

MORRISTOWN HOUSING AUTHORITY
BOARD OF COMMISSIONERS
23 Clyde Potts Drive
Morristown, New Jersey 07960
Monday, October 27, 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 Chair
VERA WHITE, Commissioner
MARY DOUGHERTY, 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
JEAN WASHINGTON
DARLINGTON POUNDER

A P P E A R A N C E S:

JOSEPH MANFREDI & ASSOCIATES, P.C.
50 Harrison Street
Hoboken, New Jersey 07030

BY: JOSEPH MANFREDI, ESQ.
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1 MS. GROSS: We're going to open
2 the meeting. I, Leonora Gross, is going to open
3 the meeting tonight, presiding officer at this
4 meeting do hereby state it is now six o'clock in
5 the evening on October 27, 2014, and we are
6 convening at 23 Clyde Potts Drive, Morristown,
7 New Jersey, and do hereby announce publicly that
8 the proper notice of this regular meeting has
9 been provided in accordance with the New Jersey
10 Open Public Meetings Act.

11 COMMISSIONER WHITE: This is our
12 annual meeting, and before we go into the roll
13 call we do have a presentation we would like to
14 make tonight to Mrs. Christina Ramirez, if you
15 would just come forward. We would like to
16 present you with this placard in honor of your
17 husband, Ed Ramirez, who was a very fine
18 commissioner on our board. We're going to miss
19 him. Because we know we would have some
20 arguments if he was here. He challenged us. But
21 you know what, the most important thing was that
22 I knew Ed understood where these people -- where
23 we all came from, because he had been there. He
24 was honest and he was fair. And we are really
25 going to miss him. And this is presented to you,

1 Christina Ramirez, in honor of her husband,
2 Edward Ramirez, with sincere appreciation for his
3 outstanding contribution to the Morristown
4 Housing Authority Board of Commissioners and the
5 residents we serve. We love you, Chris.

6 MRS. RAMIREZ: I just want to say
7 that on behalf of myself and my family, we
8 appreciate this very much. Ed loved being a
9 commissioner, he loved Morristown. And I know
10 you had some spirited conversations, but you know
11 it was only because Ed fought for what he
12 believed in, and he really believed in this
13 process, and what the housing authority did for
14 the community and citizens. So thank you very
15 much.

16 COMMISSIONER WHITE: Thank you for
17 coming.

18 COMMISSIONER DOUGHERTY: Thank
19 you, Christina.

20 MS. GROSS: This is our annual
21 meeting, and I'd like to note if there's any
22 nominations for the chair seat.

23 COMMISSIONER WHITE: I'd like to
24 nominate Mike Cherello for the chair of the
25 Morristown Housing Authority Board.

1 COMMISSIONER DOUGHERTY: I'll
2 second that.

3 MS. GROSS: Is there another?
4 Seeing as there's none, roll
5 call.

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

8 CHAIRMAN CHERELLO: I'd like to
9 thank everybody for voting for me. We now have
10 to entertain motions for vice chair.

11 COMMISSIONER SALLY: I'd like to
12 nominate Commissioner Dorothy Holman.

13 COMMISSIONER DOUGHERTY: I'd like
14 to second that.

15 CHAIRMAN CHERELLO: Do I hear any
16 other nominations?

17 Not having any, I'd like to have
18 a roll call, please.

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

21 COMMISSIONER HOLMAN: I'd like to
22 thank the board, commissioners board, for this
23 opportunity.

24 CHAIRMAN CHERELLO: At this point
25 I'd like to open up our monthly meeting for

1 October. At this time we'd like to go to the
2 pledge of allegiance.

3 (Flag saluted.)

4 CHAIRMAN CHERELLO: We will now
5 have a moment of silence, please.

6 (Moment of silence is observed.)

7 CHAIRMAN CHERELLO: We will now
8 open up the meeting to our first public
9 comments. If anyone from the public would like
10 to say anything, please step up, state your name
11 and where you live.

12 Seeing none, we will move onto
13 approval of minutes. Do I have a motion to
14 approve our minutes?

15 COMMISSIONER WHITE: I'll move
16 them.

17 COMMISSIONER DOUGHERTY: I'll
18 second.

19 COMMISSIONER SALLY: Question,
20 does this also include our closed session?

21 CHAIRMAN CHERELLO: Yes, I believe
22 so.

23 COMMISSIONER SALLY: I just have
24 one correction for the closed session minutes.

25 On page five, line number six, by March 15 of

1 2011, it should be March 15 of 2012. That's the
2 correction.

3 MR. MANFREDI: The resolution
4 before the board would be to approve the open and
5 closed session minutes subject to Ms. Sally's
6 correction on the record.

7 COMMISSIONER WHITE: We can move
8 that? I'll move it.

9 CHAIRMAN CHERELLO: Move it again.

10 MR. MANFREDI: It's pending.
11 There's been a first and second. Then there's no
12 further comments, and go to the roll call to
13 approve the minutes as amended.

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

16 CHAIRMAN CHERELLO: The executive
17 director's report.

18 MS. GROSS: For public housing
19 currently there are 18 vacancies project-wide,
20 seven units scheduled for November move-in. The
21 housing department continues to work diligently
22 to try to occupy all the units as well as the
23 maintenance staff. For the Housing Choice
24 Vouchers, we are currently at 99 percent
25 utilization rate for our voucher program, and

1 there were no new vouchers issued in the past
2 month. For maintenance, there was a total of 231
3 work orders for the month of September. All work
4 completed well within the PHAs guidelines. There
5 was no modernization or finance meeting.

6 CHAIRMAN CHERELLO: Does anyone
7 have any questions for our acting director?

8 All right. We will go into
9 committee reports. And Mrs. Sally, do you want
10 to briefly mention what we can on the --

11 MR. MANFREDI: Mr. Chairman, if I
12 may, I'd like to ask that be subject to closed
13 session since it is personnel. And if I may ask
14 you, resolution number 19, I would like to update
15 the board in closed session on that as well if
16 there's an opportunity.

17 CHAIRMAN CHERELLO: Okay. Fine.
18 So we don't have any committee reports at all
19 that can be discussed in public. So we will go
20 to old business. Do we have any old business?

21 Seeing none, we will go to paying
22 our bills. Do I have a motion on paying our
23 bills?

24 COMMISSIONER WHITE: I'll move
25 it.

1 COMMISSIONER HOLMAN: I second.

2 CHAIRMAN CHERELLO: Any questions
3 or corrections? We have a motion to second. Can
4 I have a roll call, please.

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

7 COMMISSIONER SALLY: Yes, with the
8 exception of check number 22226 made out to
9 Marion Sally.

10 CHAIRMAN CHERELLO: Okay. Our one
11 resolution has to be discussed in closed
12 session. We will now go to new business. Does
13 anyone have any new business they'd like to
14 discuss?

15 COMMISSIONER WHITE: I do want to
16 talk about a subject that I had brought up at the
17 last meeting about the kitchen here at the
18 residents center. I did ask that we look into
19 having some type of maintenance agreement so we
20 could have somebody come out and check out the
21 equipment. And I would like to ask Mr. Pounder,
22 did we look into doing that?

23 MR. POUNDER: Yes, we did, Service
24 Plus is going to do it.

25 COMMISSIONER WHITE: And on a

1 daily basis, or how often are they going to do
2 it?

3 MR. POUNDER: They're going to
4 give us a price to get the equipment up and
5 running.

6 COMMISSIONER WHITE: When are they
7 going to do it? Do we have a date? You said
8 they're going to give us a price. Service Plus
9 is the only one we looked at? Are there others,
10 or are we comfortable with Service Plus?

11 MR. POUNDER: Yes, we used them.

12 COMMISSIONER WHITE: I'm not
13 talking about a one time deal, I'm talking about
14 monitoring the kitchen.

15 MR. POUNDER: I can't get no
16 contracts right now because they out for -- we
17 have a mechanical engineer that's doing the specs
18 for all the contracts.

19 COMMISSIONER WHITE: What do you
20 mean you can't get contracts?

21 MR. POUNDER: I was told to lay
22 back on contracts until they figure out what
23 exactly you need.

24 COMMISSIONER WHITE: That contract
25 was supposed to be included in what the

1 mechanical -- in whatever -- the proposal that
2 was being made by Ms. Washington had mentioned --
3 I asked that -- first of all, I'd been asking for
4 many years. The kitchen is in bad shape. We pay
5 a lot of money for that kitchen. For us not to
6 even try to look back at it and get it together.
7 I don't know who told you not to get a contract,
8 but we had discussed in the prior meeting that we
9 were going to find somebody to maintain that
10 kitchen. And that is a must. That is not --
11 that's a priority.

12 MR. POUNDER: The only contracts
13 we have right now is the elevator contract and
14 the, I believe it's the extermination contract.
15 All other contracts we were told to hold off on
16 establishing any contract with any vendors until
17 further notice.

18 COMMISSIONER WHITE: Who gave you
19 that order?

20 MS. GROSS: I did.

21 COMMISSIONER WHITE: First of
22 all --

23 MS. GROSS: That might be -- we're
24 thinking that any contracts we were supposed to
25 have signed or agreed upon would have to be under

1 that maintenance.

2 COMMISSIONER WHITE: That's where
3 we wanted to put that.

4 MS. GROSS: That's what he's
5 talking about. That's why we hadn't done
6 anything until such time as we got the RFP for
7 the maintenance contract.

8 COMMISSIONER WHITE: My question
9 is, is this kitchen in this residents center
10 under that contract?

11 MS. GROSS: I thought it would
12 be. And I'm sure --

13 COMMISSIONER WHITE: You're
14 telling me it's not?

15 MR. POUNDER: It will be.

16 COMMISSIONER WHITE: When?

17 MR. POUNDER: Whenever they figure
18 out, put it into writing.

19 MR. MANFREDI: The contract has
20 been awarded to the engineering firm. They're
21 supposed to prepare all maintenance contracts. I
22 didn't believe the kitchen was under that. They
23 were talking about maintenance contracts with
24 outside firms to come in and do all of our
25 maintenance.

1 MS. GROSS: I think that's where
2 his understanding came in. I thought too.

3 MR. MANFREDI: It's easy enough to
4 include --

5 COMMISSIONER WHITE: I've been
6 asking for a few years, and every time I turn
7 around there's nothing being done about the
8 kitchen. Now I'm on it. We have some proposals
9 that are coming through. We're going to do some
10 things with our youth in this building. And
11 again, we spent a lot for this building, and I
12 want to see it used. I want to see it used for
13 the residents of Manahan Village as a resident
14 commissioner, and I want to see that kitchen done
15 this month. I don't want to wait no more.
16 December is coming. People want to do Christmas
17 parties for our residents. There's a lot going
18 on in this building. I want somebody here to
19 monitor -- they want to do a cooking class in
20 there, they have money, they're bringing it --
21 none of this is in writing. At least let's have
22 the building in shape. I wouldn't want to see
23 that go down. I don't want to hear it next month
24 we don't have it.

25 CHAIRMAN CHERELLO: How far can we

1 go, what limit before we need a bid, if we had to
2 do work in the kitchen?

3 MR. MANFREDI: What we did was to
4 have everything done, like all the issues we face
5 with the elevators, there was an RFP for
6 engineers issued to come in and handle all
7 maintenance on every issue. And they've been
8 hired, and they're preparing the specs. I do
9 have to say I heard the commissioner's statement
10 last week. That is separate. The kitchen is not
11 included. There's nothing prohibiting us from
12 getting a quote tomorrow for someone to maintain
13 that kitchen. Because we don't subject things
14 like the kitchen to engineering specs.
15 Engineering specs are for elevators, HVACs,
16 compressors.

17 CHAIRMAN CHERELLO: Can we move on
18 that as quickly as we can? And also in the
19 short, how long do you think that would be?

20 MR. MANFREDI: We can get quotes
21 tomorrow. This is going to be well under any bid
22 threshold. It's a matter of calling qualified
23 companies, describing to them on the phone what
24 needs to be done, getting quotes and moving
25 forward. We're not dealing with high ticket

1 issues that's going to require an engineer.

2 CHAIRMAN CHERELLO: If we can,
3 let's get that done. And at the same time, let's
4 see about getting someone, or if the same company
5 is here, to give a good cleaning, get it in good
6 shape, and then -- because we will have to do
7 that anyway. And then once we have it in good
8 shape, simply a matter of regular maintenance to
9 keep it in working order.

10 COMMISSIONER HOLMAN: Right. Once
11 the maintenance is done, make sure the
12 maintenance is well kept.

13 COMMISSIONER DOUGHERTY: If we get
14 the bids does that mean we have to wait until the
15 next meeting?

16 MR. MANFREDI: It's below the bid
17 threshold. It's not a matter of having prior
18 board approval on the expenditures.

19 CHAIRMAN CHERELLO: We want to
20 make sure all the equipment is working properly,
21 and we want to get it a good cleaning. And
22 that's -- the dishwasher -- I happened to take a
23 quick walk through there, it is a nice kitchen.

24 COMMISSIONER WHITE: It is a
25 beautiful kitchen.

1 CHAIRMAN CHERELLO: Let's make
2 sure everything is working, and it will be all
3 set to go.

4 MR. MANFREDI: I suggest with the
5 chair's authority, so the board can be assured,
6 get these quotes tomorrow, report to you by email
7 so you know it's done.

8 COMMISSIONER WHITE: Thank you.

9 CHAIRMAN CHERELLO: Fine. Okay.
10 Anything else under new business?

11 Seeing none, we will go to the
12 second public comments. Anyone like to say
13 anything? Step up to the microphone, state your
14 name and where you live.

15 MS. BOOZE: My name is Mary Booze,
16 3209 Flagler Street. I just want to say to
17 Commissioner White, thanks for bringing up the
18 kitchen. I been trying to get that fixed for
19 many, many years. I know the federal government
20 paid a lot of money for this building. And to
21 see it sitting here with no residents in it,
22 nothing going on for the residents, that's a
23 disgrace. Hopefully we can get the kitchen
24 fixed. State of the art kitchen back there just
25 sitting. So hopefully, go out and get your bids

1 or whatever it takes to get the kitchen and
2 hopefully have it done with before the holidays.
3 Like I had one family wanted to know if they
4 could have Thanksgiving dinner, do their family
5 Thanksgiving here. It's not ready. We don't
6 have no dishwasher, nothing that works. So the
7 freezer don't work, nothing. So hopefully we can
8 get it moving. Thanks, Mrs. White.

9 CHAIRMAN CHERELLO: Anyone else
10 from the public have any comments to make?

11 Seeing none, we will now move to
12 mayor's comments. He's not here. Council
13 liaison is not here. At this time I'd like to
14 make a motion, have someone make a motion to go
15 into closed session to deal with a few items.

16 COMMISSIONER HOLMAN: I second
17 it.

18 CHAIRMAN CHERELLO: I have a
19 motion to second it. Can I have a roll call,
20 please.

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

23 CHAIRMAN CHERELLO: To the public,
24 there really -- probably the only thing we're
25 going to do is come back in the public session

1 and close the meeting. So thank you very much.

2 (Closed session takes place.)

3 (Open session recommences.)

4 CHAIRMAN CHERELLO: Let's do the
5 extension of --

6 MR. MANFREDI: Thank you, Mr.
7 Chairman. This will be resolution 2014-19, a
8 resolution to extend the contract of fee
9 accounting services to William Ketcham, certified
10 public accountant, for a period of six months.

11 COMMISSIONER WHITE: I move it.

12 COMMISSIONER HOLMAN: Second.

13 CHAIRMAN CHERELLO: Any
14 questions?

15 Hearing none, roll call, please.

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

18 MR. MANFREDI: Mr. Chairman, the
19 next resolution will be 2014-20, which will be a
20 resolution of the board in the Morristown Housing
21 Authority Board of Commissioners to extend an
22 offer of employment to Roy Rogers to serve as
23 Morristown Housing Authority executive director.

24 COMMISSIONER WHITE: Move it.

25 COMMISSIONER SALLY: Second it.

1 CHAIRMAN CHERELLO: Motion to
2 extend the contract to Mr. Rogers to be our
3 executive director. Roll call, please.

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

6 CHAIRMAN CHERELLO: Okay. I'd
7 like to have a motion to adjourn.

8 COMMISSIONER DOUGHERTY: So
9 moved.

10 COMMISSIONER WHITE: Second.

11 (Proceedings were adjourned.)

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