

MORRISTOWN HOUSING AUTHORITY
BOARD OF COMMISSIONERS
39 Early Street
Morristown, NJ 07960
Monday, November 24, 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:

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

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

LEANORA GROSS, Acting Executive Director

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:

BETH A. BENSON,
Certified Court Reporter
TAYLOR & FRIEDBERG, LLC
Certified Court Reporters
60 Washington Street
Morristown, NJ 07960
(973)285-0411

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2 CHAIRMAN CHERELLO: I, Michael Cherello,
3 chairperson of the Board of Commissioners of the
4 Housing Authority of the Town of Morristown, presiding
5 officer at this meeting do hereby state it is now 6:02
6 in the evening on November 24, 2014, and we are
7 convening at 39 Early Street, Morristown, New Jersey,
8 and do hereby announce publicly that proper notice of
9 this regular meeting has been provided according to
10 the New Jersey Public Meetings Act.
11 (Roll call was taken.)
12 CHAIRMAN CHERELLO: Pledge of
13 allegiance.
14 (Pledge of Allegiance.)
15 CHAIRMAN CHERELLO: We will now have a
16 moment of silence.
17 (A moment of silence was observed.)
18 CHAIRMAN CHERELLO: Just before we go
19 into the first public comment, I'd like to
20 welcome our newest commissioner, Jeanine. Have
21 you met everyone?
22 COMMISSIONER CRIPPEN: Yes, we just met
23 walking in.
24 CHAIRMAN CHERELLO: We're now at a full
25 board, thank God. We will now have our first

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1 MR. ALEXANDER: It's impossible. You
2 can't change.
3 CHAIRMAN CHERELLO: Maybe in the future.
4 But let me ask you this --
5 MR. ALEXANDER: Look how they done it,
6 there was a distance between the insulators, the
7 roof layers. Before they were flat on the roof,
8 after they made the change there were some
9 distance between the sheath and the roof. It
10 means that there were not sufficient layers. So
11 it may be my fault because I didn't understand
12 it.
13 CHAIRMAN CHERELLO: Let me just ask you
14 this, because you have discussed this several
15 times with us. I don't know, is it possible,
16 would you like to -- if we had a lower
17 apartment?
18 MR. ALEXANDER: No, my apartment, I have
19 a heater, additional heater. It's just
20 sufficient.
21 CHAIRMAN CHERELLO: So you're happy
22 where you are.
23 MR. ALEXANDER: In summer it's
24 difficult.
25 COMMISSIONER VITOLO: Didn't you tell us

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1 public comment.
2 MR. ALEXANDER: My name is Victor
3 Alexander. 39 Early Street, apartment 517.
4 Again, I want to share with you some experience
5 of this year's weather. It was not so cold, but
6 nevertheless when it was below zero, in our
7 apartment was cold. And it was not sufficient,
8 the heating wasn't sufficient. It was the first
9 time in 20 years. It means that the roof was
10 done wrong. It means that the contractor with
11 the roof, it was not -- it's not only
12 waterproof, but temperature proof. I suppose
13 there are two little, two few layers of
14 insulation between the rubber and the roof
15 itself. Before there was two, now there's only
16 one. And that is the reason why it is cold in
17 the winter and hot in the summer. I hope that
18 when we have another contract in future you
19 don't make this mistake.
20 CHAIRMAN CHERELLO: Thank you.
21 COMMISSIONER DOUGHERTY: Thank you, sir.
22 CHAIRMAN CHERELLO: We all know that you
23 have discussed this -- we've discussed this
24 several times. And I don't know what we can do
25 now.

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1 last time you wanted us to paint it white, the
2 roof, and now you're changing your theory on
3 us.
4 CHAIRMAN CHERELLO: No, it's all part of
5 the same theory. It's winter. You got to
6 understand.
7 COMMISSIONER VITOLO: So we're changing
8 up the -- CHAIRMAN CHERELLO: The white reflects
9 the --
10 COMMISSIONER VITOLO: Were you in the
11 roofing business?
12 MR. ALEXANDER: I'm an engineer. I was
13 an engineer.
14 COMMISSIONER VITOLO: We appreciate it.
15 CHAIRMAN CHERELLO: Thank you very much.
16 COMMISSIONER DOUGHERTY: Thank you very
17 much.
18 CHAIRMAN CHERELLO: Can I have a motion
19 to approve our minutes?
20 COMMISSIONER DOUGHERTY: I'll move it.
21 COMMISSIONER HOLMAN: I'll second.
22 CHAIRMAN CHERELLO: We have a motion to
23 second. Any discussion?
24 COMMISSIONER WHITE: I'll second it.
25 CHAIRMAN CHERELLO: We have a motion and

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1 a second. No discussion on it so we can have a
 2 roll call.
 3 (Roll call was taken with all voting in
 4 favor with the exception of Commissioner Vitolo
 5 abstaining.)
 6 COMMISSIONER DOUGHERTY: Can I clarify,
 7 was that all the minutes, Chairman, or just the
 8 minutes for October 27th or the 13th?
 9 CHAIRMAN CHERELLO: If you have a
 10 question, commissioner, on any of the minutes --
 11 COMMISSIONER DOUGHERTY: I don't. I
 12 just want to make sure, because we have two
 13 different dates in our packet.
 14 CHAIRMAN CHERELLO: Actually we have a
 15 closed session in there.
 16 MS. GROSS: The special meeting.
 17 CHAIRMAN CHERELLO: And the special
 18 meeting.
 19 COMMISSIONER DOUGHERTY: Did we approve
 20 all minutes?
 21 CHAIRMAN CHERELLO: That was my
 22 intention. Does anybody have a problem with
 23 that?
 24 COMMISSIONER HOLMAN: I don't.
 25 CHAIRMAN CHERELLO: Then all the minutes

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1 hospitalized, and one family said no.
 2 CHAIRMAN CHERELLO: Does this reflect on
 3 us when they're rejected.
 4 MS. SALLY: No, we call it market
 5 conditions with HUD.
 6 CHAIRMAN CHERELLO: So we're not going
 7 to get hit with those.
 8 COMMISSIONER SALLY: We won't get hit
 9 hard.
 10 COMMISSIONER DOUGHERTY: Looks like
 11 there's five for December move-in, so leaves us
 12 with three efficiencies left.
 13 MS. GROSS: Yes, they're scheduled for
 14 move-in. By the time we get them to come in,
 15 something happens, or they decide they don't
 16 want it. As far as we're concerned right now we
 17 have five senior applicants coming in.
 18 Hopefully they'll take them.
 19 COMMISSIONER DOUGHERTY: Okay.
 20 COMMISSIONER HOLMAN: Another thing,
 21 once they come in and see the unit they really
 22 want a one bedroom as opposed to an efficiency,
 23 so they turn them down.
 24 COMMISSIONER DOUGHERTY: They go to the
 25 back of the list if they don't accept the

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1 in the packet are approved.
 2 COMMISSIONER DOUGHERTY: Thank you.
 3 CHAIRMAN CHERELLO: Executive report.
 4 MS. GROSS: Currently there are 17
 5 vacancies project-wide, ten units scheduled for
 6 December move-in, and the housing department
 7 continues to work diligently to occupy all the
 8 units. The Housing Choice Voucher Program, we
 9 are currently at 97 percent utilization rate for
 10 our voucher program, and there were no new
 11 vouchers issued in the past month. For
 12 maintenance there was a total of 233 work orders
 13 for the month of October, and all work completed
 14 well within the PHAS guidelines. Modernization
 15 there was none, and finance none.
 16 CHAIRMAN CHERELLO: Okay. I just have a
 17 question, Lee. I guess we're having a hard time
 18 renting the efficiencies.
 19 MS. GROSS: Yes.
 20 CHAIRMAN CHERELLO: So we're going
 21 through a regular list on a regular basis and
 22 they're being rejected.
 23 MS. GROSS: Yes, quite a few of them are
 24 being rejected. We had two people that were
 25 applicants that were coming in, and one was

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1 efficiency.
 2 MS. GROSS: Some ask to be removed.
 3 They feel the apartment is too small or don't
 4 like the building, so --
 5 CHAIRMAN CHERELLO: Okay.
 6 COMMISSIONER DOUGHERTY: That's
 7 interesting, because I was under the impression
 8 when we have the asterisk it indicates December
 9 move-in we had tenants for these.
 10 MS. GROSS: We do. They're applicants.
 11 But they're pending. You never know what's
 12 going to happen once it's time for them to do
 13 their paperwork. But right now they're all
 14 agreeing to move in, right now.
 15 COMMISSIONER DOUGHERTY: Great.
 16 Perfect.
 17 CHAIRMAN CHERELLO: Over the last
 18 several months we've seen that block show up
 19 month after month after month. Which isn't a
 20 reflection on anything other than the people not
 21 wanting them. They're ready.
 22 MS. GROSS: We have the senior waiting
 23 list open all the time. So every Thursday of
 24 each month we have applicants coming in, so we
 25 never run out of applicants.

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1 COMMISSIONER DOUGHERTY: Right. Okay.
 2 CHAIRMAN CHERELLO: So an applicant may
 3 come in there and want an efficiency, and if
 4 there's one open they could theoretically get a
 5 place, and if they took it --
 6 MS. GROSS: Normally we don't work that
 7 way. When they come in to apply, they're going
 8 on an existing list. So there's already people
 9 there. It's just a matter of screening them.
 10 CHAIRMAN CHERELLO: Okay.
 11 MS. GROSS: If they don't take it we
 12 move to the next. But we have people ready.
 13 It's just a matter of getting the doctors
 14 information that they say they can live
 15 independently, sometimes the landlord takes
 16 forever to return the landlord verification
 17 form. But she have people ready to go.
 18 CHAIRMAN CHERELLO: Okay. Committee
 19 reports. I was going to sit down with Dorothy
 20 and go over committees for the coming year. And
 21 we didn't get that done. But we will have that
 22 done before the next meeting. And if someone
 23 has a special committee they'd like to be on, if
 24 you could let either Dorothy or myself know, and
 25 we will try to get you on that. But then again,

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1 old business?
 2 COMMISSIONER VITOLO: I just have one
 3 thing. I was looking through the transcript,
 4 and I was not here at the last meeting, and I
 5 wanted to thank the board for recognizing
 6 Commissioner Ramirez and presenting Chris
 7 Ramirez with a plaque. Very classy move. Ed
 8 was a friend of mine. And I thank the board for
 9 that.
 10 COMMISSIONER DOUGHERTY: Thanks, Frank.
 11 CHAIRMAN CHERELLO: Schedule of bills.
 12 Do we can we have a motion to pay our bills and
 13 then have a discussion?
 14 COMMISSIONER DOUGHERTY: I'll move it.
 15 CHAIRMAN CHERELLO: Do I have a second?
 16 COMMISSIONER HOLMAN: Second.
 17 CHAIRMAN CHERELLO: We have a motion and
 18 a second to pay our bills. Any discussion on
 19 any of our bills?
 20 COMMISSIONER DOUGHERTY: Chairman, I
 21 have a request if possible, please. I know this
 22 has been discussed before. So I'm looking at
 23 the bill list and on page six we have PDQ Inc.
 24 for maintenance supplies then you go on to
 25 page seven, Sherman Williams, maintenance

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1 you may have to take what you get.
 2 COMMISSIONER WHITE: It's up to you,
 3 chair.
 4 CHAIRMAN CHERELLO: I'd like to try to
 5 keep everybody happy for a month. So I take it
 6 then we don't have -- we do have the search
 7 committee which we will discuss in closed
 8 session.
 9 MR. MANFREDI: I'd like to report, if
 10 acceptable, report to the board now in closed
 11 session, since we may be passing a resolution
 12 when we come out of the closed session.
 13 CHAIRMAN CHERELLO: We will discuss that
 14 in closed session
 15 MR. MANFREDI: Yes. Is this an
 16 acceptable time to do it?
 17 CHAIRMAN CHERELLO: Do we want to move
 18 right along and then come back and do closed
 19 session at the end?
 20 COMMISSIONER WHITE: I think we should.
 21 I would like to do that.
 22 COMMISSIONER DOUGHERTY: I'm fine either
 23 way. Sure.
 24 CHAIRMAN CHERELLO: So we're going to
 25 move on to old business. Does anyone have any

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1 supplies, then you go over to page eight, TPS,
 2 maintenance supplies. It will be extremely
 3 helpful to me if we knew what we were approving,
 4 what type of maintenance supplies we were
 5 looking at because it's very broad for me. And
 6 when I look through the list, although I'm sure
 7 we need all the maintenance supplies, what
 8 specifically are we purchasing. We have also on
 9 page six NJ Advance Media Advertisement, but no
 10 description of what advertisement. And just for
 11 me it would be very helpful to have a
 12 description of what it is that we spent the
 13 money on so I can be better prepared to pass.
 14 COMMISSIONER WHITE: When I was the
 15 chair Commissioner Dougherty had asked for that
 16 and I went over to the housing authority and I
 17 saw the trouble that it would cause. Because
 18 first of all, she has went through an extensive
 19 -- she went out of her way to print something
 20 that most housing authorities, they don't print
 21 this much at a meeting. So my suggestion was
 22 that Commissioner Dougherty or any of us can
 23 make an appointment with Jean, and go over there
 24 and look at the receipts. That's a lot of
 25 receipts, a lot of stuff for her to have to

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1 print out or copy every month and put in our
 2 packages. And it's really not something -- and
 3 I asked around because I did call a couple of
 4 housing authorities, and they said they don't
 5 put half the stuff we put. So I just thought it
 6 would be easier for one or two commissioners, if
 7 they had a question about how many pencils, how
 8 many rubber bands, to go over and talk to Jean
 9 and she can show them all of the receipts.
 10 Because that's kind of rough to ask to do that
 11 every month.
 12 COMMISSIONER DOUGHERTY: Thank you,
 13 commissioner. Chairman, I'm not asking for
 14 receipts, I'm just asking for specific
 15 descriptions of what we're spending our money
 16 on.
 17 COMMISSIONER WHITE: It's on the
 18 receipt.
 19 COMMISSIONER DOUGHERTY: Thank you.
 20 CHAIRMAN CHERELLO: We hopefully later
 21 this evening a lot of pieces will all fall
 22 together, and we will be able to take care of
 23 that.
 24 COMMISSIONER DOUGHERTY: That will be
 25 helpful. Thank you.

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1 would you do us a favor, please, and you have
 2 explained this to me, could you just go over
 3 that with the board so they have --
 4 MS. GROSS: Yes. There was a repairer
 5 in -- let me start. In our accounting
 6 department we terminated the accounts manager.
 7 Mr. Hendrickson was a repairer. He also has a
 8 degree in finances, in business, so we moved him
 9 into that position. So we had to hire a
 10 repairer. And that's what Mr. Findley is. He's
 11 taking the place of Mr. Hendrickson.
 12 COMMISSIONER VITOLO: What does a
 13 repairer do?
 14 MS. GROSS: He goes out to do work
 15 orders. He also does apartments. He does just
 16 about the same thing that the mechanics do.
 17 CHAIRMAN CHERELLO: It's a lower level
 18 though.
 19 COMMISSIONER VITOLO: Who does he report
 20 to?
 21 MS. GROSS: Mr. Pounder and myself.
 22 COMMISSIONER DOUGHERTY: Is this a
 23 part-time position?
 24 MS. GROSS: Full-time.
 25 COMMISSIONER DOUGHERTY: It's benefits?

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1 CHAIRMAN CHERELLO: Does anyone have
 2 questions about the bills? Okay. We have a
 3 motion and it's been seconded to pay our bills.
 4 Could we have roll call, please.
 5 (Roll call is taken with all voting in
 6 favor.)
 7 CHAIRMAN CHERELLO: Okay. Mr. Manfredi,
 8 I now have a question on how we proceed. Should
 9 we keep all our resolutions and go over all
 10 those when we come back out of closed session?
 11 MR. MANFREDI: You can pass them now if
 12 you'd like to and then we can handle the closed
 13 session business at the end.
 14 CHAIRMAN CHERELLO: And the second
 15 question I have for you, will we have our
 16 discussion with Mr. Ketcham in closed session?
 17 MR. MANFREDI: No, open session, and
 18 then I'll advise the board on any legal aspects
 19 in closed session.
 20 CHAIRMAN CHERELLO: Let's do our
 21 resolutions and go to Mr. Ketcham under new
 22 business.
 23 Our first resolution is 2014-21, and
 24 it's the resolution approving and authorizing
 25 the hire of Terry Findley as repairman. Lee,

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1 MS. GROSS: Yes.
 2 CHAIRMAN CHERELLO: We did authorize at
 3 a meeting sometime ago that the replacement -- I
 4 just wanted to go over it tonight.
 5 COMMISSIONER DOUGHERTY: Did we go out
 6 for several applicants, and this is the
 7 gentleman we chose?
 8 MS. GROSS: Yes.
 9 COMMISSIONER DOUGHERTY: What was the
 10 pool of applicants, Lee?
 11 MS. GROSS: We had four for the
 12 repairer.
 13 MR. VITOLO: Who interviewed him?
 14 MS. GROSS: Mr. Pounder and myself.
 15 COMMISSIONER CRIPPEN: Can I ask, how
 16 many repairmen, service people work for the
 17 housing authority to serve on the projects
 18 total?
 19 MS. GROSS: We have nine, one repairer.
 20 CHAIRMAN CHERELLO: Right. They have
 21 different levels, repairer being the lowest
 22 level, then mechanic.
 23 MS. GROSS: Mechanics, laborers.
 24 CHAIRMAN CHERELLO: And move right up.
 25 COMMISSIONER DOUGHERTY: Mr. Findley

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1 would be number nine.
 2 MS. GROSS: I would say no, not number
 3 nine. Between six and seven.
 4 COMMISSIONER DOUGHERTY: But he's
 5 within that nine?
 6 MS. GROSS: Yes.
 7 CHAIRMAN CHERELLO: Do we have any other
 8 questions on Mr. Findley? Okay. Roll call,
 9 please. Did we have a motion to accept?
 10 COMMISSIONER WHITE: I'll move it.
 11 COMMISSIONER DOUGHERTY: I'll second.
 12 CHAIRMAN CHERELLO: Roll call, please.
 13 (Roll call is taken with all voting in
 14 favor.)
 15 CHAIRMAN CHERELLO: Resolution 2014-22,
 16 this is a resolution approving and authorizing
 17 the hiring of Mr. Martin as a mechanic, which
 18 really just had the same discussion.
 19 MS. GROSS: Mr. Martin is taking -- Jose
 20 Rivera is retiring, he's a mechanic and
 21 retiring, and Mr. Martin is taking his place.
 22 CHAIRMAN CHERELLO: Here again, this is
 23 one of the individuals that we had approved at
 24 an earlier date as his replacement. Okay. Do I
 25 have a resolution to approve or a motion to

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1 COMMISSIONER HOLMAN: Second.
 2 CHAIRMAN CHERELLO: Roll call, please.
 3 (Roll call was taken with all voting in
 4 favor.)
 5 COMMISSIONER VITOLO: Congratulations,
 6 Joe.
 7 MR. MANFREDI: Thank you everyone.
 8 CHAIRMAN CHERELLO: New business. We
 9 will go into new business. And we have Mr.
 10 Ketcham at this time who is our fee accountant
 11 who wants to ask some questions, and he'd like
 12 to give us some information on this. So Bill,
 13 if you could, please.
 14 MR. MANFREDI: It might help the issue
 15 if I can give the board a little background on
 16 this, but unfortunately it is attorney/client,
 17 I'd have to ask us to go into closed session for
 18 a moment. I think it will help move things
 19 along if you don't mind.
 20 COMMISSIONER WHITE: Do the second
 21 portion, chair, so this gentleman doesn't have
 22 to wait.
 23 CHAIRMAN CHERELLO: Okay. Second public
 24 comment.
 25 MR. ALEXANDER: This is security of

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1 approve?
 2 COMMISSIONER WHITE: Move it.
 3 COMMISSIONER HOLMAN: Second.
 4 CHAIRMAN CHERELLO: Roll call
 5 recollection, please.
 6 (Roll call was taken with all voting in
 7 favor.)
 8 CHAIRMAN CHERELLO: Resolution 2014-23,
 9 this is a resolution approving and authorizing
 10 the contract for accounting services through
 11 Polcari & Associates, certified public
 12 accountants. Do I have a motion to move?
 13 COMMISSIONER WHITE: I'm going to move
 14 it.
 15 COMMISSIONER SALLY: Second.
 16 CHAIRMAN CHERELLO: Motion approved to
 17 move and seconded. Can I have roll call,
 18 please.
 19 (Roll call was taken with all voting in
 20 favor.)
 21 CHAIRMAN CHERELLO: 2014-24, resolution
 22 approving and authorizing the award of a
 23 contract with general legal services to Joseph
 24 Manfredi & Associates.
 25 COMMISSIONER DOUGHERTY: I'll move it.

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1 building. When the building was built 20 years
 2 ago in every apartment there was two cords, in
 3 the bedroom and in the bathroom. If something
 4 happened to the person he could pull the cord
 5 and there was a light on the door and the
 6 number, and connection to emergency. Now it is
 7 only a number and light and nobody knows what it
 8 is. Nobody is interested. So if something
 9 happened with the person, he's dead. There is
 10 no connection. It should be according to the
 11 system a connection to the fire department, and
 12 the fire department comes at once. It should be
 13 connected with emergency squad.
 14 CHAIRMAN CHERELLO: Okay.
 15 COMMISSIONER DOUGHERTY: This hadn't
 16 come up before.
 17 CHAIRMAN CHERELLO: We did have this
 18 conversation.
 19 MR. ALEXANDER: It's a different
 20 question. Suppose it is important. The
 21 buildings have very sick people, and something
 22 happens to them, nobody wants to know. Living
 23 alone in apartment, there's a light on over the
 24 door but nobody knows what it is. Nobody is
 25 interested.

1 CHAIRMAN CHERELLO: So people would just
 2 see the light, but they ignore it.
 3 MR. ALEXANDER: It happens sometimes
 4 people are pulling occasionally. I had a
 5 situation in apartment 520, there's a lady who
 6 is not quite, she pulled the cord, the light was
 7 on for two days and nothing, I came and pulled
 8 the cord back and it stopped. But it is not
 9 normal.
 10 COMMISSIONER CRIPPEN: Can I ask, is
 11 this the way this was designed to work? Has it
 12 ever notified -- has the system ever notified --
 13 if this is the way the system was designed to
 14 work originally, it's a question if we want to
 15 do something, what is the capability of the
 16 existing system to be expanded.
 17 MR. MANFREDI: HUD mandated when these
 18 buildings were built even now there be a pull
 19 cord system. Unfortunately we're not equipped
 20 to have it either manned 24/7 or a system where
 21 that automatically goes to first responders.
 22 COMMISSIONER CRIPPEN: Is there a
 23 live-in superintendent in the building?
 24 MS. GROSS: No.
 25 COMMISSIONER DOUGHERTY: If HUD mandated

1 work exactly the way Mr. Alexander says they
 2 work. There was a time that people were more
 3 caring about each other, and if they saw a
 4 light, they would call the office right away.
 5 If it's during the day or at night they'd call
 6 the police.
 7 COMMISSIONER HOLMAN: Because there's a
 8 buzzer with it.
 9 COMMISSIONER SALLY: There's a loud
 10 shrill noise.
 11 COMMISSIONER HOLMAN: Just a matter of
 12 your neighbor caring to come out and see what's
 13 going on.
 14 CHAIRMAN CHERELLO: Maybe we can go over
 15 some ideas, because there is some new technology
 16 out now, Life Alerts is one. Maybe we can look
 17 at that, and have some of those available for
 18 those who feel they have a need for it. I don't
 19 know if we could do it for everyone, but if we
 20 had some -- why don't we look into that.
 21 COMMISSIONER HOLMAN: That would be a
 22 big expense.
 23 COMMISSIONER CRIPPEN: That is a
 24 government program that residents can apply for.
 25 So the key is to provide the education,

1 it, we can't work with it, we're falling short
 2 on --
 3 MR. MANFREDI: At the time the buildings
 4 were built they required, and even certain types
 5 of buildings they required -- they have actually
 6 removed them for liability purposes because it
 7 does lead people to potentially believe this is
 8 an emergency way to get help. It really doesn't
 9 work because we're not in the business of being
 10 able to provide the logistical support we would
 11 need to do that. I don't know if Ms. Sally has
 12 any thoughts on it either. It's an issue we
 13 struggled with over the years in public housing.
 14 COMMISSIONER SALLY: And I think
 15 originally when these buildings went up and when
 16 they talked about senior housing, you had to be
 17 62 years of age or older, and you also had to be
 18 capable of independent living. And as you aged
 19 in place, then family had to become more
 20 involved. And there was a time when we were
 21 able, because of staff and a social worker, to
 22 do that, to make sure that there was someone --
 23 they would get someone to come in as a live-in
 24 aid or they were coming back and forth to check
 25 on their parents. But these were designed to

1 provide the information, application materials,
 2 maybe have a meeting where the tenants can come
 3 down and learn about the program. And there
 4 might be a representative who can help them
 5 through the application so if they don't have a
 6 family member who can be there to help them.
 7 It's like a Life Alert button and done through
 8 that, through the same program as the cell
 9 phones and from the government. So there are
 10 those services available for residents. If they
 11 don't have competence that the pull cords are
 12 sufficient, which the system as designed may not
 13 have the capability of doing anything more than
 14 exactly what it's doing. So for those who may
 15 wish additional personal security, the Life Line
 16 system might be something to be able to offer
 17 the residents. At least offer them the
 18 information so they can look into it and their
 19 families and they can decide if that's something
 20 that offers them greater security.
 21 COMMISSIONER WHITE: I think that's a
 22 good suggestion.
 23 COMMISSIONER VITOLO: I make a motion
 24 for Commissioner Crippen to look into this.
 25 COMMISSIONER DOUGHERTY: I second.

1 CHAIRMAN CHERELLO: We will have our
 2 acting executive director look into it.
 3 COMMISSIONER HOLMAN: It is in existence
 4 and it's mailed out to all of the seniors
 5 because I get it, and I have gotten it for
 6 years, and it's just up to us as individuals to
 7 apply for it.
 8 COMMISSIONER DOUGHERTY: That's where
 9 the education would come in key.
 10 COMMISSIONER HOLMAN: We don't have a
 11 social worker here. So I mean --
 12 CHAIRMAN CHERELLO: Okay. We know
 13 there's a problem, and we know there's a
 14 solution. So it's just a matter of --
 15 COMMISSIONER WHITE: Maybe we can get
 16 someone from that agency to come out and have a
 17 meeting and talk to the people in each of the
 18 individual rooms. I'm sure they have somebody
 19 that might want to come out and do that and
 20 educate them as to how to go about getting one.
 21 MS. GROSS: I'll look into it.
 22 CHAIRMAN CHERELLO: Mayor comments.
 23 He's not here. Council comments, they're not
 24 here. I'd like to have a motion to go into
 25 closed session. And then we will come back out

1 six months.
 2 MS. GROSS: Let me correct that.
 3 MR. KETCHAM: That's what she said.
 4 MR. MANFREDI: Bear with me here. We
 5 have a court reporter here. Let Mr. Ketcham
 6 finish your question, sir. That's for the court
 7 reporter so we don't speak over him. This way
 8 we have everything on the record. We want to
 9 let Mr. Ketcham finish his question, and then I
 10 need to speak to the board again before we
 11 answer these questions.
 12 COMMISSIONER DOUGHERTY: Okay.
 13 CHAIRMAN CHERELLO: Go ahead, Bill.
 14 MR. KETCHAM: First I want to apologize
 15 that the topic of my 20 years of work with no
 16 audit findings gave rise to you having to go
 17 into closed session for a half hour. I'm sorry
 18 for that. The one time the audit findings was
 19 when I was replaced for a year, asked to come
 20 back, get the books closed in 30 days, whatever
 21 the additional charge was, and I think that the
 22 staff will tell you I didn't charge anything out
 23 of my respect for this authority. But separate
 24 and apart from that, you went out in August, you
 25 opened proposals in September, knowing the

1 and talk to Mr. Ketcham, and then we have to go
 2 back into closed session again.
 3 COMMISSIONER WHITE: I'll make the
 4 motion to go into closed session.
 5 CHAIRMAN CHERELLO: Do I have a second?
 6 COMMISSIONER HOLMAN: Second.
 7 Roll call was taken with all voting in
 8 favor.)
 9 CHAIRMAN CHERELLO: Bill, give us five
 10 minutes and we will get right back to you.
 11 (Closed session takes place.)
 12 CHAIRMAN CHERELLO: Okay. Bill, our
 13 attorney has told us what the little glitch is
 14 here. And so if I have this correct, you now
 15 say that Morris County would be fine.
 16 MR. KETCHAM: Sure.
 17 CHAIRMAN CHERELLO: Then I don't think
 18 we have a problem.
 19 MR. KETCHAM: Okay. Then can I ask a
 20 question?
 21 CHAIRMAN CHERELLO: Sure.
 22 MR. KETCHAM: Originally you went out in
 23 August on an RFP for one year. I was told
 24 tonight by Lee I was going to come here to be
 25 explained to me why my contract was being cut to

1 contract was up the end of September, and you
 2 had four important things coming up. You had
 3 validation of EMS for your next year's funding,
 4 you had your operating fund formula, you had
 5 your budgets and revisions, and you had your
 6 close-out of your books, all within a tight time
 7 constraint. I was then notified a little over
 8 three weeks ago that the board, based upon the
 9 fact that they were bringing a new ED on board,
 10 that all the professionals would have a
 11 shortened term to be interviewed. This is what
 12 I was told, to be interviewed by whoever the new
 13 candidate was. Now from what I'm seeing, I'm
 14 being singled out as the shortened term, one,
 15 and two, I work for you. I work as all you guys
 16 who take the classes, the ethics and that stuff,
 17 you have professionals who work for you. Look
 18 at the organizational chart. So that's the only
 19 thing is why I received three weeks after the
 20 call -- and by the way, on the oral
 21 representation of Lee, we proceeded. We've been
 22 in here a number of days, getting close to
 23 getting the books done. You have less than
 24 three weeks to go before you start to get
 25 penalized from HUD. And on the fact that we did

1 that work, I received a week ago Friday a ten
 2 page contract that didn't look anything like
 3 previous contracts I signed here. And then I
 4 was told by Lee we will sign the contract in the
 5 proposal. And I said, Lee, I'm going to make
 6 the change that I make in every one of my -- and
 7 by the way, there's not an attorney at any of my
 8 other housing authorities that have any concern
 9 with that mediation provision in it. So the
 10 fact of the matter is, you may not want to
 11 answer the question, but I just don't know after
 12 20 some years, no audit findings, everything
 13 gets done, why I'm being singled out for the
 14 shortened contract compared to everybody else.
 15 CHAIRMAN CHERELLO: And it's --
 16 MR. MANFREDI: Let Mr. Ketcham finish.
 17 MR. KETCHAM: I'm done. I came on short
 18 notice. Lee called me on Friday at 4 o'clock.
 19 I have a budget meeting to go to, but I told
 20 them I was going to be very late. Because this
 21 authority means a lot to me, 20 years going back
 22 a lot of people, and all the extra work in that,
 23 not one extra penny have I ever charged for any
 24 additional services, from the operating fund to
 25 the budget revisions to anything else. And that

1 charge you what the proposal called for, nothing
 2 more. So that's it.
 3 CHAIRMAN CHERELLO: I appreciate your
 4 time, and coming and explaining that. Let me
 5 just say that you're not the only one. There
 6 are a number of issues that we've held up trying
 7 to resolve the new executive director.
 8 MR. KETCHAM: I don't think your
 9 attorney wants you to say anymore, because he's
 10 concerned about stuff. He's your attorney. You
 11 got to listen to him. If you guys return the
 12 contract tonight, cross out Bergen, put in
 13 Morris. We will complete the work as we would.
 14 I'd never hold you guys out there.
 15 COMMISSIONER WHITE: Thank you.
 16 CHAIRMAN CHERELLO: Thank you. We
 17 appreciate that.
 18 MR. KETCHAM: Here's an extra copy.
 19 CHAIRMAN CHERELLO: Thank you.
 20 COMMISSIONER DOUGHERTY: Thank you.
 21 MR. KETCHAM: Anything else you had for
 22 me?
 23 CHAIRMAN CHERELLO: No. Thank you very
 24 much for your time.
 25 MR. KETCHAM: By the way, have a

1 could be justified by anybody going back and
 2 looking at the records. And now to say, well,
 3 Bill, we went out for 12 months, we postponed it
 4 for 30 days. I was calling every day, what's
 5 going on, because we got to get the books
 6 closed. And then to be told, well, it's going
 7 to be six months, everybody is going to be six
 8 months, and we will get you a contract. You
 9 have until December 15th to get your financials
 10 in. We're this close to having it done. If you
 11 look at your bill list, I haven't billed you
 12 guys since September because I refuse to bill if
 13 I don't have a contract, even though the
 14 services have been rendered. So that's -- I
 15 mean, look, I know all you guys because you all
 16 come take the financial issues classes for
 17 commissioners. Plus I worked here a long time.
 18 So whatever you guys decide to do is fine. If
 19 the contract is going to be signed with the
 20 County of Morris for six months, so be it. You
 21 have the lion's share of your work in the next
 22 six months. I was asked, because it's a
 23 truncated period, do you want more than what you
 24 proposed. And you know what my response was, I
 25 can't. It's a legal RFP. I am only going to

1 wonderful Thanksgiving.
 2 COMMISSIONER DOUGHERTY: You too.
 3 COMMISSIONER HOLMAN: You too.
 4 CHAIRMAN CHERELLO: I'd now like to make
 5 a motion we go into closed session.
 6 COMMISSIONER WHITE: I move it.
 7 COMMISSIONER HOLMAN: Second.
 8 CHAIRMAN CHERELLO: Roll call please.
 9 (Roll call was taken with everyone
 10 voting in favor.)
 11 (Closed session takes place.)
 12 MR. MANFREDI: Resolution of the board
 13 to hire Roy Rogers as the executive director
 14 starting January 11, 2015 at a salary of
 15 \$125,000 per year, and a car allowance at \$3,000
 16 a year.
 17 COMMISSIONER DOUGHERTY: I'll move it.
 18 COMMISSIONER HOLMAN: Second it.
 19 CHAIRMAN CHERELLO: I have a motion and
 20 a second. Roll call, please.
 21 (Roll call was taken with all voting in
 22 favor with the exception of Commissioner Crippen
 23 abstaining.)
 24 CHAIRMAN CHERELLO: Motion to adjourn.
 25 COMMISSIONER DOUGHERTY: So moved.

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COMMISSIONER SALLY: Second.
(Proceedings were adjourned.)

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