

HOUSING AUTHORITY
OF THE TOWN OF MORRISTOWN
BOARD OF COMMISSIONERS
31 Early Street
Morristown, New Jersey 07960
Monday May 19, 2014
Commencing at 6:00 p.m.

RE: Regular Open Public
Meeting

TRANSCRIPT
OF THE
PROCEEDINGS

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

VERA WHITE, Chairperson
MICHAEL A. CHERELLO, Vice Chairperson
MARY DOUGHERTY, Commissioner
DOROTHY HOLMAN, Commissioner
MARION E. SALLY, Commissioner

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

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

REPORTED BY:
ANGELICA ZAGAR
Certified Court Reporter

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

TAYLOR & FRIEDBERG, LLC
(973) 285-0411

Page 2

1 APPEARANCES:
 2
 3 JOSEPH MANFREDI & ASSOCIATES, P.C.
 4 50 Harrison Street
 5 Hoboken, New Jersey 07030
 6 BY: JOSEPH A. MANFREDI, ESQ.
 7 Attorney for Morristown Housing Authority
 8
 9 PROCEED, INC.
 10 Weatherization Assistance Program
 11 1126 Dickinson Street
 12 Elizabeth, New Jersey 07201
 13 BY: JOSEPH N. SARDINA
 14 Weatherization Manager
 15
 16
 17
 18
 19
 20
 21
 22
 23
 24
 25

Page 4

1 I was just wondering, one of the maintenance
 2 gentleman came and inspected the alarms that's in
 3 the bathroom and in the bedroom and I was just
 4 wondering how long will it take for them to take
 5 care of the problem, just because I'm speaking to
 6 you today does not mean that nothing's going to
 7 happen to me after I walk out that door.
 8 MS. GROSS: What's the problem?
 9 MS. TAYLOR: Oh, what's the problem?
 10 CHAIRPERSON WHITE: Yes.
 11 MS. TAYLOR: They're not working.
 12 MS. GROSS: What are you talking about,
 13 the emergency cord?
 14 MS. TAYLOR: Yes, ma'am.
 15 MS. GROSS: Have you put in a work order
 16 for that?
 17 MS. TAYLOR: Yes, ma'am.
 18 MS. GROSS: Mr. Pounder, do you want to
 19 address that?
 20 MR. POUNDER: Yeah, we're aware of the
 21 emergency cord not working. We believe -- we had
 22 Vitcom come in, Vitcom believes that somebody --
 23 when they put the new roof up in the building
 24 somebody cut something. They tried tracing --
 25 chasing it down. They spent, like, two days here

Page 3

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 6 o'clock in the afternoon -- in
 6 the evening on May 19, 2014 and we are convening
 7 at 31 Early Street in Morristown, New Jersey; and
 8 do hereby announce publically that proper notice
 9 of this regular meeting has been provided in
 10 accordance with the New Jersey Open Public Meeting
 11 Act. Roll call.
 12 (At this point in the proceeding roll
 13 call is taken with Commissioner White,
 14 Commissioner Cherello, Commissioner Dougherty, and
 15 Commissioner Sally being present.)
 16 (At this point in the proceeding the flag
 17 is saluted followed by a moment of silence.)
 18 CHAIRPERSON WHITE: Now we're going to
 19 open up the floor for public comments. If you're
 20 coming forward please state your name, where
 21 you're from, into the mic'. Public session is now
 22 open if you'd like to come up.
 23 Good afternoon.
 24 MS. TAYLOR: Good afternoon. My name is
 25 Rena Taylor and I live upstairs, Apartment 4Q, and

Page 5

1 trying to chase this. It's not just her
 2 apartment, it's other apartments, too, on that
 3 line. And they said the only way they can
 4 probably get those bells back up and running they
 5 would have to run a new chase, a new line to the
 6 emergency system.
 7 CHAIRPERSON WHITE: And when are they
 8 going to do that?
 9 MR. POUNDER: We have to get a price. We
 10 have somebody looking at the price and haven't
 11 heard from them.
 12 CHAIRPERSON WHITE: Can we call them
 13 back?
 14 MR. POUNDER: Yes.
 15 CHAIRPERSON WHITE: Because she's right,
 16 we need those working.
 17 MR. MANFREDI: Madam Chair, we can do
 18 that on an emergency procurement if it's the
 19 desire of the Board.
 20 CHAIRPERSON WHITE: Yes, it is.
 21 VICE CHAIRMAN CHERELLO: Is that just the
 22 panic or the --
 23 MR. POUNDER: Just the panic.
 24 VICE CHAIRMAN CHERELLO: So the fire
 25 alarm and all the other alarms work properly?

Page 6

1 MR. POUNDER: Yes.
 2 MS. GROSS: So we will look into that
 3 tomorrow, Ms. Taylor.
 4 MS. TAYLOR: Okay. Another thing, the
 5 windows is dirty. They have spiderwebs and stuff
 6 all into the halls. When you walking in the hall
 7 and you can't open up your -- the hallway
 8 ventilators for the air to come in where the
 9 people have their plants and you sit down, there's
 10 a lot of dust, dirt. The windows are dirty.
 11 CHAIRPERSON WHITE: Mr. Pounder, can you
 12 address that? Can we get somebody to clean those
 13 windows?
 14 MR. POUNDER: Yes, we can. I wasn't
 15 aware of that.
 16 CHAIRPERSON WHITE: You weren't aware of
 17 that?
 18 MR. POUNDER: Uh-uh.
 19 MS. TAYLOR: That's it for now.
 20 MS. GROSS: Thank you. Before we go any
 21 further with the public, we have Joe Sardina here
 22 who is from Proceed, which is a weatherization
 23 program, who's been helping us to obtain a grant
 24 to replace certain things in our buildings. We
 25 were approved to have items replaced at Anne

Page 8

1 Riccio I ended up meeting Mark Hyatt, and once
 2 Mark found out we were doing weatherization in
 3 Morris County, he said, "You have to come up. You
 4 gotta come up. What can you do for me?" this and
 5 that.
 6 So I did ask the state for money for
 7 weatherization services up in Morris County for
 8 these communities. I asked for -- I asked for
 9 roughly \$500,000 but I already have close to
 10 2 million that I'm doing other projects on for
 11 single-family homes and multi-family homes, but
 12 for this project I'm estimating probably \$600,000
 13 for all three buildings; and one of the things --
 14 the major building is 29 Anne Street and I was
 15 saying the heating system is just on its last leg
 16 the way we're looking at it, you know, the drips --
 17 and your maintenance gentleman was there with us
 18 when I was sitting there evaluating it and we're
 19 able to replace that heating system, and instead
 20 of the way it's set up now where the heating
 21 system is running, basically, 24/7 to give you
 22 water throughout the whole building, we would come
 23 in -- and, of course, anything I'm doing would
 24 have to be approved by you before I even go ahead
 25 and do it.

Page 7

1 Street which is the boilers, the smoke detectors,
 2 windows, refrigerators, and lighting at Anne
 3 Street, and we're currently working on 39 and 31.
 4 So I would like for him -- he's here to talk about
 5 the program, how we obtain the grant and what it
 6 is he would like to do to help us, and if you have
 7 any questions he's here to answer.
 8 MR. SARDINA: Hello, there. How you
 9 doing?
 10 CHAIRPERSON WHITE: Hi.
 11 MR. SARDINA: My name is Joe Sardina.
 12 I'm the weatherization manager for Proceed and
 13 we're a nonprofit organization, that is, we're a
 14 subgrantee of the state. We do weatherization
 15 throughout, mostly, Union County, but now Morris
 16 County and Somerset County; and one of the things
 17 we've done weatherization for Rahway Housing.
 18 We've done all their buildings at Rahway Housing,
 19 Linden for Ann Ferguson, Mr. Riccio -- for when he
 20 was the Executive Director at Summit Housing. We
 21 did all the heating, each unit -- each unit had
 22 its own heating system.
 23 CHAIRPERSON WHITE: Okay.
 24 MR. SARDINA: So we did all that and, I
 25 mean, we've done plenty of work and through Mr.

Page 9

1 CHAIRPERSON WHITE: Right.
 2 MR. SARDINA: But certain things that
 3 we're looking to do is we're looking to put three
 4 90-plus units in.
 5 CHAIRPERSON WHITE: Okay.
 6 MR. SARDINA: And the three 90-plus,
 7 meaning efficiency-wise, okay. The same thing we
 8 did with a lot of housing authorities that we've
 9 done, but we also want to install holding tanks
 10 that heat up the water and where one heating
 11 system will run when needed for that water to --
 12 when the demand is there, it will turn on, so it's
 13 an energy savings that you guys are definitely
 14 going to see compared to what you have today.
 15 I mean, this is, like, high-tech stuff.
 16 I wish I could get it in my house. But anyway,
 17 needless to say, that's one of the major things
 18 that we're looking to do in Anne Street. And also
 19 at Anne Street we're looking to replace all of the
 20 windows in that building. Some of the windows
 21 we're looking to do the sills because the sills
 22 are slate. Some of the sills are slate and, I
 23 guess, through winter and the freeze, the slate
 24 has separated and it's, like, become -- I don't
 25 know what you say, it's breaking apart. So some

Page 10

1 of the sills are definitely going to have to be
2 replaced, and also in the attic, the crawl space
3 attic, we would insulate that attic up to an R38
4 which is the standard insulation for the eastern
5 zone and that would be blown cellulose insulation.
6 Every unit in all three of these
7 buildings would get a new refrigerator.
8 CHAIRPERSON WHITE: Wow, that's great.
9 MR. SARDINA: The one thing I had spoken
10 to Leanora about, if you find a refrigerator that
11 you replaced recently -- you don't have to, but
12 anything recently that you want to hold on to and
13 store as a back up to whatever, you can.
14 Otherwise the delivery company -- we get our
15 refrigerators through Lowe's. They have our bid
16 package, and they give a one-year manufacture's
17 warranty, plus five years that we purchase on top
18 of that so, basically, you get a six-year warranty
19 on a refrigerator.
20 CHAIRPERSON WHITE: That's great.
21 MR. SARDINA: And that's something that
22 the state requires, by the way. It's not
23 something that, you know -- and we do this for our
24 single-family homes, too, by the way. Anything
25 I'm telling you is also for single families.

Page 12

1 MR. SARDINA: I mean, I didn't even know
2 that round bulbs, the round tubes still existed.
3 So needless to say -- and also a lot of those
4 4-foot fluorescent bulbs, the ballasts are the old
5 style ballasts, where the new ballasts are
6 electronic and they're more energy efficient.
7 And the thing I'd like you to take notice
8 of is that everything I've spoke about is energy
9 efficiency. It's about saving you -- I mean, I
10 will tell you this and you can go to any of the
11 housing authorities, which I don't mind if you go
12 to the housing authorities, and ask, How did this
13 work out? But Rahway Housing Authority literally --
14 I guess you guys do the same thing, you budget for
15 your heating costs on a yearly basis and the next
16 thing you know Ken calls me up and says we have
17 50 percent of our money left over. It only cost
18 us 50 percent to heat our buildings and that makes
19 me feel good because I send that documentation to
20 the state and say, Look what we did. The money
21 does work when we do this. So those are some of
22 the things that we want to do.
23 The only glitch to this thing is I have a
24 deadline for this money, and the money is -- I
25 have to be out of here -- I have to be done with

Page 11

1 We are looking to take out some of your
2 incandescent light bulbs and putting in some
3 compact florescent light bulbs. You're familiar
4 with those -- are those the ones, the spiral ones.
5 CHAIRPERSON WHITE: Yes.
6 MR. SARDINA: Basically, use about
7 one-third of the energy of an incandescent bulb.
8 The other thing is that we were going to put in --
9 and I don't have the paper here on me here -- but
10 the CO/fire detectors. Now, I'm not -- I don't
11 recall, he's here, I don't recall if you had a
12 hard-wire connection in there already.
13 MR. POUNDER: Yes, we did.
14 MR. SARDINA: So, basically, we would get
15 the hard wires in and, basically, these are -- let
16 alone that they beep, they're also vocal so they
17 talk and say what's going on. Those are some
18 things that we were going to do. I told you about
19 the windows at 29 Anne Street, CO, the
20 refrigerators.
21 The other thing that we are looking at,
22 and I'm still trying to get approved, I think I
23 can do it because I asked -- I have enough money
24 to do it, is your common area lighting.
25 CHAIRPERSON WHITE: Great.

Page 13

1 you completely by August 30th.
2 CHAIRPERSON WHITE: Wow.
3 MS. DOUGHERTY: Done with the work?
4 MR. SARDINA: You're saying is it doable?
5 Yes, it's doable. I've done it.
6 COMMISSIONER HOLMAN: For all three
7 units?
8 MR. SARDINA: For all three units?
9 CHAIRPERSON WHITE: Buildings.
10 MR. SARDINA: The thing is that the most
11 work is at Anne Street, that, I will tell you.
12 Here what we're talking about is common area
13 lighting, you're talking about refrigerators,
14 you're talking about bulbs for the clients.
15 The other thing I did not put in here,
16 and I'm sorry is if the unit doesn't have a shower
17 head -- an energy efficient shower head, meaning a
18 lot of shower heads are two and a half gallon,
19 these here are, like, one and a half to 1.25
20 gallons. And is the person going to realize
21 they're getting less water? No, they're not
22 because the shower heads have an aerator in them
23 and as the water's coming out the aerators spin
24 and makes it feel like there's a lot of water
25 coming on you.

1 MS. TAYLOR: Excuse me, is this for this
 2 building?
 3 MR. SARDINA: Also, yes.
 4 And I'm not sure if the some of the units
 5 have shower -- the handheld shower heads, we can
 6 also change them out; the faucet aerators for the
 7 kitchen. It's about conserving energy, that's
 8 what we do. I mean, that's little stuff but what
 9 I was saying is the big ticket item for this
 10 building and the other building, 39, would
 11 probably be the lighting, the common area
 12 lighting, everything else, the refrigerators and
 13 stuff, not that it's a small ticket item but we're
 14 not going to be spending the kind of money that
 15 we're spending at 29 Anne Street.
 16 MS. TAYLOR: Sir, you were talking about
 17 as far as the windows is concerned; didn't you say
 18 something about the windows?
 19 MR. SARDINA: At 29 Anne Street.
 20 MS. TAYLOR: What about the windows
 21 that's here?
 22 MR. SARDINA: We didn't figure on --
 23 CHAIRPERSON WHITE: Excuse me, wait a
 24 minute, Rena. You have to do this in the public
 25 session. This is somebody here -- this is not --

1 that just says, Yeah, Joe, let's go. But, you
 2 know, when Leanora said, No, I'd like you to --
 3 that's perfectly fine. I think it will be a great
 4 benefit to this housing authority and to be honest
 5 with you, especially 29 Anne Street. I mean, we
 6 were over there and, you know, I mean, the windows
 7 are -- I mean there's a lot going on over there.
 8 CHAIRPERSON WHITE: Well, I just want to
 9 say thank you so much for coming and doing this
 10 presentation and I'm saying, Yeah, Joe, let's go.
 11 But do any of the commissioners have any
 12 questions that they would like to ask him?
 13 VICE CHAIRMAN CHERELLO: Is this an all
 14 or nothing proposal?
 15 MR. SARDINA: This is a -- no, it's not.
 16 If you want to do one building, we could do it.
 17 The issue is that if you say to me, Joe, let's do
 18 one building at a time so we don't -- okay, we can
 19 do that. My issue is that if I work on one
 20 building at a time, I don't know if I can get done
 21 by August 30th, and to be honest with you, with
 22 these buildings this is going to be a breeze.
 23 VICE CHAIRMAN CHERELLO: Well, the
 24 building that has the biggest need is going to
 25 take the most time is 29 Anne Street. These

1 MS. TAYLOR: Oh, I'm sorry.
 2 CHAIRPERSON WHITE: Just let him finish
 3 and then we'll address you.
 4 MS. TAYLOR: Oh, I'm sorry.
 5 MR. SARDINA: So, basically, we're
 6 looking -- it's about energy efficiency,
 7 everything that we do for you. Now, needless to
 8 say, you're saying August 30th, you know, and I'm
 9 going to be very truthful to you, August 30th is
 10 when I want to be done with the project. I really
 11 have till September 30th but I keep 30 days for
 12 any --
 13 MS. DOUGHERTY: That's great.
 14 MR. SARDINA: So I tell my contractors,
 15 no, this has to be this, this and that, and you'll
 16 say -- I mean, I do work for a nonprofit but my
 17 job is seven days a week, it's not five days a
 18 week. So everything has to constantly go, go, go.
 19 If it wasn't for the fact, this is the first time
 20 that I'm actually meeting in front of a board and
 21 I've done this for 12 or 13 years.
 22 CHAIRPERSON WHITE: Well, you're doing
 23 very -- I thought you were an expert at this.
 24 MR. SARDINA: No, no, no, I'm just saying
 25 to you because it's usually the executive director

1 other, you know, changing refrigerators over,
 2 that's fine, changing some lights over, that's
 3 fine. It's -- that is very -- you're going to put
 4 furnaces in and all new windows in two months?
 5 MR. SARDINA: Yes, it's been done.
 6 VICE CHAIRMAN CHERELLO: What happens if
 7 you don't?
 8 MR. SARDINA: I'll be done. Trust me,
 9 there's no, I'm not done. I -- me and the
 10 contractors are the ones who back and forth --
 11 COMMISSIONER HOLMAN: When would you be
 12 starting?
 13 MR. SARDINA: Well, what would happen is
 14 starting tomorrow or the day after tomorrow, I'm
 15 going to start putting the bid package together,
 16 okay. I'll put the bid package together. I'll
 17 let Mr. Manfredi -- Mr. Manfredi, he'd like to see
 18 the bid packages which is fine, that's not an
 19 issue. I'll show him the bid packages. Basically,
 20 it's a standard bid package but everything -- I'm
 21 the one who signs everything. It's not like the
 22 housing authority is putting their neck on the
 23 line or anything. Yeah, in a sense they are
 24 because they're saying what if I don't get done
 25 and it's half done but, you know what, if my work

1 is half done at your building by, let's say,
 2 September 30th, my true deadline, then I'm not
 3 going to have a job anymore. So everything will
 4 be done. Everything will go out to bid. I mean,
 5 the -- we've done this a ton of times. I mean, I
 6 did Anne's three -- she had three humongous
 7 buildings, a 200-unit, a 110-unit, and I think it
 8 was an 80-unit in three months and all three
 9 heating systems in the buildings had to be changed
 10 out, also.

11 CHAIRPERSON WHITE: Well, like you said,
 12 this building and the other building is cosmetic.
 13 You're just doing the refrigerators and the
 14 lighting.

15 MR. SARDINA: But the common area
 16 lighting is --

17 CHAIRPERSON WHITE: Yeah, so the biggest
 18 is 29 Anne, you're talking 90 days and 120 if you
 19 had to take the other 30 in September.

20 MR. SARDINA: Right.

21 CHAIRPERSON WHITE: The bottom line is
 22 what is it costing us as a housing authority?

23 MR. SARDINA: Not one penny.

24 CHAIRPERSON WHITE: Zero, so that's what
 25 I'm looking at. I am 150 percent for it but I

1 switching refrigerators out, do you give notice
 2 for people because they have their food and then
 3 what's the time lag for getting a new refrigerator
 4 and how do they handle -- will there be any
 5 spoilage or anything?

6 MR. SARDINA: As of right now, today,
 7 let's say, for instance, Rahway Housing, 50 -- 48
 8 refrigerators were delivered today and what we do
 9 is the coordination comes through -- I'll put
 10 someone in contact with you in a sense of, to your
 11 convenience, when it's going to be because, like
 12 I say, for instance, with Rahway Housing, believe
 13 it or not their maintenance guys, they have a lot
 14 of seniors there, their maintenance guys,
 15 basically he dedicated three of the maintenance
 16 guys to help take the food out of the old
 17 refrigerator and the delivery people come in and
 18 take the old one out and the maintenance guys were
 19 putting the food back in. That's how he chose to
 20 do it, okay, not that that's necessarily true but
 21 it is coordinated and we understand you have to
 22 send letters out.

23 CHAIRPERSON WHITE: Yeah, 48 hours, so
 24 they definitely will have 48 hours.

25 MS. DEEB: But would you need the housing

1 don't know what the other commissioners have to say.

2 MR. SARDINA: You will get the standard
 3 warranty that anyone would get.

4 COMMISSIONER HOLMAN: Plus another five
 5 years.

6 MR. SARDINA: The contractor that ends up
 7 putting the heating system in had already -- I
 8 keep forgetting your first name -- he already said
 9 though that he would have a half day to train them
 10 how to do things in the heating system but these
 11 heating systems are so advanced, it's just that
 12 they're very, very simple to really run.

13 MS. DEEB: Can I ask you a question?

14 But with refrigerators being replaced --
 15 first of all, being the ward rep for 29 Anne
 16 Street, I can thank you, thank you, thank you,
 17 because I've been serving for almost seven years
 18 and every time I go in there there's been
 19 complaints about the heating and I know Mary knows
 20 about this and maybe Mr. Cherello, too, it's just --
 21 I had one lady, older lady just very seriously
 22 telling me she has a heart condition. She can't --
 23 the heating's so fragmented from the hallway to
 24 the rooms, so thank you.

25 My one question is: When you're

1 authority to provide resources and staff or would
 2 you have --

3 MR. SARDINA: No, we don't, we personally
 4 don't. We would rather -- we would like to have a
 5 housing authority person there as it's happening
 6 so nothing --

7 CHAIRPERSON WHITE: Well, we'll work that
 8 out. We are glad to know that you have this
 9 program coming here. We'll work all those little --
 10 those are small details. We'll work them out.

11 MS. GROSS: I just want to say when the
 12 projects start with the windows, we'll have Mark
 13 Hyatt who's the clerk of works, he's going to
 14 monitor, he always does.

15 MR. SARDINA: I've already sent
 16 preliminary specs on windows to Mark and he
 17 thought they were good windows. We know
 18 approximately how much those windows should cost
 19 each. Now, you know, some contractors are going
 20 to come in within the price, some contractors, as
 21 usual, they'll try to get whatever they can but we
 22 know how much, basically, those windows will cost
 23 each and we've done the audit on the building.

24 We've done the audit. We have the
 25 consumption of your building on how much gas is

Page 22

1 used, how much electricity you use. We've done
 2 all that, so that's why the audit makes the
 3 recommendations. The audit makes the
 4 recommendations according to what your consumption
 5 is.
 6 COMMISSIONER DOUGHERTY: Can I ask a
 7 question, please?
 8 MR. SARDINA: Sure.
 9 COMMISSIONER DOUGHERTY: So you've been
 10 working towards this process for how long now?
 11 MR. SARDINA: I think it's been about a
 12 month.
 13 COMMISSIONER DOUGHERTY: And when is your
 14 bid package due into the state to get the grant?
 15 MR. SARDINA: The state doesn't even --
 16 the state doesn't even -- the only thing I do with
 17 the state at this point, the state's already given
 18 me the money, okay. The only thing I do at this
 19 point with the state, when a bid package goes out,
 20 I post it on their website so all contractors have
 21 the ability to bid on this. We also -- our only
 22 -- we only also have to put it on in the newspaper
 23 for one day but the bid package, basically, has to
 24 be -- I can't have the bid opening for ten days,
 25 okay. We also have to take one day, it will

Page 24

1 we as a nonprofit, we only have to post --
 2 CHAIRPERSON WHITE: Does he have to
 3 follow --
 4 MR. SARDINA: No, I don't.
 5 MR. MANFREDI: Unless the grant requires
 6 him, no. Is it prevailing wage?
 7 MR. SARDINA: See, I have to find that
 8 out but that would be in the bid package. I have
 9 to find that out from the state. What happened
 10 is, with the ERA money, our president insisted
 11 that it would be prevailing wage. This is not ERA
 12 money. This is regular weatherization money so we
 13 may not have to follow prevailing wage.
 14 MS. DOUGHERTY: Do you work with the town
 15 zoning and building in getting all the permits; is
 16 that something that you do?
 17 MR. SARDINA: Yes, we do. We take care
 18 of all that. The contractor, the winning
 19 contractor, that's part of the -- he includes it
 20 in his bid package.
 21 MS. DOUGHERTY: Is it one contractor?
 22 MR. SARDINA: No, it would be multiple
 23 contractors. For instance, Lowe's would be doing
 24 the refrigerators; another contractor would be
 25 doing the windows; another contractor would be

Page 23

1 probably be the, like, maybe four days before the
 2 bid package closes that I will offer a day for
 3 contractors to come and I'll be here, a couple of
 4 my auditors will be here, so they want to look at
 5 the job so they can bid so they know what they're
 6 bidding on.
 7 VICE CHAIRMAN CHERELLO: So you'd have to
 8 follow all New Jersey State bid laws.
 9 MR. SARDINA: Yes, basically, but we take
 10 care of all that. We do everything.
 11 MR. MANFREDI: You don't follow up with
 12 public contract law, though.
 13 MR. SARDINA: Well, but the public
 14 contract law in a sense of -- I don't understand
 15 what you --
 16 MR. MANFREDI: Well, that's a 30-day bid,
 17 not a one-day.
 18 MR. SARDINA: No, we don't.
 19 MR. MANFREDI: So you don't follow public
 20 bidding laws?
 21 MR. SARDINA: No, we don't.
 22 MR. MANFREDI: I just want to be clear.
 23 VICE CHAIRMAN CHERELLO: What bid laws is
 24 he following then?
 25 MR. SARDINA: We have our own bids that

Page 25

1 doing the heating system; and then the electrical
 2 would most definitely be another contractor.
 3 MS. DOUGHTERY: And all of them would
 4 work within the town ordinances and zoning and --
 5 MR. SARDINA: Of course, they have to,
 6 whatever permits have to be pulled.
 7 MS. DOUGHERTY: They do it?
 8 MR. SARDINA: They have to. You know,
 9 they'll be bonded. I mean, that's part of the bid
 10 package that they have to be bonded and,
 11 basically, that, you know...
 12 MS. DOUGHERTY: I don't mean to look a
 13 gift horse in the mouth but this almost sounds too
 14 good to be true, It really does.
 15 MR. SARDINA: But it's been around.
 16 MS. DOUGHERTY: Has it?
 17 MR. SARDINA: For a very long time.
 18 CHAIRPERSON WHITE: Let me ask you
 19 something: Did you do the hall lighting for the
 20 senior buildings in Madison?
 21 MR. SARDINA: No, we haven't done any
 22 work in Madison.
 23 CHAIRPERSON WHITE: Okay, it's beautiful.
 24 MR. SARDINA: I'm looking to do it. The
 25 issue is the eligibility of that building is

1 questionable.
 2 CHAIRPERSON WHITE: So, Joe, what do we
 3 need to do to get this process started?
 4 MR. MANFREDI: I need to get the bid
 5 package. I'd like to see what the contractor's
 6 being required because you're asking him -- and
 7 Mr. Sardina and I spoke before the meeting. He
 8 was very helpful to me. I'd like to see what's
 9 being required of the contractor because as he
 10 said you're going to ask the contractor to move
 11 extremely quickly on some major items; and I think
 12 the board should be aware of what type of heating
 13 is going in and I was going to ask you, Madam
 14 Chair, if there is a building and grounds
 15 committee if they could be made available to meet
 16 on very short notice so we could respond promptly?
 17 CHAIRPERSON WHITE: Ed Ramirez is on that
 18 board and because I worked for the construction
 19 department I think I'm going to meet, also.
 20 MR. MANFREDI: Great.
 21 CHAIRPERSON WHITE: So let me know when
 22 you want to meet.
 23 MR. MANFREDI: Excellent, thank you,
 24 Madam Chair.
 25 MR. SARDINA: I just do want to put one

1 MR. SARDINA: Proceed.
 2 CHAIRPERSON WHITE: Go ahead,
 3 Commissioner Sally.
 4 COMMISSIONER SALLY: Mr. Sardina, would
 5 you have any problem with us contacting like Anne
 6 Ferguson down in Linden Housing Authority?
 7 MR. SARDINA: I'd be more than welcome
 8 for you contact her. The one thing I always said
 9 with Anne, with Ed in Rahway, Mr. Riccio, when we
 10 did the units, the window units for Summit Housing
 11 Authority, you know, his engineer specified a
 12 certain unit and we went to bid on that unit and
 13 that's the unit we put in. Needless to say, his
 14 engineer made a couple of mistakes but it wasn't
 15 our fault and he will tell you that. It's not
 16 like it was --
 17 COMMISSIONER SALLY: Well, I just happen
 18 to know that.
 19 MR. SARDINA: To be honest with you, I
 20 think this project could go along quicker if you
 21 did reach out to these people and see how they
 22 felt about us.
 23 COMMISSIONER SALLY: Because I know that
 24 Linden is senior housing.
 25 MR. SARDINA: Yes, yes. We did -- I

1 other thing in. We usually do a lot of
 2 single-family homes, thousands of family homes,
 3 and asked for extra money from the state for this
 4 project so that's why I don't want to --
 5 basically, I want to make sure everything ends up
 6 working right. It's not, like, I already had this
 7 money because really the money I had was for
 8 single-family homes but it's just that I did end
 9 up asking for \$500,000 extra. They approved it
 10 the next day and so that's because other agencies
 11 gave money back.
 12 MS. DOUGHERTY: Who from the state do you
 13 go to?
 14 MR. SARDINA: Department of Community
 15 Affairs. The supervisor there Angie Armand,
 16 A-r-m-a-n-d.
 17 MS. DOUGHERTY: I can't imagine anything
 18 getting approved in one day but congratulations.
 19 MR. SARDINA: Well, what it is, the state
 20 doesn't want to look bad in front of the Feds. So
 21 when agencies give money back then the state is,
 22 like, what are we going to do with it?
 23 MS. DEEB: Can I just get the name of
 24 your company, again, please? I didn't hear it the
 25 first time.

1 don't know if you've ever been out there.
 2 COMMISSIONER SALLY: Oh, yeah, I've been
 3 there.
 4 MR. SARDINA: We did 201 refrigerators in
 5 a parking lot and like 30 people going back and
 6 forth switching out refrigerators but it was
 7 just -- it was crazy but it got done.
 8 CHAIRPERSON WHITE: Are there any more
 9 questions for Mr. Sardina?
 10 (No response.)
 11 CHAIRPERSON WHITE: We thank you so much.
 12 MR. SARDINA: Thank you.
 13 CHAIRPERSON WHITE: We will try to
 14 expedite it and get that package to Joe.
 15 Joe, will we have to bid on it afterwards
 16 or is this something that can be done
 17 administratively?
 18 MR. MANFREDI: It can be because as Mr.
 19 Sardina said we don't have a contract with the
 20 contractor. We sign solely with his company.
 21 CHAIRPERSON WHITE: Exactly.
 22 MR. SARDINA: All you're doing is a
 23 simple three pages, one for each building. This
 24 is what I'm doing. I'm doing A, B, C, D, E,
 25 specify certain models of things that I'm doing

1 and you're signing them. The only thing that
2 paper has given me is giving me permission to walk
3 in your building and do these things.

4 CHAIRPERSON WHITE: Well, Joe will look
5 into that part of it and we well get back to you
6 as soon as we can.

7 MR. MANFREDI: Yes, I will call you in
8 the morning, first thing.

9 MR. SARDINA: No problem, all right.

10 MR. MANFREDI: Thank you.

11 MR. SARDINA: Do you need me anymore?

12 CHAIRPERSON WHITE: No, thank you.

13 MR. SARDINA: Thank you very much.

14 CHAIRPERSON WHITE: The public comment
15 session is still open. Is there anymore comments --
16 did you have a comment, Rena? After listening,
17 you got your answer?

18 MS. TAYLOR: No.

19 CHAIRPERSON WHITE: Okay. Come on, Rena.

20 MS. TAYLOR: Okay, he was talking about
21 the windows.

22 CHAIRPERSON WHITE: Yes, this is a
23 program that's donating money to us, that's not
24 obligated to do anything for us.

25 MS. TAYLOR: I'm talking about these

1 say anything. Everybody knows what happens in the
2 apartments with windows. There's no insulation
3 between the --

4 CHAIRPERSON WHITE: Sir, you have to
5 state your name if you want to make comments and
6 your address.

7 MR. PAPETTAS: My name is John Papettas,
8 P-a-p-e-t-t-a-s.

9 The windows we have here, even here in
10 the hallways, in the apartments, we have no
11 insulation. It's just the metal.

12 CHAIRPERSON WHITE: No insulation.

13 MR. PAPETTAS: No insulation at all. I
14 was born in this business, in the construction
15 business, and I know -- I don't know who order
16 these windows, not even in Florida they put that
17 kind of windows. You come in the apartment when
18 it's a windy day or cold day and you put your
19 hands one feet away from the window and you feel
20 the wind come in in any apartment.

21 CHAIRPERSON WHITE: Okay. So you're
22 saying that the windows don't have insulation.

23 MR. PAPETTAS: No insulation at all.

24 CHAIRPERSON WHITE: So that should make
25 it kind of cool, though, when it's hot, right?

1 windows here that's in this building. Now, I just
2 had a shade put in. Those windows that's in our
3 apartments is really, really shaky. They don't
4 have no -- you put a screw in, boom, it goes.
5 They're very, very shaky. In the summertime it's
6 hot in here and in the wintertime it's cold in
7 here. I'm just wondering what is the problem.
8 Why is it so hot in here during the summertime and
9 in the wintertime it's so cold.

10 CHAIRPERSON WHITE: Can you answer that,
11 Mr. Pounder?

12 MR. POUNDER: No.

13 CHAIRPERSON WHITE: He's being honest.

14 MR. PAPETTAS: We have no insulation
15 around the windows.

16 MS. TAYLOR: Well, you get up there. You
17 wanted to talk. Now you get up there and you say
18 what you have to say.

19 MR. PAPETTAS: Well, I answered you. You
20 was asking for that. I already know that. I'm
21 there four years.

22 CHAIRPERSON WHITE: Are there any more
23 comments from the public that you would like to
24 come up to the mic' and speak.

25 MR. PAPETTAS: Who me? I don't have to

1 MS. TAYLOR: No, the hot air's coming in.

2 MR. PAPETTAS: Yeah, the hot air got to
3 stay outside because the windows got the drafts.

4 CHAIRPERSON WHITE: Okay. Well, I don't
5 know what they can do but we'll try to look into
6 that. You know, I have Mr. Pounder -- I don't
7 know what he can do if there's no insulation. I
8 don't know how long these windows --

9 Commissioner Sally, have they ever been
10 changed or are these the original windows?

11 COMMISSIONER SALLY: No, they're not.
12 These windows were put in -- especially in here in
13 this community room, about 12 years ago.

14 CHAIRPERSON WHITE: Okay.

15 MR. PAPETTAS: I don't know about the
16 community room, but I know the hallways and the
17 apartment windows, they hold nothing.

18 COMMISSIONER SALLY: They've been around
19 for a while. We replaced all the windows over
20 at 39.

21 CHAIRPERSON WHITE: Okay. So maybe we'll
22 get around to 31 soon. Okay, we'll work on it.
23 Thank you, sir.

24 If there are no more comments, we're
25 going to close the public comment session and move

Page 34

1 on to the approval of the minutes.
 2 VICE CHAIRMAN CHERELLO: I make a motion
 3 to approve the minutes.
 4 CHAIRPERSON WHITE: Can I get a second?
 5 MS. DOUGHERTY: Second.
 6 CHAIRPERSON WHITE: Roll call.
 7 (At this point in the proceeding roll
 8 call is taken.)
 9 MS. SARGENT: Commissioner White?
 10 Commissioner WHITE: Yes.
 11 MS. SARGENT: Commissioner Cherello?
 12 COMMISSIONER CHERELLO: Yes.
 13 MS. SARGENT: Commissioner Dougherty?
 14 COMMISSIONER DOUGHERTY: Yes, on the
 15 regular public meeting but I can't -- I have to
 16 refrain from the closed session. I had left the
 17 meeting.
 18 COMMISSIONER HOLMAN: Excuse me?
 19 MS. GROSS: This is for the approval of
 20 the minutes. She's saying she left.
 21 MS. SARGENT: Yeah, I got it.
 22 Commissioner Ramirez?
 23 (No response.)
 24 Commissioner Vitolo?
 25 (No response.)

Page 36

1 all the information, especially from Anne Street,
 2 because it required gathering of data which
 3 Department of Community Affairs needed, and it
 4 also required getting the signature of all the
 5 residents over there in order for this gentleman
 6 to be able to go and find out what the light bills
 7 were running over there, and I know that required
 8 a lot of work and it was done in a short period of
 9 time, and I just want to thank you and commend you
 10 for that. I think that was a job well done.
 11 CHAIRPERSON WHITE: It was.
 12 COMMISSIONER SALLY: And it's going to
 13 save the Housing Authority a lot of money.
 14 COMMISSIONER HOLMAN: And I commend you
 15 also for an awesome job.
 16 CHAIRPERSON WHITE: He said it was only
 17 one day and he had a lot of work to do before he
 18 made that call and I thank all you guys for that
 19 work.
 20 VICE CHAIRMAN CHERELLO: Just, we have a
 21 number of apartments ready but what are we just
 22 still going through the process of picking out
 23 who's who?
 24 MS. GROSS: Right. Since screening
 25 applicants and scheduling them for units, and

Page 35

1 Commissioner Holman?
 2 COMMISSIONER HOLMAN: Yes.
 3 MS. SARGENT: Commissioner Sally?
 4 COMMISSIONER SALLY: Yes.
 5 CHAIRPERSON WHITE: Okay, the executive
 6 report. You've already got a part of your report
 7 which is wonderful news if it all works and pans
 8 out, it's wonderful.
 9 MS. GROSS: For public housing currently
 10 there are 21 vacancies project-wide and five units
 11 are scheduled for June move in.
 12 The housing choice voucher program we are
 13 currently at a 95 percent utilization rate for the
 14 program and there were no new vouchers issued in
 15 the past month. For maintenance there was a total
 16 of 209 work orders for the month of April. All
 17 were completed well within the required
 18 guidelines, no modernization, no finance, and I
 19 spoke about the proceeds. That's the end of my
 20 report.
 21 VICE CHAIRMAN CHERELLO: I'm sorry, go
 22 ahead.
 23 COMMISSIONER SALLY: I just wanted to
 24 take a minute to commend, if you will, Ms. Gross,
 25 Ms. Sargent, and Mr. Pounder, on the gathering of

Page 37

1 although there's five on there, but what we're
 2 having a problem with 39 because of the condition
 3 of the building, the lighting, and it needs to be
 4 painted and stuff like that, that's how Mr.
 5 Sardina came in because we were originally talking
 6 about updating that building and Mark Hyatt
 7 mentioned him and he came in and that how all this
 8 became in existence.
 9 VICE CHAIRMAN CHERELLO: So we only
 10 have -- we have really -- we're down to only three
 11 not ready.
 12 MS. GROSS: Right.
 13 VICE CHAIRMAN CHERELLO: Which is very,
 14 very good.
 15 MS. GROSS: Right.
 16 VICE CHAIRMAN CHERELLO: So we're in the
 17 process of picking?
 18 MS. GROSS: Right.
 19 VICE CHAIRMAN CHERELLO: Okay, that's
 20 all.
 21 MS. DOUGHERTY: So I'd like to just
 22 follow that up with also on commending the staff
 23 on only having three not ready at this point
 24 versus where we were at only a month ago, so thank
 25 you very much, we really appreciate that.

1 COMMISSIONER HOLMAN: Thank you, Mr. Pounder.
 2 CHAIRPERSON WHITE: Thank you.
 3 That was the executive report. Any
 4 committee reports? Have we done anything so for
 5 Mr. Cherello with the record --
 6 VICE CHAIRMAN CHERELLO: No, our deadline
 7 is the end of the month and at that time the
 8 preview, Ms. Sally, and myself and the attorney --
 9 MR. MANFREDI: I have to apologize for
 10 interrupting you. Madam Chair, I do have a closed
 11 session report on that manner, too.
 12 CHAIRPERSON WHITE: I just want to ask,
 13 are we getting a lot of responses?
 14 MR. MANFREDI: I need to respond to you
 15 in closed session.
 16 CHAIRPERSON WHITE: Oh, only in closed
 17 session on that?
 18 MR. MANFREDI: Yes.
 19 CHAIRPERSON WHITE: Okay.
 20 MR. MANFREDI: Thank you, Madam Chair.
 21 VICE CHAIRMAN CHERELLO: But we're all
 22 set to go as soon as the flag goes up.
 23 CHAIRPERSON WHITE: Okay. Old business,
 24 is there any old business? Scheduled bills, can
 25 we get them on the floor?

1 COMMISSIONER CHERELLO: Yes.
 2 MS. SARGENT: Commissioner Dougherty?
 3 COMMISSIONER DOUGHERTY: Yes.
 4 MS. SARGENT: Commissioner Ramirez?
 5 (No response.)
 6 Commissioner Vitolo?
 7 (No response.)
 8 Commissioner Holman?
 9 COMMISSIONER HOLMAN: Yes.
 10 MS. SARGENT: Commissioner Sally.
 11 COMMISSIONER SALLY: Yes.
 12 CHAIRPERSON WHITE: Okay, resolutions
 13 which I'm looking for.
 14 MS. SARGENT: There's none.
 15 CHAIRPERSON WHITE: Okay, there's no
 16 resolutions. New business? I think we heard new
 17 business along with the executive report.
 18 VICE CHAIRPERSON CHERELLO: Just new
 19 business and I just want to say to you, Madam
 20 Chair, our professional staff will be on top of
 21 this proposal, but I think if at some point if
 22 there seems to be a problem, they want to talk to
 23 the whole board I will be able to --
 24 CHAIRPERSON WHITE: Oh, absolutely, we
 25 have to use the whole board.

1 VICE CHAIRMAN CHERELLO: I make a motion
 2 that we pay our bills.
 3 MS. DOUGHERTY: I just have one question,
 4 if you don't mind. Do we have to second it first
 5 or can I ask a question in between?
 6 CHAIRPERSON WHITE: You can ask your
 7 question.
 8 COMMISSIONER DOUGHERTY: Okay, thank you.
 9 The New Orleans conference, who went?
 10 MS. GROSS: There's two commissioners
 11 going, Ms. Holman and Ramirez.
 12 MS. DOUGHERTY: Terrific, that is great.
 13 I'm sorry, I wasn't able to go but I did see the
 14 Chairman's or Chairwoman's comment that it's
 15 really a crucial conference, so thank you
 16 Commissioner Holman for going.
 17 MS. HOLMAN: You're welcome.
 18 CHAIRPERSON WHITE: Can we get a second?
 19 I think you moved it?
 20 VICE CHAIRMAN CHERELLO: Yes.
 21 COMMISSIONER HOLMAN: I second it.
 22 CHAIRPERSON WHITE: Roll call.
 23 MS. SARGENT: Commissioner White?
 24 COMMISSIONER WHITE: Yes.
 25 MS. SARGENT: Commissioner Cherello?

1 VICE CHAIRMAN CHERELLO: No, just in case
 2 there's a problem because, you know, and I'm not --
 3 I'm just saying that we would be free to call us
 4 all so we can sit down, so we all can share the
 5 blame or the glory, whatever happens here.
 6 COMMISSIONER HOLMAN: I like the way you
 7 put that.
 8 CHAIRPERSON WHITE: Okay, we're opening
 9 up our second public comment. Anymore comments
 10 from the audience? Seeing none, the Mayor's not
 11 here. Our council liaison has left the room. I'd
 12 like to put that we want to go into closed session.
 13 MR. MANFREDI: Briefly, Madam Chair.
 14 CHAIRPERSON WHITE: I'm going to make a
 15 motion we go in, could somebody --
 16 VICE CHAIRMAN CHERELLO: I'll second that.
 17 CHAIRPERSON WHITE: I'm not making the
 18 motion. I can't --
 19 VICE CHAIRMAN CHERELLO: I'll make a
 20 motion we go into closed session.
 21 MS. DOUGHERTY: I'll second.
 22 (At this point in the proceedings, the
 23 Board of Commissioners of the Morristown Housing
 24 Authority enters into closed session, the record
 25 of which is contained in a separate transcript.)

A				
\$500,000 8:9 27:9	apartment 3:25 5:2 32:17,20 33:17	17:10 20:19 27:11 27:21 29:5 30:5	16:24 18:1,12,12 21:23,25 24:15	21:7 24:2 25:18 25:23 26:2,17,21
\$600,000 8:12	apartments 5:2 31:3 32:2,10 36:21	bad 27:20	25:25 26:14 29:23 30:3 31:1 37:3,6	28:2 29:8,11,13 29:21 30:4,12,14
A-r-m-a-n-d 27:16	apologize 38:9	ballasts 12:4,5,5	buildings 6:24 7:18 8:13 10:7 12:18 13:9 16:22 18:7,9 25:20	30:19,22 31:10,13 31:22 32:4,12,21 32:24 33:4,14,21 34:4,6 35:5 36:11
ability 22:21	applicants 36:25	basically 8:21 10:18 11:6,14,15 15:5 17:19 20:15 21:22 22:23 23:9 25:11 27:5	bulb 11:7	36:16 38:2,12,16 38:19,23 39:6,18 39:22 40:12,15,18 40:24 41:8,14,17
able 8:19 36:6 39:13 40:23	appreciate 37:25	basis 12:15	bulbs 11:2,3 12:2,4 13:14	Chairwoman's 39:14
absolutely 40:24	approval 34:1,19	bathroom 4:3	business 32:14,15 38:23,24 40:16,17 40:19	change 14:6 changed 18:9 33:10
Act 3:11	approve 34:3	beautiful 25:23		changing 17:1,2
Acting 1:13	approved 6:25 8:24 11:22 27:9,18	bedroom 4:3	C	chase 5:1,5
address 4:19 6:12 15:3 32:6	approximately 21:18	beep 11:16	C 2:1 29:24	chasing 4:25
administratively 29:17	April 35:16	believe 4:21 20:12	call 3:11,13 5:12 30:7 34:6,8 36:18 39:22 41:3	Cherello 1:10 3:14 5:21,24 16:13,23 17:6 19:20 23:7 23:23 34:2,11,12 35:21 36:20 37:9 37:13,16,19 38:5 38:6,21 39:1,20 39:25 40:1,18 41:1,16,19
advanced 19:11	area 11:24 13:12 14:11 18:15	believes 4:22	calls 12:16	41:1,16,19
aerator 13:22	Armand 27:15	bells 5:4	care 4:5 23:10 24:17	choice 35:12
aerators 13:23 14:6	asked 8:8,8 11:23 27:3	benefit 16:4	case 41:1	chose 20:19
Affairs 27:15 36:3	asking 26:6 27:9 31:20	bid 10:15 17:15,16 17:18,19,20 18:4 22:14,19,21,23,24 23:2,5,8,16,23 24:8,20 25:9 26:4 28:12 29:15	cellulose 10:5	clean 6:12
afternoon 3:5,23,24	Assistance 2:6	bidding 23:6,20	certain 6:24 9:2 28:12 29:25	clear 23:22
agencies 27:10,21	ASSOCIATES 2:2	bids 23:25	Certified 1:18,22	clerk 21:13
ago 33:13 37:24	attic 10:2,3,3	big 14:9	Chair 5:17 26:14 26:24 38:10,20 40:20 41:13	clients 13:14
ahead 8:24 28:2 35:22	attorney 2:4 38:8	biggest 16:24 18:17	CHAIRMAN 5:21 5:24 16:13,23 17:6 23:7,23 34:2 35:21 36:20 37:9 37:13,16,19 38:6 38:21 39:1,20 41:1,16,19	close 8:9 33:25
air 6:8 33:2	audience 41:10	bills 36:6 38:24 39:2	Chairman's 39:14	closed 34:16 38:10 38:15,16 41:12,20 41:24
air's 33:1	audit 21:23,24 22:2 22:3	blame 41:5	Chairperson 1:9,10 3:1,2,18 4:10 5:7 5:12,15,20 6:11 6:16 7:10,23 9:1,5 10:8,20 11:5,25 13:2,9 14:23 15:2 15:22 16:8 18:11 18:17,21,24 20:23	CO/fire 11:10
alarm 5:25	auditors 23:4	blown 10:5		cold 31:6,9 32:18
alarms 4:2 5:25	August 13:1 15:8,9 16:21	board 1:2 3:2 5:19 15:20 26:12,18 40:23,25 41:23		come 3:22 4:22 6:8 8:3,4,22 20:17 21:20 23:3 30:19 31:24 32:17,20
ALLISON 1:14	authorities 9:8 12:11,12	boilers 7:1		comes 20:9
AMP 1:14	authority 1:1 2:4 3:3 12:13 16:4 17:22 18:22 21:1 21:5 28:6,11 36:13 41:24	bonded 25:9,10		coming 3:20 13:23
ANGELICA 1:17	available 26:15	boom 31:4		
Angie 27:15	aware 4:20 6:15,16 26:12	born 32:14		
Ann 7:19	awesome 36:15	bottom 18:21		
Anne 6:25 7:2 8:14 9:18,19 11:19 13:11 14:15,19 16:5,25 18:18 19:15 28:5,9 36:1		breaking 9:25		
Anne's 18:6	B	breeze 16:22		
announce 3:8	B 1:8 29:24	Briefly 41:13		
answer 7:7 30:17 31:10	back 5:4,13 10:13	budget 12:14		
answered 31:19		building 4:23 8:14 8:22 9:20 14:2,10 14:10 16:16,18,20		
anymore 18:3 30:11,15 41:9				
anyway 9:16				
apart 9:25				

13:25 16:9 21:9 33:1 Commencing 1:4 commend 35:24 36:9,14 commending 37:22 comment 30:14,16 33:25 39:14 41:9 comments 3:19 30:15 31:23 32:5 33:24 41:9 Commissioner 1:10 1:11,11 3:13,14 3:14,15 13:6 17:11 19:4 22:6,9 22:13 28:3,4,17 28:23 29:2 33:9 33:11,18 34:9,10 34:11,12,13,14,18 34:22,24 35:1,2,3 35:4,23 36:12,14 38:1 39:8,16,21 39:23,24,25 40:1 40:2,3,4,6,8,9,10 40:11 41:6 commissioners 1:2 3:2 16:11 19:1 39:10 41:23 committee 26:15 38:4 common 11:24 13:12 14:11 18:15 communities 8:8 community 27:14 33:13,16 36:3 compact 11:3 company 10:14 27:24 29:20 compared 9:14 complaints 19:19 completed 35:17 completely 13:1 concerned 14:17 condition 19:22 37:2 conference 39:9,15 congratulations	27:18 connection 11:12 conserving 14:7 constantly 15:18 construction 26:18 32:14 consumption 21:25 22:4 contact 20:10 28:8 contacting 28:5 contained 41:25 contract 23:12,14 29:19 contractor 19:6 24:18,19,21,24,25 25:2 26:9,10 29:20 contractor's 26:5 contractors 15:14 17:10 21:19,20 22:20 23:3 24:23 convenience 20:11 convening 3:6 cool 32:25 coordinated 20:21 coordination 20:9 cord 4:13,21 cosmetic 18:12 cost 12:17 21:18,22 costing 18:22 costs 12:15 council 1:14 41:11 County 7:15,16,16 8:3,7 couple 23:3 28:14 course 8:23 25:5 Court 1:18,22 crawl 10:2 crazy 29:7 crucial 39:15 csr@taylorfriedb... 1:24 currently 7:3 35:9 35:13 cut 4:24 CYNTHIA 1:14	D	D 29:24 data 36:2 day 17:14 19:9 22:23,25 23:2 27:10,18 32:18,18 36:17 days 4:25 15:11,17 15:17 18:18 22:24 23:1 deadline 12:24 18:2 38:6 dedicated 20:15 DEEB 1:14 19:13 20:25 27:23 definitely 9:13 10:1 20:24 25:2 delivered 20:8 delivery 10:14 20:17 demand 9:12 department 26:19 27:14 36:3 desire 5:19 details 21:10 detectors 7:1 11:10 Dickinson 2:7 director 1:13 7:20 15:25 dirt 6:10 dirty 6:5,10 doable 13:4,5 documentation 12:19 doing 7:9 8:2,10,23 15:22 16:9 18:13 24:23,25 25:1 29:22,24,24,25 donating 30:23 door 4:7 DOROTHY 1:11 Dougherty 1:10 3:14 13:3 15:13 22:6,9,13 24:14 24:21 25:7,12,16 27:12,17 34:5,13	34:14 37:21 39:3 39:8,12 40:2,3 41:21 DOUGHTERY 25:3 drafts 33:3 drips 8:16 due 22:14 dust 6:10	E	E 1:8,8,8,8,11,12 1:12 2:1,1 29:24 E-mail 1:24 Early 1:2 3:7 eastern 10:4 Ed 26:17 28:9 efficiency 12:9 15:6 efficiency-wise 9:7 efficient 12:6 13:17 electrical 25:1 electricity 22:1 electronic 12:6 eligibility 25:25 Elizabeth 2:7 emergency 4:13,21 5:6,18 ended 8:1 ends 19:6 27:5 energy 9:13 11:7 12:6,8 13:17 14:7 15:6 engineer 28:11,14 enters 41:24 ERA 24:10,11 especially 16:5 33:12 36:1 ESQ 2:4 estimating 8:12 evaluating 8:18 evening 3:6 Everybody 32:1 Exactly 29:21 Excellent 26:23 Excuse 14:1,23 34:18 executive 1:13 7:20	15:25 35:5 38:3 40:17 existed 12:2 existence 37:8 expedite 29:14 expert 15:23 extra 27:3,9 extremely 26:11	F	fact 15:19 familiar 11:3 families 10:25 family 27:2 far 14:17 faucet 14:6 fault 28:15 Feds 27:20 feel 12:19 13:24 32:19 feet 32:19 felt 28:22 Ferguson 7:19 28:6 figure 14:22 finance 35:18 find 10:10 24:7,9 36:6 fine 16:3 17:2,3,18 finish 15:2 fire 5:24 first 15:19 19:8,15 27:25 30:8 39:4 five 10:17 15:17 19:4 35:10 37:1 flag 3:16 38:22 floor 3:19 38:25 fluorescent 11:3 Florida 32:16 fluorescent 12:4 follow 23:8,11,19 24:3,13 37:22 followed 3:17 following 23:24 food 20:2,16,19 forgetting 19:8 forth 17:10 29:6 forward 3:20
---	---	----------	---	--	----------	--	---	----------	--

found 8:2
four 23:1 31:21
fragmented 19:23
free 41:3
freeze 9:23
FRIEDBERG 1:22
front 15:20 27:20
furnaces 17:4
further 6:21

G

gallon 13:18
gallons 13:20
gas 21:25
gathering 35:25
 36:2
gentleman 4:2 8:17
 36:5
getting 13:21 20:3
 24:15 27:18 36:4
 38:13
gift 25:13
give 8:21 10:16
 20:1 27:21
given 22:17 30:2
giving 30:2
glad 21:8
glitch 12:23
glory 41:5
go 6:20 8:24 12:10
 12:11 15:18,18,18
 16:1,10 18:4
 19:18 27:13 28:2
 28:20 35:21 36:6
 38:22 39:13 41:12
 41:15,20
goes 22:19 31:4
 38:22
going 3:18 4:6 5:8
 9:14 10:1 11:8,17
 11:18 13:20 14:14
 15:9 16:7,22,24
 17:3,15 18:3
 20:11 21:13,19
 26:10,13,13,19
 27:22 29:5 33:25
 36:12,22 39:11,16

41:14
good 3:23,24 12:19
 21:17 25:14 37:14
gotta 8:4
grant 6:23 7:5
 22:14 24:5
great 10:8,20 11:25
 15:13 16:3 26:20
 39:12
Gross 1:13 4:8,12
 4:15,18 6:2,20
 21:11 34:19 35:9
 35:24 36:24 37:12
 37:15,18 39:10
grounds 26:14
guess 9:23 12:14
guidelines 35:18
guys 9:13 12:14
 20:13,14,16,18
 36:18

H

half 13:18,19 17:25
 18:1 19:9
hall 6:6 25:19
halls 6:6
hallway 6:7 19:23
hallways 32:10
 33:16
handheld 14:5
handle 20:4
hands 32:19
happen 4:7 17:13
 28:17
happened 24:9
happening 21:5
happens 17:6 32:1
 41:5
hard 11:15
hard-wire 11:12
Harrison 2:3
head 13:17,17
heads 13:18,22
 14:5
hear 27:24
heard 5:11 40:16
heart 19:22

heat 9:10 12:18
heating 7:21,22
 8:15,19,20 9:10
 12:15 18:9 19:7
 19:10,11,19 25:1
 26:12
heating's 19:23
Hello 7:8
help 7:6 20:16
helpful 26:8
helping 6:23
Hi 7:10
high-tech 9:15
Hoboken 2:3
hold 10:12 33:17
holding 9:9
Holman 1:11 13:6
 17:11 19:4 34:18
 35:1,2 36:14 38:1
 39:11,16,17,21
 40:8,9 41:6
homes 8:11,11
 10:24 27:2,2,8
honest 16:4,21
 28:19 31:13
horse 25:13
hot 31:6,8 32:25
 33:1,2
hours 20:23,24
house 9:16
housing 1:1 2:4 3:3
 7:17,18,20 9:8
 12:11,12,13 16:4
 17:22 18:22 20:7
 20:12,25 21:5
 28:6,10,24 35:9
 35:12 36:13 41:23
humongous 18:6
Hyatt 8:1 21:13
 37:6

I

imagine 27:17
incandescent 11:2
 11:7
includes 24:19
information 36:1

insisted 24:10
inspected 4:2
install 9:9
instance 20:7,12
 24:23
insulate 10:3
insulation 10:4,5
 31:14 32:2,11,12
 32:13,22,23 33:7
interrupting 38:10
issue 16:17,19
 17:19 25:25
issued 35:14
item 14:9,13
items 6:25 26:11

J

Jersey 1:3,23 2:3,7
 3:7,10 23:8
job 15:17 18:3 23:5
 36:10,15
Joe 6:21 7:11 16:1
 16:10,17 26:2
 29:14,15 30:4
John 32:7
JOSEPH 2:2,4,8
June 35:11

K

keep 15:11 19:8
Ken 12:16
kind 14:14 32:17
 32:25
kitchen 14:7
know 8:16 9:25
 10:23 12:1,16
 15:8 16:2,6,20
 17:1,25 19:1,19
 21:8,17,19,22
 23:5 25:8,11
 26:21 28:11,18,23
 29:1 31:20 32:15
 32:15 33:5,6,7,8
 33:15,16 36:7
 41:2
knows 19:19 32:1

L

L 1:12
lady 19:21,21
lag 20:3
law 23:12,14
laws 23:8,20,23
Leanora 1:13 10:10
 16:2
left 12:17 34:16,20
 41:11
leg 8:15
let's 16:1,10,17
 18:1 20:7
letters 20:22
liaison 1:14 41:11
light 11:2,3 36:6
lighting 7:2 11:24
 13:13 14:11,12
 18:14,16 25:19
 37:3
lights 17:2
Linden 7:19 28:6
 28:24
line 5:3,5 17:23
 18:21
listening 30:16
literally 12:13
little 14:8 21:9
live 3:25
LLC 1:22
long 4:4 22:10
 25:17 33:8
look 6:2 12:20 23:4
 25:12 27:20 30:4
 33:5
looking 5:10 8:16
 9:3,3,18,19,21
 11:1,21 15:6
 18:25 25:24 40:13
lot 6:10 9:8 12:3
 13:18,24 16:7
 20:13 27:1 29:5
 36:8,13,17 38:13
Lowe's 10:15 24:23

M

M 1:8,8

ma'am 4:14,17	modernization 35:18	newspaper 22:22	P 1:8,12 2:1,1	31:11,12 33:6
Madam 5:17 26:13	moment 3:17	nonprofit 7:13	P-a-p-e-t-t-a-s 32:8	35:25 38:1
26:24 38:10,20	Monday 1:3	15:16 24:1	P.C 2:2	preliminary 21:16
40:19 41:13	money 8:6 11:23	nothing's 4:6	p.m 1:4	present 3:15
Madison 25:20,22	12:17,20,24,24	notice 3:8 12:7 20:1	package 10:16	presentation 16:10
maintenance 4:1	14:14 22:18 24:10	26:16	17:15,16,20 22:14	president 24:10
8:17 20:13,14,15	24:12,12 27:3,7,7	number 36:21	22:19,23 23:2	presiding 3:4
20:18 35:15	27:11,21 30:23		24:8,20 25:10	prevailing 24:6,11
major 8:14 9:17	36:13	O	26:5 29:14	24:13
26:11	monitor 21:14	O 1:12	packages 17:18,19	preview 38:8
making 41:17	month 22:12 35:15	o'clock 3:5	pages 29:23	price 5:9,10 21:20
manager 1:14 2:8	35:16 37:24 38:7	obligated 30:24	painted 37:4	probably 5:4 8:12
7:12	months 17:4 18:8	obtain 6:23 7:5	panic 5:22,23	14:11 23:1
Manfredi 2:2,4	morning 30:8	offer 23:2	pans 35:7	problem 4:5,8,9
5:17 17:17,17	Morris 7:15 8:3,7	officer 3:4	paper 11:9 30:2	28:5 30:9 31:7
23:11,16,19,22	Morristown 1:1,3	Oh 4:9 15:1,4 29:2	Papettas 31:14,19	37:2 40:22 41:2
24:5 26:4,20,23	1:23 2:4 3:3,7	38:16 40:24	31:25 32:7,7,13	Proceed 2:6 6:22
29:18 30:7,10	41:23	okay 6:4 7:23 9:5,7	32:23 33:2,15	7:12 28:1
38:9,14,18,20	motion 34:2 39:1	16:18 17:16 20:20	parking 29:5	proceeding 3:12,16
41:13	41:15,18,20	22:18,25 25:23	part 24:19 25:9	34:7
manner 38:11	mouth 25:13	30:19,20 32:21	30:5 35:6	proceedings 1:7
manufacture's	move 26:10 33:25	33:4,14,21,22	pay 39:2	41:22
10:16	35:11	35:5 37:19 38:19	penny 18:23	proceeds 35:19
MARION 1:11	moved 39:19	38:23 39:8 40:12	people 6:9 20:2,17	process 22:10 26:3
Mark 8:1,2 21:12	multi-family 8:11	40:15 41:8	28:21 29:5	36:22 37:17
21:16 37:6	multiple 24:22	old 12:4 20:16,18	percent 12:17,18	procurement 5:18
Mary 1:10 19:19		38:23,24	18:25 35:13	professional 40:20
Mayor's 41:10	N	older 19:21	perfectly 16:3	program 2:6 6:23
mean 4:6 7:25 9:15	N 1:8,12 2:1,8	once 8:1	period 36:8	7:5 21:9 30:23
12:1,9 14:8 15:16	name 3:20,24 7:11	one-day 23:17	permission 30:2	35:12,14
16:5,6,7 18:4,5	19:8 27:23 32:5,7	one-third 11:7	permits 24:15 25:6	project 8:12 15:10
25:9,12	necessarily 20:20	one-year 10:16	person 13:20 21:5	27:4 28:20
meaning 9:7 13:17	neck 17:22	ones 11:4,4 17:10	personally 21:3	project-wide 35:10
meet 26:15,19,22	need 5:16 16:24	open 1:6 3:10,19,22	picking 36:22	projects 8:10 21:12
meeting 1:6 3:4,9	20:25 26:3,4	6:7 30:15	37:17	promptly 26:16
3:10 8:1 15:20	30:11 38:14	opening 22:24 41:8	plants 6:9	proper 3:8
26:7 34:15,17	needed 9:11 36:3	order 4:15 32:15	please 3:20 22:7	properly 5:25
mentioned 37:7	15:7 28:13	36:5	27:24	proposal 16:14
metal 32:11	needless 9:17 12:3	orders 35:16	plenty 7:25	40:21
mic 3:21 31:24	15:7 28:13	ordinances 25:4	plus 10:17 19:4	provide 21:1
MICHAEL 1:10	needs 37:3	organization 7:13	point 3:12,16 22:17	provided 3:9
million 8:10	new 1:3,23 2:3,7	original 33:10	22:19 34:7 37:23	public 1:6 3:10,19
mind 12:11 39:4	3:7,10 4:23 5:5,5	originally 37:5	40:21 41:22	3:21 6:21 14:24
minute 14:24 35:24	10:7 12:5 17:4	Orleans 39:9	post 22:20 24:1	23:12,13,19 30:14
minutes 34:1,3,20	20:3 23:8 35:14	outside 33:3	Pounder 4:18,20	31:23 33:25 34:15
mistakes 28:14	39:9 40:16,16,18		5:9,14,23 6:1,11	35:9 41:9
models 29:25	news 35:7	P	6:14,18 11:13	publically 3:8

pulled 25:6
purchase 10:17
put 4:15,23 9:3
 11:8 13:15 17:3
 17:16 20:9 22:22
 26:25 28:13 31:2
 31:4 32:16,18
 33:12 41:7,12
putting 11:2 17:15
 17:22 19:7 20:19

Q

question 19:13,25
 22:7 39:3,5,7
questionable 26:1
questions 7:7 16:12
 29:9
quicker 28:20
quickly 26:11

R

R 1:8,8,12 2:1
R38 10:3
Rahway 7:17,18
 12:13 20:7,12
 28:9
Ramirez 26:17
 34:22 39:11 40:4
rate 35:13
reach 28:21
ready 36:21 37:11
 37:23
realize 13:20
really 15:10 19:12
 25:14 27:7 31:3,3
 37:10,25 39:15
recall 11:11,11
recommendations
 22:3,4
record 38:5 41:24
refrain 34:16
refrigerator 10:7
 10:10,19 20:3,17
refrigerators 7:2
 10:15 11:20 13:13
 14:12 17:1 18:13
 19:14 20:1,8

24:24 29:4,6
regular 1:6 3:9
 24:12 34:15
Rena 3:25 14:24
 30:16,19
rep 19:15
replace 6:24 8:19
 9:19
replaced 6:25 10:2
 10:11 19:14 33:19
report 35:6,6,20
 38:3,11 40:17
REPORTED 1:17
Reporter 1:18
Reporters 1:22
reports 38:4
required 26:6,9
 35:17 36:2,4,7
requires 10:22 24:5
residents 36:5
resolutions 40:12
 40:16
resources 21:1
respond 26:16
 38:14
response 29:10
 34:23,25 40:5,7
responses 38:13
Riccio 7:19 8:1
 28:9
right 5:15 9:1
 18:20 20:6 27:6
 30:9 32:25 36:24
 37:12,15,18
roll 3:11,12 34:6,7
 39:22
roof 4:23
room 33:13,16
 41:11
rooms 19:24
roughly 8:9
round 12:2,2
run 5:5 9:11 19:12
running 5:4 8:21
 36:7

S

S 1:8,8,12,12 2:1
Sally 1:11 3:15 28:3
 28:4,17,23 29:2
 33:9,11,18 35:3,4
 35:23 36:12 38:8
 40:10,11
saluted 3:17
Sardina 2:8 6:21
 7:8,11,11,24 9:2,6
 10:9,21 11:6,14
 12:1 13:4,8,10
 14:3,19,22 15:5
 15:14,24 16:15
 17:5,8,13 18:15
 18:20,23 19:2,6
 20:6 21:3,15 22:8
 22:11,15 23:9,13
 23:18,21,25 24:4
 24:7,17,22 25:5,8
 25:15,17,21,24
 26:7,25 27:14,19
 28:1,4,7,19,25
 29:4,9,12,19,22
 30:9,11,13 37:5
Sargent 1:14 34:9
 34:11,13,21 35:3
 35:25 39:23,25
 40:2,4,10,14
save 36:13
saving 12:9
savings 9:13
saying 8:15 13:4
 14:9 15:8,24
 16:10 17:24 32:22
 34:20 41:3
says 12:16 16:1
scheduled 35:11
 38:24
scheduling 36:25
screening 36:24
screw 31:4
second 34:4,5 39:4
 39:18,21 41:9,16
 41:21
see 9:14 17:17 24:7
 26:5,8 28:21
 39:13

Seeing 41:10
send 12:19 20:22
senior 25:20 28:24
seniors 20:14
sense 17:23 20:10
 23:14
sent 21:15
separate 41:25
separated 9:24
September 15:11
 18:2,19
seriously 19:21
services 8:7
serving 19:17
session 3:21 14:25
 30:15 33:25 34:16
 38:11,15,17 41:12
 41:20,24
set 8:20 38:22
seven 15:17 19:17
shade 31:2
shaky 31:3,5
share 41:4
short 26:16 36:8
show 17:19
shower 13:16,17,18
 13:22 14:5,5
sign 29:20
signature 36:4
signing 30:1
signs 17:21
silence 3:17
sills 9:21,21,22 10:1
simple 19:12 29:23
single 10:25
single-family 8:11
 10:24 27:2,8
sir 14:16 32:4 33:23
sit 6:9 41:4
sitting 8:18
six-year 10:18
slate 9:22,22,23
small 14:13 21:10
smoke 7:1
solely 29:20
somebody 4:22,24
 5:10 6:12 14:25

41:15
Somerset 7:16
soon 30:6 33:22
 38:22
sorry 13:16 15:1,4
 35:21 39:13
sounds 25:13
space 10:2
speak 31:24
speaking 4:5
specified 28:11
specify 29:25
specs 21:16
spending 14:14,15
spent 4:25
spiderwebs 6:5
spin 13:23
spiral 11:4
spoilage 20:5
spoke 12:8 26:7
 35:19
spoken 10:9
staff 21:1 37:22
 40:20
standard 10:4
 17:20 19:2
start 17:15 21:12
started 26:3
starting 17:12,14
state 3:4,20 7:14
 8:6 10:22 12:20
 22:14,15,16,17,19
 23:8 24:9 27:3,12
 27:19,21 32:5
state's 22:17
stay 33:3
store 10:13
Street 1:2,23 2:3,7
 3:7 7:1,3 8:14
 9:18,19 11:19
 13:11 14:15,19
 16:5,25 19:16
 36:1
stuff 6:5 9:15 14:8
 14:13 37:4
style 12:5
subgrantee 7:14

summertime 31:5,8
Summit 7:20 28:10
supervisor 27:15
sure 14:4 22:8 27:5
switching 20:1 29:6
system 5:6 7:22
 8:15,19,21 9:11
 19:7,10 25:1
systems 18:9 19:11

T

T 1:8,12
take 4:4,4 11:1 12:7
 16:25 18:19 20:16
 20:18 22:25 23:9
 24:17 35:24
taken 3:13 34:8
talk 7:4 11:17
 31:17 40:22
talking 4:12 13:12
 13:13,14 14:16
 18:18 30:20,25
 37:5
tanks 9:9
Taylor 1:22 3:24,25
 4:9,11,14,17 6:3,4
 6:19 14:1,16,20
 15:1,4 30:18,20
 30:25 31:16 33:1
tell 12:10 13:11
 15:14 28:15
telling 10:25 19:22
ten 22:24
Terrific 39:12
thank 6:20 16:9
 19:16,16,16,24
 26:23 29:11,12
 30:10,12,13 33:23
 36:9,18 37:24
 38:1,2,20 39:8,15
thing 6:4 9:7 10:9
 11:8,21 12:7,14
 12:16,23 13:10,15
 22:16,18 27:1
 28:8 30:1,8
things 6:24 7:16
 8:13 9:2,17 11:18

12:22 19:10 29:25
 30:3
think 11:22 16:3
 18:7 22:11 26:11
 26:19 28:20 36:10
 39:19 40:16,21
thought 15:23
 21:17
thousands 27:2
three 8:13 9:3,6
 10:6 13:6,8 18:6,6
 18:8,8 20:15
 29:23 37:10,23
ticket 14:9,13
till 15:11
time 15:19 16:18
 16:20,25 19:18
 20:3 25:17 27:25
 36:9 38:7
times 18:5
today 4:6 9:14 20:6
 20:8
told 11:18
tomorrow 6:3
 17:14,14
ton 18:5
top 10:17 40:20
total 35:15
town 1:1 3:3 24:14
 25:4
tracing 4:24
train 19:9
transcript 1:6
 41:25
tried 4:24
true 18:2 20:20
 25:14
Trust 17:8
truthful 15:9
try 21:21 29:13
 33:5
trying 5:1 11:22
tubes 12:2
turn 9:12
two 4:25 13:18 17:4
 39:10
type 26:12

U

Uh-uh 6:18
understand 20:21
 23:14
Union 7:15
unit 7:21,21 10:6
 13:16 28:12,12,13
units 9:4 13:7,8
 14:4 28:10,10
 35:10 36:25
updating 37:6
upstairs 3:25
use 11:6 22:1 40:25
usual 21:21
usually 15:25 27:1
utilization 35:13

V

vacancies 35:10
ventilators 6:8
Vera 1:9 3:1
versus 37:24
Vice 1:10 5:21,24
 16:13,23 17:6
 23:7,23 34:2
 35:21 36:20 37:9
 37:13,16,19 38:6
 38:21 39:1,20
 40:18 41:1,16,19
Vitcom 4:22,22
Vitolo 34:24 40:6
vocal 11:16
voucher 35:12
vouchers 35:14

W

wage 24:6,11,13
wait 14:23
walk 4:7 30:2
walking 6:6
want 4:18 9:9
 10:12 12:22 15:10
 16:8,16 21:11
 23:4,22 26:22,25
 27:4,5,20 32:5
 36:9 38:12 40:19
 40:22 41:12

wanted 31:17 35:23
ward 19:15
warranty 10:17,18
 19:3
Washington 1:23
wasn't 6:14 15:19
 28:14 39:13
water 8:22 9:10,11
 13:21,24
water's 13:23
way 5:3 8:16,20
 10:22,24 41:6
we'll 15:3 21:7,9,10
 21:12 33:5,21,22
we're 3:18 4:20 7:3
 7:13,13 8:16,18
 9:3,3,18,19,21
 13:12 14:13,15
 15:5 33:24 37:1
 37:10,16 38:21
 41:8
we've 7:17,18,25
 9:8 18:5 21:23,24
 22:1
weatherization 2:6
 2:8 6:22 7:12,14
 7:17 8:2,7 24:12
website 22:20
week 15:17,18
welcome 28:7 39:17
went 28:12 39:9
weren't 6:16
White 1:9 3:1,1,13
 3:18 4:10 5:7,12
 5:15,20 6:11,16
 7:10,23 9:1,5 10:8
 10:20 11:5,25
 13:2,9 14:23 15:2
 15:22 16:8 18:11
 18:17,21,24 20:23
 21:7 24:2 25:18
 25:23 26:2,17,21
 28:2 29:8,11,13
 29:21 30:4,12,14
 30:19,22 31:10,13
 31:22 32:4,12,21
 32:24 33:4,14,21

34:4,6,9,10 35:5
 36:11,16 38:2,12
 38:16,19,23 39:6
 39:18,22,23,24
 40:12,15,24 41:8
 41:14,17
wind 32:20
window 28:10
 32:19
windows 6:5,10,13
 7:2 9:20,20 11:19
 14:17,18,20 16:6
 17:4 21:12,16,17
 21:18,22 24:25
 30:21 31:1,2,15
 32:2,9,16,17,22
 33:3,8,10,12,17
 33:19
windy 32:18
winning 24:18
winter 9:23
wintertime 31:6,9
wires 11:15
wish 9:16
wonderful 35:7,8
wondering 4:1,4
 31:7
work 4:15 5:25
 7:25 12:13,21
 13:3,11 15:16
 16:19 17:25 21:7
 21:9,10 24:14
 25:4,22 33:22
 35:16 36:8,17,19
worked 26:18
working 4:11,21
 5:16 7:3 22:10
 27:6
works 21:13 35:7
Wow 10:8 13:2

X

Y

yeah 4:20 16:1,10
 17:23 18:17 20:23
 29:2 33:2 34:21

yearly 12:15 years 10:17 15:21 19:5,17 31:21 33:13 <hr/> Z <hr/> ZAGAR 1:17 Zero 18:24 zone 10:5 zoning 24:15 25:4 <hr/> 0 <hr/> 07030 2:3 07201 2:7 07960 1:3,23 <hr/> 1 <hr/> 1.25 13:19 110-unit 18:7 1126 2:7 12 15:21 33:13 120 18:18 13 15:21 150 18:25 19 1:3 3:6 <hr/> 2 <hr/> 2 8:10 200-unit 18:7 201 29:4 2014 1:3 3:6 209 35:16 21 35:10 24/7 8:21 29 8:14 11:19 14:15 14:19 16:5,25 18:18 19:15 <hr/> 3 <hr/> 30 15:11 18:19 29:5 30-day 23:16 30th 13:1 15:8,9,11 16:21 18:2 31 1:2 3:7 7:3 33:22 39 7:3 14:10 33:20 37:2 <hr/> 4 <hr/>	4-foot 12:4 48 20:7,23,24 4Q 3:25 <hr/> 5 <hr/> 50 2:3 12:17,18 20:7 <hr/> 6 <hr/> 6 3:5 6:00 1:4 60 1:23 <hr/> 7 <hr/> 8 <hr/> 80-unit 18:8 <hr/> 9 <hr/> 90 18:18 90-plus 9:4,6 95 35:13 973)285-0411 1:24 			
---	--	--	--	--