1 COMMISSIONER DOUGHERTY: No.

2 MS. GROSS: Commissioner Ramirez?

3 COMMISSIONER RAMIREZ: Yes.

4 MS. GROSS: Commissioner Vitolo?

5 COMMISSIONER VITOLO: No.

6 MS. GROSS: Commissioner Holman?

7 COMMISSIONER HOLMAN: Yes.

8 MS. GROSS: Commissioner Sally?

9 COMMISSIONER SALLY: Yes.

10 CHAIRPERSON WHITE: Now we move on  
11 to put the resolution -- do we have to put a  
12 resolution on the board for --

13 COMMISSIONER CHERELLO: Make a  
14 motion to terminate the employment of Mr. Joe  
15 Clark.

16 MR. MANFREDI: Outside contractor.

17 COMMISSIONER CHERELLO: Outside  
18 contractor?

19 MR. MANFREDI: To terminate the  
20 contract of Mr. Clark.

21 COMMISSIONER CHERELLO: I make a  
22 motion to terminate the contract of Mr. Clark.

23 CHAIRPERSON WHITE: Can I get a  
24 second?

25 COMMISSIONER RAMIREZ: I second.

1 COMMISSIONER VITOLO: Can we say  
2 immediately terminate?

3 COMMISSIONER CHERELLO:  
4 Immediately terminate Mr. Clark.

5 CHAIRPERSON WHITE: And it has  
6 been moved by Cherello and seconded by Ramirez to  
7 immediately terminate Mr. Clark's contract.

8 Roll call.

9 (Whereupon, roll call was taken  
10 with all the commissioners voting in favor.)

11 COMMISSIONER CHERELLO: I'd like  
12 to make a motion for us to issue an RFP for the  
13 appropriate position.

14 MR. MANFREDI: Modernization  
15 coordinator.

16 CHAIRPERSON WHITE: Anybody second  
17 that?

18 COMMISSIONER HOLMAN: Yes.

19 CHAIRPERSON WHITE: Roll call.

20 (Whereupon, roll call was taken  
21 with all commissioners voting in favor.)

22 COMMISSIONER RAMIREZ: I would  
23 also like to make a motion we direct Mr. Manfredi  
24 to go after any overpayments, and to demand  
25 repayment of the overpayments by whoever is

1 involved with collecting them.

2 COMMISSIONER DOUGHERTY: I second  
3 that.

4 CHAIRPERSON WHITE: Is it going to  
5 cost us to go after it? I just want to ask that  
6 question because I know that there are fees  
7 involved for you.

8 MR. MANFREDI: I need to suggest  
9 something but I don't want to do it on the open  
10 record.

11 CHAIRPERSON WHITE: We need to go  
12 back into closed session. Can I make a motion we  
13 go back into closed session?

14 COMMISSIONER RAMIREZ: I'll  
15 second.

16 COMMISSIONER CHERELLO: I'll make  
17 a motion.

18 CHAIRPERSON WHITE: Can I get a  
19 second?

20 COMMISSIONER RAMIREZ: I second.

21 (Whereupon, a closed session  
22 takes place.)

23 (Whereupon, open session  
24 recommences.)

25 COMMISSIONER VITOLO: We didn't

1 do roll call to go into closed session a minute  
2 ago. I want the chair to confirm that she did --  
3 we did have the votes to go into closed session.

4 CHAIRPERSON WHITE: We did say  
5 it. Remember I said, let's make a motion to go  
6 back into?

7 COMMISSIONER VITOLO: Right, but  
8 we didn't do the roll call.

9 CHAIRPERSON WHITE: Hey, you're  
10 reading your book. Yes, we did have the -- did  
11 we have the votes to go into?

12 COMMISSIONER CHERELLO: Yes. Can  
13 we adjourn?

14 (Whereupon, meeting was  
15 adjourned.)

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## C E R T I F I C A T E

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

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

---

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

My Commission Expires May 7, 2017  
ID No. 2420514