MORRISTOWN HOUSING AUTHORITY
BOARD OF COMMISSIONERS
23 Clyde Potts Drive
Morristown, NJ 07960
Monday, February 23, 2015
Commencing at 6:00 P.M.

TRANSCRIPT
RE: Regular Open Public Meeting
OF THE
PROCEEDINGS

MEMBERS PRESENT:

MICHAEL A. CHERELLO, Chairman
DOROTHY HOLMAN, Vice-Chairman
MARY DOUGHERTY, Commissioner
FRANK VITOLO, Commissioner
MARION E. SALLY, Commissioner
JEANINE CRIPPMEN, Commissioner

ALSO PRESENT:
ROY ROGERS, Executive Director
LEANORA GROSS, Assistant Executive Director
MICHELLE HARRIS KING, Council Liaison
CYNTHIA SARGENT, AMP Manager
JEAN WASHINGTON
DARLINGTON POUNDER

APPEARANCES:

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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CHAIRMAN CHERELLO: I, Michael Cherello, chairperson of the Board of Commissioners of the Housing Authority of the Town of Morristown, presiding officer at this meeting, do hereby state that it is now six o'clock in the evening on February 23, 2015, and we are convening at 23 Clyde Potts Drive, Morristown, New Jersey, and hereby announce publicly that proper notice of this regular meeting has been provided in accordance with New Jersey Open Public Meetings Act.

Roll call, please.

(Roll call was taken.)

CHAIRMAN CHERELLO: Pledge of allegiance.

(Flag was saluted.)

CHAIRMAN CHERELLO: We will now have a moment of silence.

(A moment of silence is observed.)

CHAIRMAN CHERELLO: First public comment?

Seeing none we will move on.

Approval of minutes. Do I have a motion?
COMMISSIONER HOLMAN: I'll move.

CHAIRMAN CHERELLO: I have a motion. Do I have a second?

COMMISSIONER SALLY: I'll second.

CHAIRMAN CHERELLO: Motion and a second.

Any questions on the approval of minutes?

Roll call, please.

(Roll call was taken with Commissioners Cherello, Holman, Dougherty, Sally and Crippen voting in favor, Commissioner Vitolo abstains.)

CHAIRMAN CHERELLO: I believe we will go to our assistant executive director's report.

MS. GROSS: For public housing currently there's 11 vacancies project-wide, four units are scheduled for March move-in. The housing and maintenance department continued to work diligently to make ready and occupy all units. For the Housing Choice Voucher Program we are currently at a 100 percent utilization rate, and there were no new vouchers in the past month. For maintenance there was a total of 286 work orders for the month of January. All were completed well within the PHA'S guidelines. There was no modernization and no finance.

CHAIRMAN CHERELLO: Does any member have
any questions for Lee regarding the report?

Okay. Committee reports. Now, I don't believe we have had any committee reports as yet. Again, just so we remember, finance is Mary and Frank, personnel is Mary and Dorothy, myself and Ms. Crippen are on the buildings and grounds, senior advisory board is also Dorothy, and then there's Vera is going to do Manahan Village. So I guess we should add that as another. She requested that. She wants to oversee that, so add that for Manahan Village. We've had no committee meetings. We've been waiting for the approval of our executive director. Everything has kind of been on hold.

Mr. Rogers, do you have anything on these kinds of things you'd like to comment on?

MR. ROGERS: I do. I'd like to do it in executive session if you don't mind.

CHAIRMAN CHERELLO: All right. So that's that. I know we do want to try to have meetings probably once a quarter, and that would be with Mr. Rogers, all the committees. I think that's -- if you think you needed more than that, then it's up to the members of the committee to do that, Mr. Rogers. But I think
quarterly is about right for a meeting.

MR. ROGERS: Good.

CHAIRMAN CHERELLO: So sometime in March -- I know you're going to have a busy schedule, but sometime in March maybe -- let me ask you this before we -- we don't have to go into executive session on this. At some point you do want to sit down with all the commissioners.

MR. ROGERS: Yes.

CHAIRMAN CHERELLO: Maybe, I don't know how you want to do that, maybe we can do that in that format.

MR. ROGERS: Yes.

CHAIRMAN CHERELLO: That would work. And that way you're not dealing with a lot of people at once, you'd be dealing with just -- think about that. And that way we can say we had our meeting for the quarter at the same time.

MR. ROGERS: That would be great. Okay.

CHAIRMAN CHERELLO: That's just something to think about. Also, I know there's -- there's a lot of things on this.

Residents want to get to meet you, council
people want to get to meet you, so we will have
to figure all that out. So start thinking about
that.

MR. ROGERS: Okay.

COMMISSIONER DOUGHERTY: A nice welcome
get-together, a meet and greet.

CHAIRMAN CHERELLO: Well, yes. I don't
know how -- again, let's give that some thought.
We probably want to do that for each individual
building, rather than -- so we did it at Ann
Street, at 31, 39 Early, and then down here. It
doesn't have to be anything real lengthy or
elaborate, maybe just some coffee, donuts. But
you think about that, and we will come up with a
schedule on that. And that way the residents
will have a chance to meet you firsthand. Does
any --

COMMISSIONER HOLMAN: Ms. White was
speaking of doing something here at the center
for Mr. Rogers. I don't know how she's planning
to do it or when, but I know she mentioned
that's what she was considering doing.

CHAIRMAN CHERELLO: Okay. So looks like
we are on the same page with that in how we want
to do it.
At this time we will move on to old business. Do we have any outstanding old business anybody wants to discuss?

All right. Schedule of bills. Can we have a -- we will have a motion and a second to pay the bills, and then we will move on to discussion. Do I have a motion on paying our bills?

COMMISSIONER SALLY: I'll have a motion.

CHAIRMAN CHERELLO: Do I have a second?

COMMISSIONER DOUGHERTY: I'll second.

CHAIRMAN CHERELLO: I have a motion and a second. Can I have a roll call, please?

COMMISSIONER DOUGHERTY: Do we want to have a discussion? Generally it's --

CHAIRMAN CHERELLO: Okay. Now we will open it up for discussion.

MR. MANFREDI: So we have a motion and now it's pending for discussion.

COMMISSIONER DOUGHERTY: I have a question. On page four of the check register it's Wilmar, W-i-l-m-a-r, for $1698, but I don't find it in the other page payables.

MS. WASHINGTON: Which page?
COMMISSIONER DOUGHERTY: Wilmar on page four of the check register. What is Wilmar?

MR. POUNDER: Salt.

COMMISSIONER DOUGHERTY: Thank you. I'm good, Jean. Thank you. That makes total sense.

CHAIRMAN CHERELLO: Okay. Any other questions?

All right. Now can we have roll call?

COMMISSIONER VITOLI: I have one more. We talked about the goose control in the past. What are they doing in the winter to charge us $700, or is that just a contract installment?

CHAIRMAN CHERELLO: They should be here on a regular basis.

MS. GROSS: Yes, they are.

COMMISSIONER VITOLI: They come in on the ice?

MS. GROSS: All year round.

COMMISSIONER VITOLI: Okay.

CHAIRMAN CHERELLO: Well, we do see geese in the wintertime out there. Right?

MS. GROSS: Yes, there's still geese.

CHAIRMAN CHERELLO: Okay. Roll call.

(Roll call was taken with all voting in favor.)
CHAIRMAN CHERELLO: We will now have resolutions. Resolution 2015-01, approving and authorizing an increase in the mileage rate. And this, Lee, do you want to just go into that? That comes down from HUD. Right?

MS. GROSS: Yes, it does, it comes down from HUD. Jean can better explain it.

MS. WASHINGTON: I get it from the IRS.gov website. HUD publishes it twice a year.

CHAIRMAN CHERELLO: It changes all the time.

MS. WASHINGTON: Twice a year, January and around July or so.

CHAIRMAN CHERELLO: It went up, down?

MS. WASHINGTON: It went up.

COMMISSIONER DOUGHERTY: Which is surprising with the cost of gas that they would raise it.

COMMISSIONER HOLMAN: Gas is going up. It has been.

CHAIRMAN CHERELLO: All right. Do I have a motion on --

COMMISSIONER DOUGHERTY: I'll move it.

CHAIRMAN CHERELLO: Do I have a second?

COMMISSIONER VITOLI: I will.
CHAIRMAN CHERELLO: Roll call.

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

CHAIRMAN CHERELLO: 2015-02, resolution awarding the contract for architectural engineering service to Habitech.

MR. MANFREDI: Mr. Chairman, I'd like to ask the board to table that resolution until closed session discussion.

CHAIRMAN CHERELLO: Okay.

2015-03, resolution awarding the contract for construction of eight dumpster enclosures, pads, in Manahan Village.

COMMISSIONER DOUGHERTY: Move it.

CHAIRMAN CHERELLO: Do I have a second?

COMMISSIONER HOLMAN: Second.

CHAIRMAN CHERELLO: Just quickly, I know this is something that's been going on for years, and it has been required by the town, probably a good eight years in the works. And it has been required by the town.

COMMISSIONER DOUGHERTY: And we've not done it to date?

COMMISSIONER HOLMAN: No.

CHAIRMAN CHERELLO: There was -- it was
an ongoing process the whole time. There was always questions and this and that, so -- it's been a work in progress, and it has not always been a -- do I have a -- where are we at? Roll call.

MS. GROSS: Yes.

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

CHAIRMAN CHERELLO: 2015-04, a resolution approving the execution of the FY 2015 Capital Fund Program amount. Do I have a motion?

COMMISSIONER DOUGHERTY: I'll move it, but I do have a question.

CHAIRMAN CHERELLO: I have a motion. Do I have a second?

COMMISSIONER SALLY: Second.

CHAIRMAN CHERELLO: Motion and a second.

MR. MANFREDI: Mr. Chairman, I apologize, this is our resolution amending the budget. Sorry, I just confirmed with Mr. Rogers. I also need to ask the board to kindly hold this until we update at the closed session.

CHAIRMAN CHERELLO: So we will have -- 04 and 02 we will discuss in closed session. We
New business. Does anyone have anything under new business?

COMMISSIONER CRIPPEN: Under I guess new business, I was curious as to how the REAC inspection went, whether we have results from it.

MS. GROSS: We don't have the results. Still pending the results from the state, so we haven't gotten anything yet.

COMMISSIONER CRIPPEN: In the private sector we get it back in three days, so --

MS. GROSS: Normally takes a couple of weeks before we get it back.

COMMISSIONER DOUGHERTY: Any idea how it did go though?

MS. GROSS: No, not really. We did okay in the seniors. In Manahan Village didn't do really, really good but we didn't do really, really bad. So we have to wait until we get the scores to know exactly.

COMMISSIONER DOUGHERTY: Thank you.

CHAIRMAN CHERELLO: How is everything with our accounting, all the work is being done?

MS. GROSS: Yes.
CHAIRMAN CHERELLO: Anything else under new business?

Second public comment.

MS. DAWKINS: Good evening, my name is Gracie Dawkins at 40 Clyde Potts Drive, apartment one. I would like to thank whoever did those stairs coming down, they fixed them, because they were all messed up and couldn't -- it's hard for someone to come up and down. And I guess because of the weather now, in front of building 40, about two inches the pavement has come up, and everybody is tripping over it, which I did put a work order in today to have them fix that. And the dumpsters, if possible by 4:30, while the maintenance guys keep coming back and forth, if by 4:30 to make sure the dumpsters are open. The big ones are heavy, you can't lift them up, and all the garbage is going everywhere.

CHAIRMAN CHERELLO: Okay.

MS. DAWKINS: And we don't have a resident council. I guess we'll never have a resident council. About three years ago, yes, three years ago for two years my daughter helped set up -- COMMISSIONER SALLY: Elections?
MS. DAWKINS: They have, what do you call that, like everybody in the apartment come out and close it down and everything, but she sick so she didn't do it last year. I've been talking to some people, and we want to see if we can do that again, we all just pitched in and did it ourselves. But I wanted to see if also with that, if we -- we used to get flowers, you know, plants and stuff, we used to clean up, and it was cleanup day, it would be -- now it's usually around the same time they have it uptown, around town cleanup. So I was wondering if we can get flowers again. And by us not having a resident council, I know we have to have somebody in charge. But didn't we start some kind of liaison or some kind of committee?

CHAIRMAN CHERELLO: Well, you're talking strictly Manahan Village now?

MS. DAWKINS: Right.

MS. GROSS: That was a long time ago.

MS. DAWKINS: It was maybe two years.

They had some kind of -- I think Sharon was on it, a head of that. They did something in one of the meetings, and a group of people from Manahan Village -- I think Mary Booze was on it,
and --

MS. GROSS: I don't know nothing about that.

MS. DAWKINS: By not having a resident council we can't do anything.

COMMISSIONER HOLMAN: That's something Vera is talking about.

COMMISSIONER DOUGHERTY: We've been talking about a resident council since I have been on this board. It's been some time, put some fire under the plan and --

COMMISSIONER SALLY: The housing authority itself and the commissioners cannot be involved in that. The resident council has to come about through the residents. They can bring it to us.

COMMISSIONER DOUGHERTY: And we've been down this road. But we need to educate the residents that they have that ability to do that.

CHAIRMAN CHERELLO: We have numerous times. Mary, we've steered them to the people, the woman at HUD, to guide them through the whole process. It just never gets done. And I don't know why. But it just -- it starts out,
never gets done, because we have no involvement.

COMMISSIONER DOUGHERTY: Right.

CHAIRMAN CHERELLO: So you know what, although we have -- some of the things you're talking about, Vera White, one of our commissioners, has asked to be the liaison for Manahan Village to the board. So she's -- you certainly can talk to us any time you want if you have any requests, but she's going to be the go to person for those things for Manahan Village, and then we will work -- if you work with her, she will work with us, and we will do everything we can for you.

MS. DAWKINS: Okay. Thank you. Because I haven't been to some of the meetings, and I heard -- I saw it was going to be down here, so I wanted to be at this one.

Last thing I have, I'm having a problem with a maintenance on my rent which I talked to Mrs. Gross about.

MS. GROSS: A what?

MS. HAWKINS: A payment about the shade.

So I have been waiting for you to get back to me on that. Because charging me for a shade, when I lived at 2804. And they were supposed to fix
the brackets, but he put a new shade up there.
And I moved -- and I didn't want a new shade
because I moved, I was moving in two weeks. So
it didn't make no sense for him to change it.
All he had to do was fix the brackets. And I
asked the maintenance lady that does the work
orders if she would give me -- like they keep
account of what work orders are done with each
apartment, and I know I always had a problem
with that kitchen shade. So I wanted to see if
she can give me the dates that I had complained
about the shade and have somebody come in from
maintenance and fix it. And she wasn't able to
help me with that. But I'm being charged --
like I have three late fees, and all of a sudden
I get a $75 charge, and then this month I got
another $75 charge. So what they going to do,
charge me again next month $30, and another $75?

MS. GROSS: No. I'll reach out to you
tomorrow morning.

MS. DAWKINS: Okay.

COMMISSIONER VITOLI: Can I ask you a
question? Is the reason why there's no resident
council in your opinion that the housing
authority is doing such a great job that you
don't need one, or is it that on the other end
you don't feel like your voices will be heard if
you do form one, or is it something in the
middle?

MS. DAWKINS: No. It's the people here.

COMMISSIONER VITOLI: Lack of interest?

MS. DAWKINS: They're tired of the same
old thing. Like if we have a meeting, they come
to the meeting, it's the same thing over again
so nobody wants to come to the meeting. Or
somebody may have a different agenda to be
coming on the committee, which gets, you know,
thrown in their face. And that's -- you know,
but it's hard. Because people come in their
house and forget what's going on outside, you
know, they don't have time for it. Thank you.

COMMISSIONER DOUGHERTY: Thank you very
much.

CHAIRMAN CHERELLO: No other public
here, the mayor is not here. Councilwoman?

MS. KING: I'm very excited about being
here. It's been awhile since I have been
liaison to the housing authority. So I'm
excited about it. So if I leave my phone
number, you can call me personally, if you have
any questions or have anything to report back to council, but I don't have anything at this point. The question when she talked about the resident council, can I participate and assist them? If it's talking about training and, you know, policy, procedure, I can help them with that, or no?

COMMISSIONER SALLY: No.

CHAIRMAN CHERELLO: That goes for council too. Okay. We have -- as I said, we have done everything we can to steer them to the right person. Their internal problems are their internal problems.

MS. KING: I know the history.

COMMISSIONER SALLY: They have had the resident councils for the State of New Jersey, they've been here to this building, Tracy can attest to that many times, for training, we had people in from Washington, D.C. I mean, we've done all we can do, and we certainly want a resident council. We need a resident council. But I think Gracie hit it on the head a few minutes ago. People are not as involved, if you will, as they used to be. People work, they come home, and they don't come out. I know
about three years ago they tried to have
elections again where they went around and tried
to get people to run for certain offices, it
just fell apart.

COMMISSIONER VITOLI: Three years is a
long time. So, you know, maybe we give it
another shot. Right?

COMMISSIONER SALLY: Absolutely. But we --

COMMISSIONER VITOLI: Not we.

CHAIRMAN CHERELLO: Them. Yes.

COMMISSIONER SALLY: We do anything we
can.

CHAIRMAN CHERELLO: But they have to do
it. We can't do it.

COMMISSIONER SALLY: I'd love to see a
resident council.

COMMISSIONER DOUGHERTY: Do we have
guidelines to the resident council, like a
bylaw?

MR. MANFREDI: Yes, HUD sets forth
guidelines, and we have bylaws. And actually
once it's formed we certify that its having
followed the proper process, and we notify HUD.

Yes, we do have that.
COMMISSIONER VITOLI: Councilwoman, what I would say, I'm glad you're here, I know affordable housing is important to you, and I know you speak on it a lot. We're all in the same mix trying to provide the best for the people in the town. So any time there's any issues, even before the council, where maybe we can weigh in, help each other, because it is one of the biggest issues moving forward. We don't have enough --

COMMISSIONER DOUGHERTY: Very true.

CHAIRMAN CHERELLO: Okay. At this point we have some matters we have to discuss in executive closed session. So we're going to talk about those two resolutions.

MR. MANFREDI: Yes, Mr. Chairman.

CHAIRMAN CHERELLO: I'd like to have a motion that we go into closed session. And then we will take care of all our -- then we will come back into public session and vote on the resolutions in question, and the additional resolutions that have to be discussed in closed session.

COMMISSIONER DOUGHERTY: I'll move it.

CHAIRMAN CHERELLO: I have a motion. Do
I have a second?

COMMISSIONER SALLY: Second.

CHAIRMAN CHERELLO: Motion and a second.

Okay. Public, thank you very much.

Roll call, please.

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

(Closed session takes place.)

(Open session continues.)

MR. MANFREDI: Mr. Chairman, resolution 2015-02, it will be a motion to table that pending the executive director's report at the next monthly meeting.

CHAIRMAN CHERELLO: We don't need a -- okay. It's tabled?

MR. MANFREDI: We can just do all in favor, that would be sufficient. There's no nays.

CHAIRMAN CHERELLO: All in favor?

(All voted in favor.)

MR. MANFREDI: Resolution 2015-04, it will be passed subject to the amendments that the executive director Mr. Rogers noted in closed session. And he'll also report back to the board on those changes as well. The
resolution is being approved this evening to meet our deadline subject to the amendments Mr. Rogers indicated.

COMMISSIONER DOUGHERTY: I'll move it.
COMMISSIONER VITOLO: Second.
CHAIRMAN CHERELLO: Roll call, please.
(Roll call was taken with all voting in favor.)

MR. MANFREDI: I have a final resolution which Ms. Gross indicated to me was resolution 2015-05, which is a resolution certifying that the commissioners have taken the required courses within the required time frame.

COMMISSIONER DOUGHERTY: I'll move it.
COMMISSIONER HOLMAN: Second.
CHAIRMAN CHERELLO: Motion and seconded for 2015-05. Roll call.
(Roll call was taken with all voting in favor.)

CHAIRMAN CHERELLO: I now need a motion to go back into closed session.

COMMISSIONER HOLMAN: I'll move it.
CHAIRMAN CHERELLO: Do have I have a second.

COMMISSIONER DOUGHERTY: Second.
CHAIRMAN CHERELLO: Roll call, please.

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

(Closed session takes place.)

(Open session continues.)

MR. MANFREDI: This will be resolution 2015-06 to approve the contract with the executive director, Roy Rogers.

CHAIRMAN CHERELLO: Motion?

COMMISSIONER DOUGHERTY: Move it.

CHAIRMAN CHERELLO: Second?

COMMISSIONER SALLY: I'll second it.

CHAIRMAN CHERELLO: Roll call, please.

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

CHAIRMAN CHERELLO: Motion to adjourn.

COMMISSIONER DOUGHERTY: The motion carries. Welcome to our executive director.

COMMISSIONER SALLY: I just wanted to thank Ms. Gross for serving as the acting executive director for almost three years. You have done an excellent job. We're happy to have Mr. Rogers, and I know you're happy to have him too.

MS. GROSS: Yes, I am.
CHAIRMAN CHERELLO: Thank you, Lee.

MR. MANFREDI: Thank you, Lee.

COMMISSIONER HOLMAN: And welcome Mr. Rogers.

COMMISSIONER SALLY: Welcome Mr. Roy Rogers.

CHAIRMAN CHERELLO: Can I have a motion to adjourn?

COMMISSIONER SALLY: Yes.

CHAIRMAN CHERELLO: Second?

COMMISSIONER DOUGHERTY: Second.

(Proceedings were adjourned.)