

MORRISTOWN HOUSING AUTHORITY  
BOARD OF COMMISSIONERS  
23 Clyde Potts Drive  
Morristown, New Jersey 07960  
Monday, June 23, 2014  
Commencing at 6:00 p.m.

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RE: Regular Open Public Meeting

TRANSCRIPT  
OF THE  
PROCEEDINGS

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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

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

LEANORA GROSS, Acting Executive Director  
CYNTHIA SARGENT, AMP Manager  
ALISON DEEB, Council Liaison

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 VICE CHAIRMAN CHERELLO: My name  
 2 is Michael Cherello, chairman of the Morristown  
 3 Housing Authority, call this meeting to order on  
 4 Monday, June 23, 2014. And proper public notice  
 5 has been given. Roll call, please.  
 6 (Whereupon, roll call was taken.)  
 7 VICE CHAIRMAN CHERELLO: Pledge of  
 8 allegiance.  
 9 (Whereupon, the flag was  
 10 saluted.)  
 11 VICE CHAIRMAN CHERELLO: Now we  
 12 will have a moment of silence.  
 13 (Whereupon, a moment of silence  
 14 was observed.)  
 15 VICE CHAIRMAN CHERELLO: We will  
 16 now open up the meeting for the first public  
 17 comment. Anybody in the public have anything  
 18 they want to say?  
 19 All right. Moving on to approval  
 20 of minutes, do I have a motion to approve.  
 21 COMMISSIONER DOUGHERTY: I'll move  
 22 it.  
 23 COMMISSIONER HOLMAN: Second.  
 24 VICE CHAIRMAN CHERELLO: I can  
 25 have a motion and a second.  
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1 motion to approve?  
 2 COMMISSIONER DOUGHERTY: Approved.  
 3 VICE CHAIRMAN CHERELLO: Do I have  
 4 a second?  
 5 COMMISSIONER HOLMAN: Second.  
 6 VICE CHAIRMAN CHERELLO: Motion  
 7 approved and second to move. Roll call, please.  
 8 (Whereupon, roll call was taken  
 9 with Commissioner Cherello, Commissioner  
 10 Dougherty, Commissioner Holman and Commissioner  
 11 Sally voting in favor.)  
 12 COMMISSIONER RAMIREZ: I'm going  
 13 to abstain.  
 14 VICE CHAIRMAN CHERELLO: The  
 15 executive director's report, please.  
 16 MS. GROSS: For public housing  
 17 currently there are 11 vacancies project-wise,  
 18 six units are scheduled for July move-in. The  
 19 housing department continues to work diligently  
 20 to occupy all units. For the housing choice  
 21 voucher program we are currently at a 96 percent  
 22 utilization rate for the program, and there were  
 23 no new vouchers issued in the past month. For  
 24 maintenance there was a total of 225 work orders  
 25 for the month of May. All were completed well  
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1 COMMISSIONER SALLY: Can I just --  
 2 I have a question. Is this just the regular  
 3 minutes or are we also doing the closed session  
 4 minutes at the same time?  
 5 MR. MANFREDI: Both.  
 6 COMMISSIONER SALLY: I'm going to  
 7 suggest that we approve the closed session  
 8 minutes with a few changes.  
 9 MR. MANFREDI: I apologize, if we  
 10 are going to make comments on the closed session,  
 11 we should do that in closed session.  
 12 COMMISSIONER SALLY: This is  
 13 just -- I realize that. I wouldn't have made a  
 14 comment. I'm just suggesting that we remove Mr.  
 15 Manfredi's name from the closed session minutes  
 16 because Mr. Manfredi was not here, and it was  
 17 Albert Comacho, but the stenographer of course  
 18 didn't know that, she was going by the name  
 19 plate. That's all.  
 20 VICE CHAIRMAN CHERELLO: That's  
 21 fine.  
 22 MR. MANFREDI: Thank you,  
 23 commissioner.  
 24 VICE CHAIRMAN CHERELLO: Now that  
 25 we have a correction on the minutes, do I have a  
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1 within the guidelines. There was no  
 2 modernization meeting and no finals.  
 3 VICE CHAIRMAN CHERELLO: Committee  
 4 reports. Senior advisory board?  
 5 MS. GROSS: None.  
 6 VICE CHAIRMAN CHERELLO: Buildings  
 7 and grounds?  
 8 MS. GROSS: None.  
 9 VICE CHAIRMAN CHERELLO: Personnel  
 10 committee had no meetings. And finance  
 11 committee, no meetings.  
 12 MS. GROSS: Nothing.  
 13 VICE CHAIRMAN CHERELLO: Old  
 14 business? Does anyone have any old business?  
 15 COMMISSIONER SALLY: I would just  
 16 like to commend the housing department on the job  
 17 that they have done over this past couple of  
 18 months in getting these apartments ready. I  
 19 notice we only have 11 vacancies compared to the  
 20 20 or 22 that we had before. So I consider that  
 21 old business. But I would like to say that I can  
 22 see you're working very diligently. And out of  
 23 the 11 apartments that are vacant, I see six of  
 24 those are going to be occupied in July.  
 25 Excellent job. Keep up the good work.  
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1 MS. SARGENT: Thank you.  
 2 VICE CHAIRMAN CHERELLO: Also I'd  
 3 like to add, and I think this is correct, some of  
 4 the efficiencies have been offered and turned  
 5 down. Correct?  
 6 MS. GROSS: That's correct.  
 7 VICE CHAIRMAN CHERELLO: So  
 8 there's a reason why they're still vacant.  
 9 Actually better than it looks.  
 10 COMMISSIONER SALLY: Yes.  
 11 VICE CHAIRMAN CHERELLO: Any other  
 12 old business?  
 13 Having none, we will move on to  
 14 paying our bills.  
 15 COMMISSIONER DOUGHERTY: I'll  
 16 agree to that.  
 17 VICE CHAIRMAN CHERELLO: Do I have  
 18 a motion to pay our bills?  
 19 COMMISSIONER DOUGHERTY: Moved.  
 20 VICE CHAIRMAN CHERELLO: Do I have  
 21 a second?  
 22 COMMISSIONER HOLMAN: Second.  
 23 VICE CHAIRMAN CHERELLO: I have a  
 24 motion and a second. Can I have a roll call,  
 25 please.  
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1 what we're approving?  
 2 COMMISSIONER SALLY: Yes.  
 3 COMMISSIONER RAMIREZ: All right.  
 4 VICE CHAIRMAN CHERELLO: Any other  
 5 questions, Ed? Good?  
 6 COMMISSIONER RAMIREZ: I'm good.  
 7 VICE CHAIRMAN CHERELLO: Okay.  
 8 COMMISSIONER DOUGHERTY: I'll  
 9 move.  
 10 VICE CHAIRMAN CHERELLO: Second.  
 11 COMMISSIONER SALLY: Second.  
 12 VICE CHAIRMAN CHERELLO: Roll  
 13 call.  
 14 (Whereupon, roll call was taken  
 15 with Commissioner Cherello, Commissioner  
 16 Dougherty, Commissioner Ramirez, Commissioner  
 17 Holman and Commissioner Sally voting in favor.)  
 18 CHAIRPERSON WHITE: Here, yes.  
 19 VICE CHAIRMAN CHERELLO: At this  
 20 point I'm going to turn the meeting over to the  
 21 chairperson.  
 22 CHAIRPERSON WHITE: Resolution  
 23 2014-03, a resolution approving and authorizing  
 24 the hiring of Glenn R. Jefferson as our  
 25 mechanic.  
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1 (Whereupon, roll call was taken  
 2 with Commissioner Cherello, Commissioner  
 3 Dougherty, Commissioner Ramirez, Commissioner  
 4 Holman and Commissioner Sally voting in favor.)  
 5 COMMISSIONER SALLY: With one  
 6 extension, page five, where I am the vendor,  
 7 reimbursement for Medicare.  
 8 VICE CHAIRMAN CHERELLO: Now we  
 9 will move onto resolutions. Our first resolution  
 10 is 2014-02, and that's approving the Capital Fund  
 11 Program annual statement. Any questions on  
 12 this?  
 13 COMMISSIONER RAMIREZ: I have a  
 14 question. Were we given that report? Do we have  
 15 a copy?  
 16 MS. GROSS: Actually he's going to  
 17 be coming next meeting, or is that for Joe?  
 18 MS. WASHINGTON: I gave you a copy  
 19 of the tax --  
 20 MS. GROSS: Oh, it's attached to  
 21 your paperwork.  
 22 MS. WASHINGTON: The annual  
 23 statement is attached to it for 2014.  
 24 MS. GROSS: To the resolution.  
 25 COMMISSIONER RAMIREZ: This is  
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1 COMMISSIONER SALLY: I'll move  
 2 it.  
 3 COMMISSIONER SALLY: I'll second  
 4 it.  
 5 COMMISSIONER DOUGHERTY: Can I  
 6 just get an understanding of this? Did somebody  
 7 leave and we're replacing them?  
 8 MS. GROSS: Last year one of the  
 9 mechanics went out on disability, and he came in  
 10 as a temp to take his place, and we were  
 11 preparing for REAC and trying to get those rooms  
 12 together, and then he retired. So he's --  
 13 COMMISSIONER DOUGHERTY: That  
 14 other?  
 15 MS. GROSS: Right. After the  
 16 temporary person had been on almost 90 days, so  
 17 when he retired we just kept him on.  
 18 COMMISSIONER DOUGHERTY: Okay.  
 19 Thanks, Lee.  
 20 CHAIRPERSON WHITE: Anymore  
 21 questions? Roll call.  
 22 (Whereupon, roll call was taken  
 23 with Chairperson White, Commissioner Cherello,  
 24 Commissioner Dougherty, Commissioner Ramirez,  
 25 Commissioner Holman and Commissioner Sally voting  
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1 in favor.)  
 2 COMMISSIONER HOLMAN: Madam  
 3 Chairperson, before we go any further in the  
 4 meeting, per the class that we had in New  
 5 Orleans, Ed and I, one of the things suggested to  
 6 us when conducting our meetings, cell phones  
 7 should not be on, or ask council to remove their  
 8 phone.  
 9 MS. DEEB: I'm going to read what  
 10 I got regarding a thank you for you for Orchard  
 11 Street fence, and that's why this was up so I  
 12 could --  
 13 COMMISSIONER HOLMAN: At this  
 14 point we don't -- it's not permitted in our  
 15 meetings.  
 16 MS. DEEB: I do use it as a  
 17 personal communication device and I do use it --  
 18 CHAIRPERSON WHITE: We will bring  
 19 that up on the new business, commissioner.  
 20 Let's move on to resolutions.  
 21 Resolution 2014-04, resolution approving and  
 22 authorizing Proceed, Inc. to issue an invitation  
 23 for bids for the purchase and installation of a  
 24 new heating system at 29 Ann Street.  
 25 MR. MANFREDI: Madam Chair, if I  
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1 he wrote was going to be without red writing in  
 2 it, that this was a question. And we were  
 3 supposed to get that delivered to us no later  
 4 than Thursday of last week. And then we were  
 5 going to be called to have a poll to vote yes or  
 6 no. We never got anything, not a single promised  
 7 document was delivered to any member of this  
 8 board, and yet we still voted to proceed, no pun  
 9 intended. And so I just want to make the point  
 10 that it is in my opinion very inappropriate to  
 11 have a meeting, suggested certain documents would  
 12 be delivered, and none of those documents being  
 13 delivered, and then for us to then proceed  
 14 regardless of not seeing those documents. It's  
 15 been my experience over 45 years in construction  
 16 that when you do things in haste, that in many  
 17 cases, and I know, Joe, you have made a statement  
 18 to that fact, that we have to live with it. We  
 19 can end up having some serious problems during  
 20 the heating season with a heater that is not  
 21 functioning properly, and an engineer, who's  
 22 doing what, and I just think it's inappropriate.  
 23 I voted no. And I just want to make my objection  
 24 of this known to the rest of the board.  
 25 CHAIRPERSON WHITE: Joe, did you  
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1 may, this is the ratification of the phone vote  
 2 that was taken last week, and I'm pleased to  
 3 announce that the advertisement was issued, and  
 4 Ms. Gross informed me today that the opening is  
 5 set for next Monday at ten a.m. at Ann Street.  
 6 CHAIRPERSON WHITE: Can we put  
 7 this one on the table?  
 8 MR. MANFREDI: I made that  
 9 statement before it was moved I realized.  
 10 CHAIRPERSON WHITE: I'm sorry.  
 11 COMMISSIONER DOUGHERTY: It's  
 12 moved and seconded.  
 13 CHAIRPERSON WHITE: We have a  
 14 question on the table.  
 15 COMMISSIONER RAMIREZ: Are we  
 16 going to validate that phone vote in this  
 17 meeting?  
 18 MR. MANFREDI: Yes. And that  
 19 indeed is what the resolution before you tonight  
 20 is.  
 21 COMMISSIONER RAMIREZ: So the only  
 22 problem I have with this is that we had a special  
 23 meeting, you weren't here, Joe, but -- and we  
 24 were told that the contractor was going to get us  
 25 the contract for the engineer, and the spec that  
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1 receive those documents?  
 2 MR. MANFREDI: No. What we did  
 3 Madam Chair, just to be clear, what you're doing  
 4 tonight is only authorizing ratifying the actual  
 5 advertisement. And there's a very good reason  
 6 why we limited it to that, so that in the  
 7 interest of time the actual ad could be placed.  
 8 The award of any contract is going to come back,  
 9 and I want to tell you, Madam Chair, we did  
 10 convey Commissioner Ramirez' request to the Joe  
 11 from Proceed, and made it very clear that that is  
 12 due. We have not received it. And I  
 13 specifically asked for the contract with the  
 14 engineer, because I want to make sure that the  
 15 housing authority is a signatory to that. That's  
 16 also why this resolution is limited this  
 17 evening. So I want to assure the commissioner,  
 18 we have pressed very hard for this information  
 19 from day one. We've also made clear that he's to  
 20 comply with state public contracts on prevailing  
 21 wage, because the state requires it, and at the  
 22 end of the day it's going to be our chair and our  
 23 acting executive director that has to certify  
 24 that that was done correctly. So what I can  
 25 assure you, commissioner, is I'm going to have  
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1 that for you, even though he didn't get it for  
2 us. So what we are asking tonight is for the  
3 ratification of the ad. And we've been very  
4 careful of this, as you know.

5 COMMISSIONER RAMIREZ: The other  
6 sidekick on this is that this is a Department of  
7 Energy program.

8 MR. MANFREDI: It's a DCA  
9 weatherization grant.

10 COMMISSIONER RAMIREZ: And it's  
11 funded by the -- it's administered by the DCA and  
12 it's funded by the --

13 MR. MANFREDI: Yes.

14 COMMISSIONER RAMIREZ: I have been  
15 doing several projects in the Meadowlands with  
16 restaurants. It's called the green, in our case  
17 the green restaurant. It's the weatherization.  
18 But if we don't follow the steps step by step,  
19 and I notice that Joe mentioned it, if he had to  
20 use a product that wasn't made in the United  
21 States we can end up paying for that ourselves.  
22 The grant could be withdrawn based on not meeting  
23 the criteria of the grant. So we need to see the  
24 grant details, we also need to see the contract  
25 for the engineer and the engineer's license and  
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1 it going to be? What is the source of the -- all  
2 these things need to be put in a spec before --  
3 what is the contractor going to be bidding. I  
4 got to tell you, this is so loose we can be in  
5 real trouble.

6 MR. MANFREDI: That, commissioner,  
7 I want to be clear, we did get the specs in with  
8 this resolution. I'll personally email that to  
9 you after this meeting. And what I'm going to do  
10 taking from this meeting with the board, and I'll  
11 copy our chair, and we've been extremely clear as  
12 to what we're to be provided. We are weekly on  
13 board with wanting this to go correctly and  
14 legally and mindful of the concerns that arise  
15 when you go fast with a situation like this.

16 COMMISSIONER RAMIREZ: I'm sure  
17 everyone has that same feeling. I'm not  
18 insinuating anything else. But we need to just  
19 be careful.

20 CHAIRPERSON WHITE: And I agree  
21 with you on that.

22 COMMISSIONER RAMIREZ: Joe, you're  
23 a lawyer, do you feel comfortable with this?

24 MR. MANFREDI: I've spent a good  
25 part of my days since we last met pressing to get  
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1 insurance certificate. There's so much that's  
2 missing here that I'm really fearful we are going  
3 to get ourselves in trouble. And that's just my  
4 opinion. It's been my experience over time that  
5 these kinds of things cannot be hastily put  
6 together.

7 COMMISSIONER DOUGHERTY: I agree.  
8 I'm also surprised we didn't get the contract.  
9 He promised us when we were here at the last  
10 meeting we would see that in a very timely manner  
11 and we have seen nothing.

12 MR. MANFREDI: We have not seen  
13 the contract with the engineer, and I sent  
14 several emails since Thursday. We have been  
15 extremely aggressive with Proceed, we had to be  
16 with good reason.

17 CHAIRPERSON WHITE: But again,  
18 this resolution is authorizing Proceed to issue  
19 an invitation for bids only. So this is not  
20 saying that anything is written in stone  
21 concerning our agreement with them. We're just  
22 authorizing them to go out for bids.

23 COMMISSIONER RAMIREZ: I  
24 understand that. What are we asking them to  
25 bid? How many BTUs is the furnace? How big is  
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1 Alberto, who is taking the lead on Proceed for  
2 information. It's been a hard fight from being  
3 told that they weren't going to comply with state  
4 public contracts law to showing that they had to,  
5 press them on the issue of contracts, press them  
6 on prevailing wage. It's been an effort at every  
7 turn. What I can assure you is at this point  
8 they actually advocated control of the process to  
9 us as of yesterday. The benefit I feel is that  
10 we're now in charge of it. However, I agree  
11 fully with everything you said. I'm not going to  
12 come back to you and ask you to award a contract  
13 unless you have that full package, and I've  
14 signed off on it, both. There are concerns  
15 here. It's a great project, but there are  
16 concerns. We just want to make sure it's done  
17 correctly.

18 COMMISSIONER DOUGHERTY: Me too.

19 CHAIRPERSON WHITE: So do we  
20 proceed with this? Is it on the floor? Is the  
21 resolution on the floor?

22 MS. SARGENT: I only have a  
23 first. We still need a second.

24 COMMISSIONER CHERELLO: I'll  
25 second.  
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1 CHAIRPERSON WHITE: Roll call.  
 2 (Whereupon, roll call is taken  
 3 with Chairperson White, Commissioner Cherello,  
 4 Commissioner Dougherty, Commissioner Holman and  
 5 Commissioner Sally voting in favor and  
 6 Commissioner Ramirez voting against.)

7 CHAIRPERSON WHITE: Resolution  
 8 2014-05.

9 MR. MANFREDI: Madam Chair, if I  
 10 may interrupt you, the title in your package is  
 11 not completely accurate. We apologize for that.  
 12 The correct title of this resolution, it actually  
 13 is a resolution for the board to consider  
 14 approving and authorizing the cost of living  
 15 increase. That is what's before the board. I  
 16 apologize for any misunderstanding.

17 CHAIRPERSON WHITE: So resolution  
 18 2014-05, resolution approving and authorizing the  
 19 housing authority's issuance of a cost of living  
 20 raise for its employees of up to two percent  
 21 pending an annual review. Is that how --

22 MR. MANFREDI: It's not pending  
 23 review, it's just a consideration for an annual  
 24 cost of living increase.

25 CHAIRPERSON WHITE: So it's not  
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1 CHAIRPERSON WHITE: We will move  
 2 onto new business. And we did have a couple of  
 3 our commissioners that went out to New Orleans  
 4 and learned some things and brought some things  
 5 back. And Commissioner Holman did bring to my  
 6 attention some subject matter she was speaking of  
 7 earlier, but if she would explain to the entire  
 8 board.

9 COMMISSIONER SALLY: Speak up,  
 10 please.

11 COMMISSIONER HOLMAN: Commissioner  
 12 Ramirez and I attended a conference in New  
 13 Orleans, and on one of the classes that we  
 14 attended, which was taught by -- do you remember  
 15 his last name? I can't remember his last name.  
 16 But during our meetings there should be no cell  
 17 phones. And he specified that because any time  
 18 you don't know who has their phone on and who has  
 19 them off, who has it on record, and anything that  
 20 you discuss sometimes may be leaked out to the  
 21 paper and the media, and then you start to get  
 22 calls about stuff that you don't even know was at  
 23 the meeting. So that's why he suggested you have  
 24 no cell phones, turn your phones off and they're  
 25 not to be displayed. That's one. The other  
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1 pending an annual review, it's just two percent  
 2 cost of living.

3 MR. MANFREDI: Correct, Madam  
 4 Chair.

5 CHAIRPERSON WHITE: Do we need to  
 6 read this again?

7 MR. MANFREDI: I'll read it for  
 8 the record. Resolution 2014-05, resolution of  
 9 the board approving and authorizing cost of  
 10 living increase for its employees.

11 CHAIRPERSON WHITE: Can we move  
 12 it?

13 COMMISSIONER CHERELLO: I'll move  
 14 it.

15 COMMISSIONER DOUGHERTY: I have  
 16 some questions if that's okay.

17 MR. MANFREDI: I'm going to  
 18 suggest on this matter we go into closed session  
 19 given it's a personnel matter.

20 MS. SARGENT: So we are not moving  
 21 it.

22 CHAIRPERSON WHITE: We are not  
 23 putting it on the floor.

24 MR. MANFREDI: We are going to  
 25 have discussion in closed session.  
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1 thing he emphasized on, when we have a question  
 2 about our bills, if there's an objection to them  
 3 we need to contact our director to get our --  
 4 contact the director the Friday before the Monday  
 5 of the meeting.

6 COMMISSIONER RAMIREZ: No later  
 7 than Friday. Should give the director as much  
 8 response time as we can. Also there was one  
 9 thing interesting enough, there was another class  
 10 I attended where you talked about how you would  
 11 replace or prepare to replace the executive  
 12 director. And it was pretty rudimentary. It  
 13 didn't go into great detail. But I want you to  
 14 know we did a very good job based on what this  
 15 fellow told us when we first started into this  
 16 process. So I think we're on track with his  
 17 thinking. But he suggested that you evaluate  
 18 your executive director annually, and I don't  
 19 know if we've done that. But he says that if you  
 20 have trouble with the director, then you may find  
 21 it very difficult to rectify that problem if you  
 22 don't have annual evaluations.

23 COMMISSIONER DOUGHERTY: That's a  
 24 good point.

25 COMMISSIONER RAMIREZ: And it's up  
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1 to the board to piece together an evaluation. I  
 2 think it would probably be the personnel  
 3 department would begin it, and each director --  
 4 or each commissioner would have his own input.  
 5 CHAIRPERSON WHITE: When we get  
 6 one I'm sure we can do that.  
 7 COMMISSIONER RAMIREZ: I also  
 8 attended a financial seminar, but it wasn't for  
 9 commissioners. I just got up early and had a cup  
 10 of coffee and sat in. They gave us a packet  
 11 about that thick. I'll give it to you so you can  
 12 look through it. What it did, the package  
 13 demonstrated what HUD's thinking is over the next  
 14 couple of years, and talked about what the Obama  
 15 budget is for HUD, and how they go about those  
 16 numbers. So it's probably something good for you  
 17 to -- and that's what it was, mainly executive  
 18 directors were in the meeting.  
 19 MS. GROSS: Okay.  
 20 COMMISSIONER HOLMAN: It was very  
 21 similar to the meeting you and I attended down in  
 22 Dover, Delaware, that financial committee.  
 23 COMMISSIONER RAMIREZ: I had a  
 24 smile on my face telling us about how you go  
 25 about getting an executive director. I think we  
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1 prevent anyone from walking in and sitting down.  
 2 Can't be disruptive. It's an open meeting, so  
 3 it's clear that our ability to keep someone out  
 4 is limited.  
 5 MR. MANFREDI: And also our  
 6 minutes are placed on our website, so we have a  
 7 very transparent process here for the public,  
 8 Madam Chair. We always had.  
 9 COMMISSIONER DOUGHERTY: Probably  
 10 would apply more to closed session or something.  
 11 Do we have procedures for commissioners, though,  
 12 that we add the cell phone, and also the timeline  
 13 to ask financial questions possibly to our  
 14 procedures. I think that would be helpful for  
 15 everybody coming on to the board. Thank you,  
 16 Dorothy, for that update. That was great.  
 17 CHAIRPERSON WHITE: So is  
 18 everybody satisfied with that? Go to our  
 19 procedures. I don't think we have the authority  
 20 to do that.  
 21 COMMISSIONER DOUGHERTY: When I  
 22 came on I got a hole huge envelope.  
 23 CHAIRPERSON WHITE: We didn't  
 24 create it. That's state-wide.  
 25 Moving on to the second public  
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1 did a bang up job in the first round, and hope to  
 2 continue to perform that way.  
 3 CHAIRPERSON WHITE: I'm glad to  
 4 hear we were on the right track with that. And  
 5 as far as the cell phones go, I think it's a  
 6 courtesy not to use your cell phone when you're  
 7 in any meeting. We don't have any bylaws or  
 8 resolutions, so I don't think we can actually ban  
 9 them without that. But I just think as a  
 10 courtesy, and I know a lot of times I'm in a  
 11 meeting, my cell phone may go off, sometimes I  
 12 walk out, sometimes I don't. But I think it is a  
 13 good point, especially if it comes to recording a  
 14 meeting. But I don't know what we would do in  
 15 that case, Joe, because we have no -- are there  
 16 any laws for public meetings such as this?  
 17 MR. MANFREDI: There are. Anyone  
 18 who wishes to record our meeting has to give  
 19 notice first, so there would be no recording of  
 20 this meeting. The public can attend but not  
 21 record.  
 22 COMMISSIONER RAMIREZ: And the  
 23 press can attend too.  
 24 MR. MANFREDI: Yes.  
 25 COMMISSIONER RAMIREZ: We can't  
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1 comments portion, is there anyone from the  
 2 audience who would like to address this board?  
 3 If so, do so by stating your name and where  
 4 you're from. Step up to the mic.  
 5 Seeing none, we will move on to  
 6 the council liaison's comments. We have our  
 7 Council Liaison Deeb here.  
 8 MS. DEEB: Thank you, Chairwoman.  
 9 We have a regular townhouse meeting tomorrow  
 10 night, and for the record I use my cell phone as  
 11 a personal communications device. And right now  
 12 I'm referring to a memo that I received thanking  
 13 the housing authority for such a quick response  
 14 in helping with the repair of the roof and broken  
 15 fence on Orchard Street. So I do refer to this  
 16 as like a personal mobile file system, so I don't  
 17 have my cell phone on. And for the record, I've  
 18 never recorded a meeting. I do use it for,  
 19 because of my middle-aged memory, as a file  
 20 system. So I want to thank you for that  
 21 immediate response. I had received an email from  
 22 Councilwoman Raleen Smith Reed asking me to have  
 23 you so -- I just want to thank you for fixing  
 24 that so quickly. And the residents thank you.  
 25 CHAIRPERSON WHITE: And we'd like  
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1 to thank Mr. Pounder for helping us with that  
 2 quick response. I guess we are going to move for  
 3 closed session.  
 4 MR. MANFREDI: Yes.  
 5 COMMISSIONER CHERELLO: I'll make  
 6 a motion to move into closed session.  
 7 COMMISSIONER SALLY: I'll second.  
 8 CHAIRPERSON WHITE: Roll call.  
 9 (Whereupon, roll call was taken  
 10 with Chairperson White, Commissioner Cherello,  
 11 Commissioner Dougherty, Commissioner Ramirez,  
 12 Commissioner Holman and Commissioner Sally voting  
 13 in favor.)  
 14 (Whereupon, Board convenes to  
 15 closed session.)  
 16 (Whereupon, Board resumes open  
 17 session.)  
 18 CHAIRPERSON WHITE: So we are now  
 19 in open session. And Joe, I'd like you to revise  
 20 this resolution to authorize that we do a two  
 21 percent increase retroactive to I guess back to  
 22 October.  
 23 MR. MANFREDI: October 1st, 2013,  
 24 yes, Madam Chair.  
 25 CHAIRPERSON WHITE: If you would  
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1 CERTIFICATE  
 2  
 3 I, BETH A. BENSON, LICENSE NO. XI01373, a  
 4 Notary Public and Certified Shorthand Reporter of  
 5 the State of New Jersey, do hereby certify that  
 6 the foregoing is a true and accurate transcript  
 7 of the testimony as taken stenographically by and  
 8 before me at the time, place and on the date  
 9 hereinbefore set forth, to the best of my  
 10 ability.  
 11 I DO FURTHER CERTIFY that I am neither a  
 12 relative nor employee nor attorney nor counsel of  
 13 any of the parties to this action, and that I am  
 14 neither a relative nor employee of such attorney  
 15 or counsel, and that I am not financially  
 16 interested in the action.  
 17  
 18 \_\_\_\_\_  
 19 BETH A. BENSON  
 20 Notary Public of the  
 21 State of New Jersey  
 22  
 23 My Commission Expires May 7, 2017  
 24 ID No. 2420514  
 25  
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1 revise that, read it out.  
 2 MR. MANFREDI: Do we have a  
 3 first?  
 4 COMMISSIONER CHERELLO: I'll make  
 5 a motion to approve the resolution.  
 6 COMMISSIONER SALLY: I'll second  
 7 it.  
 8 (Whereupon, roll call was taken  
 9 with Chairperson White, Commissioner Cherello,  
 10 Commissioner Dougherty, Commission Ramirez,  
 11 Commissioner Holman and Commissioner Sally voting  
 12 in favor.)  
 13 COMMISSIONER CHERELLO: Make a  
 14 motion to adjourn.  
 15 COMMISSIONER SALLY: I second it.  
 16 (Proceedings were adjourned.)  
 17  
 18  
 19  
 20  
 21  
 22  
 23  
 24  
 25  
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