

MORRISTOWN HOUSING AUTHORITY  
BOARD OF COMMISSIONERS  
31 Early Street  
Morristown, New Jersey 07960  
Monday, September 22, 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 Chairman  
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  
ALISON DEEB, Council Liaison  
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.  
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  
E-mail: csr@taylorfriedberg.com

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 it is now six o'clock in the evening on September  
6 22nd, and we are convening at 31 Early Street,  
7 Morristown, New Jersey, and do hereby announce  
8 publicly that proper notice of this regular  
9 meeting has been provided in accordance with the  
10 New Jersey Open Public Meeting Act.

11 Roll call.

12 (At this point in the proceedings  
13 roll call was taken with Commissioners White,  
14 Cherello, Holman and Sally being present.)

15 CHAIRPERSON WHITE: Pledge of  
16 Allegiance.

17 ( Flag was saluted.)

18 CHAIRPERSON WHITE: I'm just going  
19 to ask that we take a moment of silence. Some of  
20 the things I was observing on the news, we have  
21 so many young people that are being killed by gun  
22 fire, and we also had one that was killed  
23 unfortunately by a bear. So just want to pray  
24 for families that are grieving.

25 (A moment of silence is

1 observed.)

2 CHAIRPERSON WHITE: Okay. Now  
3 we're going to move on to the approval of the  
4 minutes. Wait a minute. Public comments?  
5 Anybody in the audience?

6 Seeing none for this first public  
7 comment section, we will move on to the approval  
8 of the minutes.

9 COMMISSIONER CHERELLO: I make a  
10 motion we approve the minutes.

11 CHAIRPERSON WHITE: Can I get a  
12 second?

13 COMMISSIONER HOLMAN: I need to go  
14 over the minutes, so -- I guess I'll second  
15 them. I didn't review them, but --

16 CHAIRPERSON WHITE: Well, once we  
17 put them on the table can we open them for  
18 discussion, Joe? Maybe if we have a problem, if  
19 we want to bring something, one of the  
20 commissioners want to bring something out they  
21 can. If we just want to put them on the table.

22 MR. MANFREDI: That's correct,  
23 Madam Chair.

24 COMMISSIONER HOLMAN: I'll  
25 second.

1 CHAIRPERSON WHITE: So we have a  
2 second by Commissioner Holman. They're open for  
3 discussion. Any discrepancies or --

4 COMMISSIONER SALLY: I would like  
5 to discuss for about three or four minutes the  
6 meeting -- the minutes of the executive session,  
7 and that we cannot do right now.

8 CHAIRPERSON WHITE: So we can do  
9 that in closed session. I have a few things to  
10 discuss also. So I'm going to ask for that we --

11 MR. MANFREDI: Defer them?

12 (Commissioner Dougherty makes  
13 appearance.)

14 CHAIRPERSON WHITE: Defer them  
15 until after we go into closed session.

16 And you were just coming in,  
17 Commissioner Dougherty, and we are going to defer  
18 the approval of the minutes until we go into  
19 closed session. There's some discrepancies.

20 COMMISSIONER DOUGHERTY: Thank  
21 you. Sorry about being late.

22 CHAIRPERSON WHITE: We just got  
23 here.

24 We're going to move on to  
25 executive report.

1 MS. SARGENT: We're not going to  
2 do a roll call for the minutes?

3 MR. MANFREDI: We're going to  
4 defer that.

5 CHAIRPERSON WHITE: We are going  
6 to defer that into closed session.

7 MS. GROSS: For public housing  
8 currently there are 19 vacancies project-wide,  
9 six units are scheduled for October move-in. The  
10 housing department continues to work diligently  
11 to occupy all the units. For the Housing Choice  
12 Voucher Program we're currently at a 99 percent  
13 utilization rate of our voucher program, and  
14 there were no new vouchers issued in the past  
15 month. For maintenance there was a total of 238  
16 work orders for the month of August. All were  
17 completed well within the guidelines.  
18 Modernization none and finance none.

19 CHAIRPERSON WHITE: I have one  
20 question, and I think Cynthia may be able to  
21 answer this. It was asked by me, and I said I  
22 would get an answer. Do we open up that list,  
23 that family list, every year, or do we do it  
24 according to how many we've got on the list?

25 MS. SARGENT: Right. I open it up

1 according to -- like if my waiting list, the  
2 book, I'm running out of people, then I go ahead  
3 and open up. So I don't open up. I have been,  
4 last year and this year I have. But I don't  
5 usually normally open up every year.

6 CHAIRPERSON WHITE: Okay. I just  
7 wanted to get the answer to that.

8 Did we have any other meetings?  
9 I know that the committee met on the, you guys  
10 met, I didn't meet. Are we going to do that in  
11 closed session also?

12 COMMISSIONER CHERELLO: Yes, I  
13 think we have to do that in closed session.

14 MR. MANFREDI: Yes, Madam Chair.

15 CHAIRPERSON WHITE: We will do  
16 that in closed session.

17 Any old business?

18 COMMISSIONER CHERELLO: I just,  
19 Lee, the new flat rate guidelines, how does that  
20 affect us, or does it?

21 MS. GROSS: It does, because we  
22 have to increase our flat rents. What I did, I  
23 asked HUD, I spoke with our liaison, and I asked  
24 her if we could increase them over the next five  
25 years, because some of the other housing

1 authorities are asking to do it over five years  
2 as opposed to the three years.

3 CHAIRPERSON WHITE: And we did  
4 increase it last year, didn't we?

5 MS. GROSS: Right. But it's not  
6 80 percent of the fair market rents. So what we  
7 have to do is once the resolution is passed, and  
8 I have to at that point submit it to HUD, and  
9 they let me know whether or not they're going to  
10 honor it.

11 COMMISSIONER CHERELLO: Are we  
12 that far below that you would need five years  
13 to --

14 MS. GROSS: Yes, we that far  
15 below.

16 COMMISSIONER DOUGHERTY: Can I  
17 ask, is it in effect, would we use them on our  
18 current tenants right now, or wait until the  
19 leases run out, or wait until new people move  
20 in?

21 MS. GROSS: Upon recertification  
22 and new applicants coming in we have to offer  
23 it.

24 COMMISSIONER CHERELLO: So anyone  
25 new coming in would pay the fair market value

1 right away.

2 MS. GROSS: Right.

3 COMMISSIONER CHERELLO: Anyone  
4 here who is presently here would have five years  
5 to --

6 MS. GROSS: If it's approved by  
7 HUD.

8 COMMISSIONER CHERELLO: Otherwise  
9 it's going to be three years to bring it up to  
10 fair -- 80 percent of fair market value.

11 COMMISSIONER DOUGHERTY: It's a  
12 substantial increase for people that are already  
13 here.

14 COMMISSIONER SALLY: I have a  
15 question on that also. I guess my question is,  
16 more of a concern, for the studio apartments, the  
17 current flat rent is \$600. Here it says the new  
18 flat rent, I guess in order to meet the 80  
19 percent requirement that HUD is saying, a fair  
20 market rent, is going to be \$818, which is a \$218  
21 increase, over one bedroom, \$752 to \$847, \$95,  
22 which makes a lot more sense. And you got the  
23 two bedroom \$896 to \$1012, which is an increase  
24 of \$116. The biggest increase is for that  
25 studio. And I just want to suggest perhaps we

1 look at it again and make sure that it is in fact  
2 80 percent of the current fair market rent.

3 CHAIRPERSON WHITE: Who are we  
4 comparing it to? Because I asked that question  
5 to one of the staff members, and she was saying  
6 that it was I think something that Doug Priester  
7 kind of --

8 MS. GROSS: We get our fair market  
9 rents from Doug Priester.

10 CHAIRPERSON WHITE: Because I know  
11 the ones here on Early Street going up are  
12 looking at the low income, one bedroom, the  
13 highest you can pay for one bedroom, for the 26  
14 low income, is I think eight hundred something,  
15 and that's on the high end. Actually it's \$424  
16 on the low end. I don't want to put the back  
17 part. I'm not sure about 24. But it's four  
18 something. It ranges from four hundred and  
19 something to eight hundred on the moderate. So  
20 I'm just wondering, will they be put into this  
21 equation of wherever we are getting our fair  
22 market from, because that's what they're doing  
23 with low income. They're going from -- according  
24 to your income, it ranges from four hundred, and  
25 the highest they go on a one bedroom is eight

1 hundred something dollars.

2 COMMISSIONER SALLY: Based on  
3 income?

4 CHAIRPERSON WHITE: Based on  
5 income.

6 COMMISSIONER SALLY: Now I can  
7 tell you that the fair market rents for this  
8 region are approved by HUD. They come from HUD.  
9 They look at the whole Morris County area, Morris  
10 County Housing Authority, all of us in the Morris  
11 County region fall under the same fair market  
12 rent. At one point they had allowed Morris  
13 County Housing Authority, going back about seven  
14 years ago, to increase it by about five percent  
15 more, because Morris County deals with Parsippany  
16 and all those areas that don't have their own  
17 housing authority. But they are approved by  
18 HUD. Every year they send out fair market  
19 rents. And it's different for every region based  
20 on, you know, like Vineland wouldn't be what it  
21 is for Morris County. So Mr. Priester has to use  
22 the fair market rent guidelines for the Town of  
23 Morristown for voucher residents. And we set the  
24 flat rents here at Morristown Housing Authority  
25 about seven, five to seven years ago, based on

1 fair market rent. But we lowered it because HUD  
2 gave us that option. But now they're saying they  
3 want us to bring it up. I was just concerned  
4 when I went through my minutes and saw that a  
5 studio is increasing by \$218. That just seemed  
6 like a whole lot to me.

7 COMMISSIONER DOUGHERTY: I agree  
8 with that. Not only that, the studio is the one  
9 we can't rent out. So now we're raising the  
10 rents on it and still -- right now I think we've  
11 got six of them available, just on the vacancy  
12 list.

13 COMMISSIONER CHERELLO: We have  
14 some being moved in in October. They are -- yes,  
15 they've been sitting.

16 COMMISSIONER SALLY: I think we  
17 should also keep in mind too that people still  
18 have the option to go with 30 percent of their  
19 income. They choose the flat rent supposedly if  
20 it's advantageous for them. But once they do it,  
21 they cannot change it until recertification  
22 time.

23 MS. GROSS: These rents are also  
24 mandated by HUD. There's nothing we can really  
25 do after increasing --

1                   COMMISSIONER CHERELLO: So all the  
2 increases have come from HUD, and they're telling  
3 us what to do. So the only thing we could do is  
4 ask either the five year, which it seems that  
5 they may work with you on, but as far as trying  
6 to reduce it, they're not going to do that.

7                   MS. GROSS: No.

8                   COMMISSIONER CHERELLO: We're kind  
9 of locked in.

10                  COMMISSIONER SALLY: What I'm  
11 saying is, and I'm not saying it's wrong, but  
12 what I am saying is it could be a fluke in the  
13 calculation. I just want to make sure that when  
14 we do the resolution for this, that we have the  
15 right number. If HUD is saying that the fair  
16 market rent is \$100, and we got to do 80 percent  
17 of that \$100, I don't have a problem with that.  
18 We can't change that. But if there's a fluke in  
19 our own calculation as we're calculating it, then  
20 we've got a problem and we should correct it  
21 before we put it in the writing. As Ms. Gross  
22 said, I read the regs too, it's supposed to be  
23 three years effective next month. However, she  
24 has asked for a five year extension, so whoever  
25 has to pay this money can pay it over a five year

1 period to reach the top, versus that big shock  
2 right now. But if they don't agree to it it has  
3 to be done in three years.

4 CHAIRPERSON WHITE: Something you  
5 just said that, Commissioner Sally, I thought  
6 that you had the option to take the flat, but if  
7 there was a drastic change in your income, can't  
8 you automatically fall back to the 30 percent if  
9 they lose their jobs?

10 MS. GROSS: If they lose their job  
11 they can go back to the 30 percent, but then they  
12 would not be able to go back to the flat rent  
13 until certification.

14 CHAIRPERSON WHITE: I just wanted  
15 to make sure if they lost their income they could  
16 go back.

17 MS. GROSS: We can't cause a  
18 hardship on anybody. We have to do that.

19 CHAIRPERSON WHITE: All right.  
20 Any more discussion on the executive's report?  
21 Is that where we were?

22 COMMISSIONER DOUGHERTY: I do want  
23 to thank Lee very much, those extra asterisks  
24 really helped me understand where we are in the  
25 process, so I appreciate that.

1                   CHAIRPERSON WHITE: So then  
2 it's -- that was old business. We were in old  
3 business. Schedule of the bills. Can we move  
4 it?

5                   COMMISSIONER HOLMAN: I'll move  
6 it.

7                   COMMISSIONER SALLY: I'll second  
8 it.

9                   CHAIRPERSON WHITE: Roll call.  
10 Any discussion?

11                  COMMISSIONER DOUGHERTY: I have  
12 one quick question if you don't mind. I have  
13 been going through, and I'm seeing Kenny  
14 Manufacturing Company for maintenance supplies,  
15 and then we have Maintenance U.S.A. for  
16 maintenance supplies, Phoenix Specialties for  
17 maintenance supplies, but really no description  
18 on what those maintenance supplies are. And it  
19 actually comes up to about \$6,000 just in this  
20 month. So my calculations, if we do this every  
21 month we're looking at \$70,000. And it's not  
22 clear what maintenance supplies they are. Is  
23 there a way for us to just say, this, whatever,  
24 that we're going to these different vendors for?  
25 Jersey Paper Plus is kind of self-explanatory.

1 We're hitting a lot of different maintenance  
2 areas for maintenance supplies.

3 CHAIRPERSON WHITE: Ms.  
4 Washington, you have the backup for every -- do  
5 you have the receipts or --

6 MS. WASHINGTON: Do you want me to  
7 be more specific as far as what it is?

8 COMMISSIONER DOUGHERTY: That  
9 would be really helpful. Thank you so much.

10 CHAIRPERSON WHITE: Any more  
11 questions on the bills?

12 Roll call.

13 (At this point in the proceedings  
14 roll call was taken with Commissioners White,  
15 Cherello, Dougherty, Holman and Sally voting in  
16 favor.)

17 COMMISSIONER SALLY: Yes, with the  
18 exception of one invoice submitted by me for  
19 Medicare reimbursement.

20 CHAIRPERSON WHITE: Resolutions.  
21 Resolution 2014-15, a resolution approving and  
22 authorizing schedule dates for board  
23 commissioners meeting for fiscal year 2015. Can  
24 we move it?

25 COMMISSIONER SALLY: I'll move

1 it.

2 CHAIRPERSON WHITE: Can I get a  
3 second?

4 COMMISSIONER CHERELLO: I'll  
5 second it.

6 CHAIRPERSON WHITE: Roll call.  
7 (At this point in the proceedings  
8 roll call was taken with Commissioners White,  
9 Cherello, Dougerty, Holman and Sally voting in  
10 favor.)

11 CHAIRPERSON WHITE: Resolution  
12 2014-16, a resolution approving and authorizing  
13 the adopting of the housing authority's annual  
14 operating budget for the fiscal year ending  
15 September 30, 2015. Can we move it?

16 MR. MANFREDI: Madam Chair, if I  
17 may, we have to pull that resolution, because our  
18 accountant advised us in light of the amendment  
19 we made to the budget for the merit-based raises  
20 that the budget is being revised, and then will  
21 be submitted to the board. So we want to make  
22 sure it's revised properly first and then  
23 resubmit it, so that will be carried to our next  
24 meeting.

25 CHAIRPERSON WHITE: Okay.

1 Resolution 2014-17, a resolution awarding  
2 contract for engineering services to EL  
3 Associates, Architects and Engineers, PA. We  
4 want to move it, and then if there's any  
5 questions we can ask?

6 MR. MANFREDI: I can report, Madam  
7 Chair, with your authority, that is a resolution,  
8 recently an RFP was issued to engineering firms  
9 to draft specifications on all of our maintenance  
10 items; elevators, compressors, everything that we  
11 have. And we had the interested bidders attend a  
12 pre-bid meeting with Mr. Pounder. They visited  
13 all of our sites. And we received three  
14 responses. The lowest was for \$14,000 from a  
15 company that seems -- is qualified, but we don't  
16 have prior experience with. The second one was  
17 for \$25,000 from Luciano. They were deemed  
18 non-responsive because they failed to submit the  
19 required HUD documentation. And the third bid  
20 was for \$44,000. Before you tonight is the RFP  
21 for the awarding \$14,000 bid. We do need this  
22 because we need to move quickly on all our  
23 maintenance items. Mr. Pounder is very patient,  
24 and if the board awards us tonight will be  
25 starting tomorrow to get those engineers out to

1 draft the specifications, take those specs and  
2 then put them out for quotes with various bidders  
3 to supply and undertake the maintenance that we  
4 need.

5 CHAIRPERSON WHITE: Can we move  
6 it?

7 COMMISSIONER CHERELLO: I'll make  
8 a motion to move the resolution.

9 COMMISSIONER DOUGHERTY: I'll  
10 second.

11 CHAIRPERSON WHITE: Roll call.

12 (At this point in the proceedings  
13 roll call was taken with Commissioners White,  
14 Cherello, Dougherty, Holman and Sally voting in  
15 favor.)

16 CHAIRPERSON WHITE: Resolution  
17 2014-18, a resolution revising the flat rent  
18 schedule for the Morristown Housing Authority to  
19 comply with new federal law.

20 COMMISSIONER DOUGHERTY: I'll move  
21 it.

22 COMMISSIONER CHERELLO: Just a  
23 question on this, a clarification, do we want --  
24 that we're looking at -- should we still approve  
25 this? Does it have to be approved tonight, or

1 does it make a difference in the long run, or --

2 MR. MANFREDI: It does require  
3 that we approve as submitted. We are actually  
4 past the time we must submit it. But I think  
5 maybe the record should note that the board's  
6 questions should be answered at the next meeting  
7 as soon as possible.

8 COMMISSIONER CHERELLO: You're  
9 looking at anyway five years, which is probably  
10 the most realistic thing we're going to get  
11 approval on.

12 MS. GROSS: Right.

13 COMMISSIONER DOUGHERTY: Can I ask  
14 why we're past the time we should have submitted  
15 it?

16 MR. MANFREDI: Well, a couple of  
17 things happened. HUD allowed for us to request  
18 additional time. When HUD implemented this it  
19 came from the president. Initially they weren't  
20 going to allow any phase-in period, which would  
21 have been very traumatic. They then notified us  
22 halfway through the process they would allow for  
23 a three year time frame. And then approximately  
24 two weeks ago an email came out from HUD saying  
25 would we be interested in potentially getting a

1 five year phase-in. So Ms. Gross responded yes.  
2 Obviously hopeful they would have responded to  
3 us, because then before you would have been the  
4 approval for the five year, but HUD obviously has  
5 been taking their time on that. So you're  
6 approving it tonight for the three year. Ideally  
7 we try to lessen the impact on the residents.

8 COMMISSIONER CHERELLO: Can we  
9 revisit it?

10 MR. MANFREDI: If HUD would  
11 approve a five year we would absolutely come back  
12 to the board, because it's such a meaningful  
13 matter.

14 COMMISSIONER CHERELLO: I'll  
15 second that motion.

16 CHAIRPERSON WHITE: Roll call.  
17 (At this point in the proceedings  
18 roll call was taken with Commissioners White,  
19 Cherello, Dougherty, Holman and Sally voting in  
20 favor.)

21 CHAIRPERSON WHITE: New business.  
22 One of the things I had asked, I don't know,  
23 quite a few years ago I guess now, or keep coming  
24 back and asking, can we get a maintenance  
25 contract for our kitchen that is in the residence

1 center. We have all that commercial equipment  
2 there, and there's nobody really maintaining it.  
3 And I went over -- some of the stuff is rusting,  
4 freezer isn't working, refrigerator half works,  
5 stove one eye is out. Is there anything we can  
6 do -- I just think we need someone to come in and  
7 maintain it on a monthly or a quarterly basis, or  
8 something. Somebody needs to look at that  
9 equipment. It's a lot of expensive equipment,  
10 and it's going down.

11 MS. WASHINGTON: Maybe when we go  
12 out for -- when the contract was awarded for the  
13 maintenance specs, maybe we can include that one  
14 in it.

15 CHAIRPERSON WHITE: I was  
16 wondering if we could, please. Because we can't  
17 just let that equipment sit there like that.

18 COMMISSIONER SALLY: No.

19 CHAIRPERSON WHITE: Can you look  
20 into that, Mr. Pounder? Do you have a question?

21 MR. POUNDER: Yes, I have a  
22 question. I just had the freezer fixed down  
23 there. And the person, the mechanic that came  
24 down there to fix the freezer, he had to change  
25 out the Freon. And he said it's not the

1 maintaining, he just said it's because nobody is  
2 using it. That's why it's going to waste.

3 CHAIRPERSON WHITE: I was told  
4 that too. But you still need somebody to come  
5 in, because that -- you know how we have that  
6 dishwasher system and stuff, that's broke. Just  
7 somebody to come in and look at it. We are  
8 looking at programs, cooking programs and stuff,  
9 so that we can start using that kitchen. Because  
10 it is going to waste.

11 MR. POUNDER: The pump was just  
12 replaced not too long ago, and that cost us  
13 2500. But being it just sits, the seals rot away  
14 because it's not being used.

15 CHAIRPERSON WHITE: But if we can  
16 look into getting a maintenance contractor to  
17 come in and look at it. Some things might need  
18 to be greased or whatever. We can't let that  
19 sit. That's just my new business. Any other new  
20 business?

21 COMMISSIONER HOLMAN: I don't know  
22 whether this is considered new business or not,  
23 but I would like to revisit, I had made a  
24 statement before about possibly hiring more  
25 staff. I see we have contractors in our units.

1 And to me it just still not making sense to keep  
2 bringing contractors in when we fall behind. The  
3 contractors bring it up to date, and then when  
4 people start moving out -- I mean, I've seen -- I  
5 stood down, and I have a picture on my phone, I'm  
6 seeing someone, I don't know if they really moved  
7 out, but I did take pictures, because to me it  
8 appeared they were moving out over the weekend.  
9 And instances like that causes the maintenance  
10 crew to get behind, because if they're not aware  
11 that somebody has moved out for months, then  
12 that's a problem. So instead of hiring a  
13 contractor to come in, and we're paying them  
14 thousands of dollars, why don't we, even if it's  
15 part-time. We need --

16 CHAIRPERSON WHITE: Are you still  
17 looking into perhaps hiring a maintenance -- we  
18 talked about it last meeting. I don't know how  
19 far you got with it because I know everything  
20 else was thrown at you.

21 MS. GROSS: Yeah, we were  
22 discussing a hiring a replacement for Jose,  
23 because he's going to be retiring. But we do  
24 need at least one or two more mechanics to keep  
25 us going.

1 COMMISSIONER HOLMAN: To keep us  
2 afloat.

3 MS. GROSS: Right. On top of  
4 maintaining the apartments, they have all the  
5 grounds and buildings and work orders.

6 COMMISSIONER HOLMAN: And then  
7 complain about the apartments being empty, you  
8 pull them out, you get a call --

9 MS. GROSS: And then snow  
10 removal. You still got to maintain the buildings  
11 and still got to fix these apartments, and still  
12 have to do the work orders and snow and so forth  
13 and so on. So we continue to run into that  
14 problem.

15 COMMISSIONER HOLMAN: Constantly.  
16 So if we hire, even if it's just part-time, it  
17 would be I think less expensive on us than to  
18 keep hiring contractors to come out and keep  
19 doing the same thing. Because then we will have  
20 the staff members here to do the work that we're  
21 bringing contractors in to do that we're falling  
22 behind in. I don't think it's fair for us to  
23 blame Mr. Pounder and his staff because they fall  
24 behind in the apartments. You have this  
25 building, you have 39, you have 29, and you have

1 public housing over on Flagler. That's a lot of  
2 ground and a lot of apartments.

3 MS. GROSS: Yes, it is.

4 COMMISSIONER CHERELLO: I don't  
5 have a problem with hiring more staff. My only  
6 concern is that we're very close to a new  
7 executive director, and I don't -- I'm wondering  
8 if, you know, part-time, what's the minimum  
9 number of people that we -- I don't want to  
10 impact him. I don't want to hire a bunch of  
11 people and have an executive director come in,  
12 and he has his -- that's the only thing I'm -- my  
13 only concern on that at this time. Because we're  
14 very close. The process is moving along. If we  
15 can hire the minimum that we know it's not going  
16 to saddle or affect what he may want to do when  
17 he comes in, let's do that. But I wouldn't want  
18 to hire eight people and then have somebody come  
19 in and want to go -- you know what I'm saying?

20 COMMISSIONER HOLMAN: I understand  
21 that.

22 COMMISSIONER CHERELLO: Obviously  
23 we need more. And Sonny made a very good point  
24 last time about having in-house staff versus  
25 contractors and the way they approach their

1 work. And he's right on that. So if we can hire  
2 the minimum, and not saddle the new executive  
3 director with more people -- let him do what he  
4 wants when he comes. That's basically what I'm  
5 saying.

6 MS. GROSS: The only thing we need  
7 to do right away would be replace Jose. And when  
8 a new ED comes in, we can talk about the  
9 additional staff members. But we have to replace  
10 Jose.

11 COMMISSIONER CHERELLO: That's not  
12 a problem. I don't have a problem, because we're  
13 down so many, I don't have a problem hiring an  
14 additional one right now. Because I don't think  
15 that's going to impact the way he does it. If  
16 you want to do that, I'm fine with that. I just  
17 don't want to go into a high number.

18 COMMISSIONER HOLMAN: That's  
19 fine. I just wanted to make sure it's still on  
20 the radar, it's not just being pushed aside and  
21 not being considered.

22 CHAIRPERSON WHITE: Even if you  
23 hire two part-timers and don't have to pay  
24 benefits, until our new ED comes, that would  
25 probably be a smart thing to do. Get two

1 part-timers, and then let him decide, or her  
2 decide.

3 MS. GROSS: But we can replace the  
4 one that's retiring.

5 CHAIRPERSON WHITE: Oh, yes.

6 COMMISSIONER CHERELLO: Is that  
7 all right, Dorothy, if we hire a couple  
8 part-timers?

9 COMMISSIONER HOLMAN: Yes.

10 COMMISSIONER DOUGHERTY: Excuse  
11 me, my apologies, but I've got to run. I don't  
12 want to disrupt executive session.

13 (Commissioner Dougherty is  
14 excused from meeting.)

15 CHAIRPERSON WHITE: Okay. We're  
16 going to go into a second public comment  
17 section. We have nobody here for that. The  
18 mayor is not here. We do have our Councilwoman  
19 Alison Deeb here. Do you have anything you want  
20 to say?

21 COUNCILWOMAN DEEB: Yes, please,  
22 Madam Chair. One is if I receive inquiries from  
23 residents that are in housing that have  
24 maintenance requests or work requests, where  
25 should I tell them to direct those requests?

1                   CHAIRPERSON WHITE: They should go  
2 to maintenance, and if they don't get results  
3 from maintenance they should call Mrs. Gross.

4                   COUNCILWOMAN DEEB: Okay. And  
5 maintenance is something they would know, they  
6 would have that number?

7                   CHAIRPERSON WHITE: Yes. Actually  
8 that's the main number, the 973-538 --

9                   MS. GROSS: No.

10                  MS. SARGENT: That's part of their  
11 lease up. We give them a sticker with all that  
12 information, all the new move-ins.

13                  COUNCILWOMAN DEEB: So to call  
14 maintenance, and if they don't receive a response  
15 to call Mrs. Gross.

16                  CHAIRPERSON WHITE: Call Mrs.  
17 Gross.

18                  COUNCILWOMAN DEEB: And it was  
19 brought to council's attention there's a vacancy  
20 coming up on the board. It's Ed Ramirez's spot.  
21 Ed has expressed to me interest in being  
22 reappointed, and as of this meeting I haven't  
23 received any inquiries or interest from anybody  
24 else.

25                  CHAIRPERSON WHITE: We don't get

1 involved in that. They would just send that to  
2 you guys.

3 COUNCILWOMAN DEEB: Okay. So  
4 that's all I have. I have another meeting I have  
5 to run off to, so I apologize. Nice to see you  
6 all.

7 CHAIRPERSON WHITE: So then we  
8 need to --

9 COUNCILWOMAN DEEB: One last  
10 thing, Madam Chair, this Saturday from nine  
11 o'clock there's a cleanup right in this area, so  
12 it might be interesting to --

13 CHAIRPERSON WHITE: At nine  
14 o'clock?

15 COUNCILWOMAN DEEB: At Speedwell,  
16 it's the -- it's Parks Day. And Kathy Margiotta  
17 has that information if you want to --

18 CHAIRPERSON WHITE: Is she doing  
19 Cauldwell as well or just Speedwell? All the  
20 parks?

21 COUNCILWOMAN DEEB: I think it's  
22 just Speedwell, but I can get you that  
23 information or just bring it to your attention if  
24 you wanted to --

25 CHAIRPERSON WHITE: All right.

1 COUNCILWOMAN DEEB: Thank you.

2 CHAIRPERSON WHITE: So somebody  
3 needs to make a motion that we can go into closed  
4 session.

5 COMMISSIONER CHERELLO: I make a  
6 motion that we go into closed session.

7 COMMISSIONER HOLMAN: I'll  
8 second.

9 CHAIRPERSON WHITE: Roll call.

10 (At this point in the proceedings  
11 roll call is taken with Commissioners White,  
12 Cherello, Holman and Sally voting in favor.)

13 CHAIRPERSON WHITE: Okay. Going  
14 into closed session.

15 (Whereupon, a closed session  
16 takes place.)

17 (Whereupon, open session  
18 recommences.)

19 CHAIRPERSON WHITE: We have to  
20 vote on the minutes. Can we put them on the --  
21 we had a motion and it was seconded. So roll  
22 call.

23 (At this point in the proceedings  
24 roll call was taken with Commissioners White,  
25 Cherello, Holman and Sally voting in favor.)

1 CHAIRPERSON WHITE: With that  
2 being said, we can adjourn.

3 MR. MANFREDI: Thank you  
4 everyone.

5 (Proceedings were adjourned at  
6 7:15 p.m.)

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

## C E R T I F I C A T E

I, BETH A. BENSON, LICENSE NO. XI01373, a Notary Public and Certified Shorthand Reporter of the State of New Jersey, do hereby certify that the foregoing is a true and accurate transcript of the testimony as taken stenographically by and before me at the time, place and on the date hereinbefore set forth, to the best of my ability.

I DO FURTHER CERTIFY that I am neither a relative nor employee nor attorney nor counsel of any of the parties to this action, and that I am neither a relative nor employee of such attorney or counsel, and that I am not financially interested in the action.

---

BETH A. BENSON  
Notary Public of the  
State of New Jersey

My Commission Expires May 7, 2017  
ID No. 2420514