MORRISTOWN HOUSING AUTHORITY
BOARD OF COMMISSIONERS
39 Early Street
Morristown, NJ 07960
Thursday, January 7, 2016
Commencing at 6:00 P.M.

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TRANSCRIPT
RE: Regular Open Public Meeting
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MEMBERS PRESENT:

MICHAEL A. CHERELLO, Chairman
DOROTHY HOLMAN, Vice-Chairman
VERA WHITE, Commissioner
MARION E. SALLY, Commissioner
TERESA RODRIGUEZ, Commissioner

ALSO PRESENT:

ROY ROGERS, Executive Director
LIZETH TAVERAS, Administrative Specialist
TIMOTHY P. DOUGHERTY, Mayor
JEAN WASHINGTON, Accounts Manager
DOUGLAS PRIESTER, Operations Manager
DARLINGTON POUNDER, Senior Mechanic
HILIARI B. DAVIS, Council Liaison

APPEARANCES:

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

TAYLOR & FRIEDBERG, LLC
(973) 285-0411
CHAIRMAN CHERELLO: I, Michael Cherello, chairperson of the Board of Commissioners of the Housing Authority of the Town of Morristown, presiding officer at this meeting do hereby state it is now six o'clock in the evening on January 7, 2016. We are convening at 39 Early Street, Morristown, New Jersey, and do hereby announce publicly that proper notice of this regular meeting has been provided in accordance with New Jersey Open Public Meetings Act.

(Roll call was taken with all members noted being present.)

CHAIRMAN CHERELLO: Pledge of Allegiance.

(Flag was saluted.)

CHAIRMAN CHERELLO: Moment of silence.

(A moment of silence is observed.)

CHAIRMAN CHERELLO: We will now open up to the first public comment. Please come up, state your name.

COMMISSIONER SALLY: Chairperson, may I please state, are we not doing the reorganization meeting tonight?

CHAIRMAN CHERELLO: Yes, we can do that.
MR. MANFREDI: Usually we open the meeting, commissioner, and then we proceed to the reorg.

CHAIRMAN CHERELLO: Okay. Let's proceed to the reorganization.

MR. MANFREDI: The meeting has been opened.

COMMISSIONER WHITE: So now we proceed with the reorg?

MR. MANFREDI: Yes.

COMMISSIONER WHITE: Will Mr. Rogers be presiding over the reorg?

MR. ROGERS: I call for nominations for the chair.

COMMISSIONER WHITE: I would like to nominate Marion E. Sally for chair.

VICE CHAIRMAN HOLMAN: Second.

MR. ROGERS: Any other nominations?

MR. MANFREDI: Hearing none the nominations are closed and then we will call a vote.

(Whereupon, roll call was taken with Chairperson Cherello voting no, Commissioners Holman, White and Sally voting yes, and Commissioner Rodriguez abstaining.)
MR. MANFREDI: Failed. We need four affirmative votes. You want to call for a nomination for vice chair?

COMMISSIONER WHITE: I'd like to nominate Dorothy Holman for vice chair. Joe, wait a minute, before I do that, what happens with the chair?

MR. MANFREDI: The chair is in a holdover position until there's an election for votes for a new chair. We require four affirmative votes for any action of the board, and it failed. We didn't have four votes for the election.

COMMISSIONER WHITE: How is the chair a holdover? You have to explain to me legally tonight because I want to be able to explain it to somebody else.

MR. MANFREDI: We have a requirement to have a chairperson under our statute. In order for the board to have a reorganization meeting for new officers, which we've done annually, we process the follow you just heard. Under the New Jersey Redevelopment and Housing Act, as you know, we're different from a town or any other body. We have a mandatory requirement that the
board cannot take any binding action unless there are four affirmative votes. So we had a failure of that. It doesn't mean that the chair is necessarily displaced and we have no chair, it means he'll be in a holdover position until we have four affirmative votes for a new chair. Same with the vice chair, if that were to occur the officer will remain in place until we appointed or a new officer receives four affirmative votes. And I notice we don't have our full board with us this evening.

COMMISSIONER WHITE: I notice that too.

MR. MANFREDI: It may require a full contingent of our board in order to have a reorg. And I think we should have it at our very next meeting as we are required to have our reorganization meeting.

VICE CHAIRMAN HOLMAN: Well, Joe, on that, even if Ms. Crippen is here we're still missing one.

MR. MANFREDI: We are. But we only require four votes. It's not a tie situation. We're required to have four affirmative votes. So if we have four votes we can elect a new chair and vice chair.
COMMISSIONER WHITE: We had an abstain tonight, and I don't know under what advice that was done. But we did have enough people for four votes tonight.

MR. MANFREDI: Correct, commissioner, we do.

COMMISSIONER WHITE: Okay.

MR. MANFREDI: We were having nominations for vice chair.

COMMISSIONER WHITE: I nominated Dorothy Holman for vice chair.

MR. MANFREDI: Do we have a second?

COMMISSIONER SALLY: Second.

MR. MANFREDI: Are there any other nominations for the position of vice chair?

Hearing none, the nominations for vice chair are closed. And we will have a roll call vote for the position of vice chair.

(Whereupon, roll call was taken with Chairperson Cherello voting no, Commissioners Holman, White and Sally voting yes, and Commissioner Rodriguez abstaining.)

MR. MANFREDI: We have the same result, three affirmative votes, so we are short by one, so Ms. Holman remains as our vice chair.
CHAIRMAN CHERELLO: May I have public comments? Please come up and state your name and address and speak into the microphone.

MR. ROGERS: Mr. Chair, I'd like to introduce my attorney, Mr. Zayas. I'd like to have him make some remarks, please.

CHAIRMAN CHERELLO: State your name and address, please, sir.

MR. ZAYAS: Good evening. My name is Louis Zayas. I represent Mr. Rogers in his capacity as a whistleblower, as well as a material witness in a criminal investigation that's ongoing. The reason why I'm here, and there's a letter that I had emailed to Mr. Manfredi as general counsel to the board, that lays out my position as to what is permissible and not permissible as it relates to Mr. Rogers' disclosures of certain potentially and very serious fraudulent activities by certain members. The reason why I'm here is to lay out certain parameters as to what a whistleblower is entitled to. The first thing is, he's not to be retaliated in any way, whether directly or indirectly, by way of threats to his employment, or any form of harassment. That's something
that's clearly laid out in the law. I laid out the law in my paper that was given to Mr. Manfredi yesterday. The law is very clear and straightforward, also common sense. We don't want to go and threaten somebody who reports what potentially is criminal or wrongdoing. But more importantly, in addition to his status as a whistleblower, Mr. Rogers is also actively participating in a federal criminal investigation, and that creates a whole series of other protections, and that is he's a witness. And as a witness, he cannot be intimidated or harassed or otherwise tampered with. That is a federal crime to intimidate a witness in a federal crime investigation. So my representation of Mr. Rogers is both as a whistleblower and also as a witness. And in connection with that representation there's certain areas Mr. Rogers will not participate in. He will not address any questions that relate to or reflect the very subject matter of the federal investigation. Secondly, any matters concerning his employment that may be directed to it by either the board or the public requires a Rice notice. So anything concerning
his employment I have instructed Mr. Rogers he's entitled to a Rice notice, and he will not address those questions, and anything else that I deem to be inappropriate. This is not done to obstruct his duties, his day to day activities as the executive director, but he does enjoy certain protections as a whistleblower.

To that degree, any questions regarding that matter for which I represent you can direct it to me. I will be more than happy to explain it either through counsel, Mr. Manfredi, or through any commissioner. Thank you.

COMMISSIONER WHITE: Excuse me. When you say that we cannot talk about his employment, do you mean his daily functions as the daily duties that he has as the director of the Morristown Housing Authority which we hired him to do?

MR. ZAYAS: No, of course not. Commissioner, of course matters concerning his day to day activities, certainly you're entitled to know what he's doing and he's going to respond. But there's a line, and like anything in life, where if that questioning develops into his employment, matters concerning his
employment, which I don't think you'll do or
anybody else on the board would do, that touches
upon a whole different area which requires a
notification. But of course, you need to know
what he's doing, and of course he'll answer
questions regarding his day to day activities.

Thank you, ma'am.

COMMISSIONER WHITE: Okay.

CHAIRMAN CHERELLO: Anyone else, please
come up, state your name, address.

DAWN ALEXANDER: Good evening everyone,
mayor. My name is Dawn Alexander. I'm here on
behalf of my mother, Alberta Granby, who lives
at 29 Ann Street, unit 105. And I'm here
because I'm tired of the complaints I have been
getting from my mother about this unit where she
lives, and the woman that's directly above her.
Now, she has called the police about this woman
disturbing her peace. I know there's noise
ordinances in the Town of Morristown we are
supposed to abide by. I have one where I live.
And I know there's one in the Town of
Morristown. This woman turns on her TV, starts
at anywhere from maybe nine in the evening and
goes onto maybe nine, six in the morning. So
loud my mother has to leave her bedroom and go
sleep in the living room. My mother is 89 years
old. She's written letters to Mr. Rogers, she's
talked to Mr. Rogers, and the only result that
came from that office was for her to move.
That's not going to happen. My mother is 90
years old. She's not going nowhere. She's not
the problem. She's not the source of the
problem. I'm here to get a result for the
problem. I'm tired of my mother complaining to
me. I'm tired of her being frustrated. She's
even gotten letters from the doctor stating she
shouldn't have that because she gets very
nervous, who wouldn't at 89 years old. You
wouldn't want that noise over your head, you
wouldn't want it over your grandmother's head,
you wouldn't want it over your momma's head. So
I'm here to get something done for my mother.
This is my last resort, so to speak. I don't
want to take it any further, but if I have to I
will. Somebody needs to do something about this
woman over my mother on the second floor. And
like I said, the end result from this letter
from Mr. Rogers is not for my mother to move.
She's not moving. She's not the problem. And
she's not the source of the problem. And for
her to get a letter like that disturbed her.
And she's given even police reports of the
police coming to that building numerous times
for this woman disturbing her peace. And I
don't think that should be for someone of 89
years. Any help you can give me for my mother I
would really appreciate it. I don't want to go
further than that, but I will. And I want my
mother to live a quality of life for the rest of
her years, just like the rest of you would want
for their mother or grandmother. Thank you very
much.

CHAIRMAN CHERELLO: Does anyone else
wish to speak publicly?
Hearing none now --

MR. ROGERS: I would like to respond to
the lady that just spoke. I will meet with the
staff, two staff members, the first thing
tomorrow morning. And I have been aware of this
problem, and I agree with you, I don't expect an
89 year old lady to have to move. We will
discuss it, and by early next week I'll get
something back to you. We appreciate you being
here.
DAWN ALEXANDER: Thank you very much.

VICE CHAIRMAN HOLMAN: Are you satisfied with that answer?

DAWN ALEXANDER: Yes. As long as something can be done. Thank you.

COMMISSIONER WHITE: I want to inquire, what can we do, because I don't think anybody should have to --

MR. MANFREDI: Absolutely, commissioner. In any case disturbing the peace, particularly with the police reports, we need to take action.

COMMISSIONER WHITE: We have not in the past asked anybody to move because they're disturbed by noise. What kind of letter did she receive?

DAWN ALEXANDER: I have a copy of it. She received it from Mr. Rogers.

COMMISSIONER WHITE: I'd like to see it. She's not the problem. In the past we have had to -- you can't run your TV all night and disturb the peace. That's not fair. And there's seniors in that building.

VICE CHAIRMAN HOLMAN: I think Ms. Granby has been a tenant for 60 plus years or
more. So to get an answer like that that she
should be the one to move --

MR. ROGERS: I'll have to check. I
would hope she wasn't asked to move off the
property. I may have offered her another
apartment.

MR. PRIESTER: Ms. Granby offered to
transfer to another one bedroom unit which
wasn't available at that time, and there's still
nothing available at Ann Street.

VICE CHAIRMAN HOLMAN: Not to
interrupt, but why would we want her to be
moved?

DAWN ALEXANDER: She said that out of
frustration. She said she was frustrated.

MR. PRIESTER: Frustration. Once we
talked she said no, she'd rather stay and I deal
with the other tenant.

VICE CHAIRMAN HOLMAN: Someone of her
age, I don't think that would fair that she
would have to be the one to have to move.

MR. ROGERS: There's language in our
lease, we can address that.

MR. MANFREDI: I'll followup with a
police report and a notice to cease.
CHAIRMAN CHERELLO: Approval of minutes? Anyone like to make a motion to approve the minutes?

Hearing none, we will move to the executive director's report.

MR. ROGERS: I sent my executive director's report out in late December. Anybody have any questions I'd be glad to respond.

COMMISSIONER WHITE: I have a question, but it's concerning the bills, and I don't know if I should be directing it to you, but I guess to you, and then perhaps Mrs. Washington. I just wanted to know to be sure that everything in this report, this report reflects every bill and every check that we gave out since September. That's the problem for me. I just want to make sure. Because there's some things in here that I did not see that I thought were done, so I just want to make sure that this report reflects everything.

MS. WASHINGTON: No, this only reflects the bills that you guys are going to, the commissioners are going to approve. There's other checks I cut for like utilities, benefits. There's a lot of other checks. This is just the
bills list for vendors. That's it.

COMMISSIONER WHITE: So all vendors are here, reflected?

MS. WASHINGTON: With the exception like utilities, gas bill, water, telephone, any garnishments, anything like that, that's not reflected in here. This is only the bills for vendors that we utilize.

VICE CHAIRMAN HOLMAN: Since we are addressing the bills, I'd like to ask a couple questions on two of the items for sure. One is our landscaping, especially down on Manahan Village. I don't know who's been down to check the grounds. I think Cherello and Ms. Crippen are buildings and grounds, but our grounds are horrible. They've been this way since back in the summer. The landscapers were coming out mowing dirt, because there's no grass there. Our grass has never looked as bad as it looks now. So I would like to know why we are paying this landscaper almost $2,000, and our properties is looking like the worst ever.

COMMISSIONER WHITE: Is this a new one, the landscaper?

MR. POUNDER: No, it's the same one.
COMMISSIONER WHITE: That we had for how long?

MR. POUNDER: Maybe the last seven, eight years.

COMMISSIONER WHITE: Not seven or eight years. It changed.

MR. ROGERS: That contract, we do not have a contract for 2016, and Mr. Pounder and I have discussed this, and we definitely either have to have stronger specs in the contract or hopefully we will get another landscaper. And then that has come before the board to be voted on.

MR. MANFREDI: If I may, commissioner, I'm familiar with the problems we've had in the past. And I'll look at the specs to make sure we have proper oversight in the bid so we can get the quality that the housing authority requires.

VICE CHAIRMAN HOLMAN: And regarding the -- I saw you put in here about a 30 foot dumpster. When was that 30 foot dumpster brought in?

MR. ROGERS: That 30 foot dumpster is located out here, and that's been here for years
as far as I know. And what happens is we end
up -- we do have a real problem at Manahan
Village, it's continuing problem, and with the
garbage people, they download some of the
dumpsters, our maintenance people download some
of the dumpsters at Manahan Village, and bring
it up here and put it in this 30 yard dumpster.

VICE CHAIRMAN HOLMAN: Manahan Village
mainly, and I'm surprised we don't have anyone
here from that area tonight, the dumpsters that
we have there are horrible. You ride down
Flagler Street hill, you see garbage that's just
flowing over. The dumpsters are not large
enough for the garbage for all the residents.
You have one at the top of Flagler that runs
over, you have one almost at the bottom of
Flagler that runs over. If you turn in -- the
garbage situation down there is ridiculous.

MR. ROGERS: I agree.

VICE CHAIRMAN HOLMAN: You have two
small dumpsters for all of these residents. And
it's just not sufficient for the garbage that's
being -- either that, or we need to get the
garbage picked up more than twice a week.
Because that's ridiculous. Nobody should have
to live like they do. You come out and see
raccoons that bigger than my pocketbook, you
have rats, you have mice. There's a difference
in a rat and there's a difference in the mice,
and they have everything that's running across
the street in those dumpsters, because there's
all this stuff laying all over the ground. It's
ridiculous. It's terrible.

MR. MANFREDI: Can I suggest, ask a
question, I know the dumpster plan we have now
is as a result of something Mr. Fugger at the
town implemented. Can I go back to the zoning
office and see if there's more spaces we can
get, and report it to it director himself as one
small option to this?

VICE CHAIRMAN HOLMAN: Something,
because I mean, you put the enclosures there,
and it's just -- even with the enclosure there
it's not enough space for it to fit in. I don't
see why we're wasting money putting that
enclosure in and then you have a dumpster the
size of this table that's going to service say
50, 60 units. That's not sufficient. You
always go down there and it's always garbage
piled up. You find garbage all over the
grounds. It's not just because the tenants just throw it on the ground, it falls over because they're full.

COMMISSIONER WHITE: Joe, with all due respect, I don't think Mr. Fugger suggested what size dumpsters we get. They just suggested we enclose our garbage because it was all over the place. So the dumpster size is basically what we concluded because we have such small enclosures. Now, I don't know how we can expand them because I do see the space, and I do go down there quite often, because like she said, we get a lot of complaints about the garbage, not as many as before, but we still do. But the size of the dumpsters are not adequate for the number of people that we have in Manahan Village.

MR. MANFREDI: Why don't we expand them, and I'll contact the zoning office, and if they're okay with it we will do it.

COMMISSIONER WHITE: I don't think they have a problem with the size, they just want it enclosed neatly because it was all over the place at one time. I don't think they suggested the size. I think our architect suggested maybe
the size. I don't think Mr. Fugger can tell you what size you have to have. He can tell you where to put them, but not the size.

MR. MANFREDI: He went before the planning board. But I have to check on that, commissioner. Because if we have the space, and we need the size, I don't mean to interrupt Mr. Rogers, but we can use it. We can't have the current situation continue.

MR. ROGERS: We have two additional problems relating to that. For every expansion to make room for garbage, we're going to lose parking spots, which I've tried to minimize doing. And we also have a problem, we have a recycling bin, three bins for recycling, and there's always garbage getting thrown in that, and then the recycle truck comes by and they refuse to take it because it's garbage, it's not recycling. So we've got -- what I might do, and with the town of course, if we can maybe have an isolated, two or three areas for the cardboard, not next to the garbage, and maybe they have to walk an extra half a block or something, but something has to be done, it has to be separated. I agree with you, I go down there
early in the morning, I'm embarrassed. And then
Mr. Pounder meets with me, and we end up having
our maintenance people be garbage men for a
couple of hours. But there's a problem, and we
have to come up with a solution.

CHAIRMAN CHERELLO: Mr. Rogers, did the
town ever get back to you on the -- we asked the
town if we could piggyback off their garbage
company. Did they ever get back to you on that?

MR. ROGERS: I don't believe so. Did they ever get back to you, Mr. Manfredi?

MR. MANFREDI: No, they can't do it.

VICE CHAIRMAN HOLMAN: I thought at one point it was Blue Diamond.

MR. MANFREDI: Yes. My recollection is for some reason it wasn't practical given our respective bidding cycles and our respective needs, but I'll verify it.

MAYOR DOUGHERTY: My understanding is you guys talked about it already, why it wouldn't work. But I'll send a memo.

CHAIRMAN CHERELLO: Isn't the town supposed to pick up for us anyway?

MAYOR DOUGHERTY: No. It's federal.

I'll send Joe an email so you can all be advised
of why it's not practical.

MR. MANFREDI: That jogs my memory, mayor, the type of garbage, the cycle of delivery, our needs and the town's needs were not compatible.

MR. ROGERS: We're not asking the town to pay for the garbage pickup, we would reimburse them.

MR. MANFREDI: We have to do it independently.

MR. ROGERS: But the commissioners are right, based upon what I see you can probably have garbage picked up down there five days a week.

COMMISSIONER WHITE: I think we certainly need to pick it up maybe more than we do. And given that Cipollini has been around a long time, and I guess that's who delivers our dumpsters, whoever it is, can they design something maybe for the cans, something tall just for the cans that fit into the space that we have. Maybe we should ask them to look at our space and maybe design something different just for the recycling.

MR. ROGERS: I've even thought, and
I've got to do more research, if we did recycling of the cardboard and newspapers, they have shredders or compactors, and we can do that on site with our maintenance people, and then all you would have is garbage in those enclosures, which would give you a lot more capacity.

COMMISSIONER WHITE: Do you have the staff to do that?

MR. ROGERS: Yes. But there's a value in recycling, and that could offset the cost of doing that.

COMMISSIONER WHITE: The town does it every day. But you have to have the manpower. Because in speaking of that, not to get off on another thing, the residents center, I got a lot of complaints about the functions that took place. The building was not clean. Actually I was called over. It was not cleaned, the floors are not mopped, not waxed. And we are renting it out. And I know we said maintenance is going to do that, but I don't know if maintenance is staffed enough to do it. And then I had one customer tell me, which I think is not fair, that they told whoever came up to open up, they
locked the door, the door accidentally locked,
they put the piece in it and left it open, this
is their private party, and said don't let that
stopper come out, because if it does we're not
coming back. That's not a proper way to run the
building. I'm not sure this job, I know -- I
don't know why you all gave it to maintenance,
but I'm not sure that it's really working out in
terms of getting the building clean and setting
it up for the residents, taking it down and
cleaning it up after, and then having access to
the building. I don't think it's fair when they
pay $500 or whatever, and they can't get into
their party, or they have to leave the door open
to let anybody in, because maintenance says I'm
not coming back, I'm coming from such and such a
place, I think he said it's Newark, and I'm not
coming back, you better keep the stopper in the
doors. It's the winter. Nobody wants the doors
open while they're having a function. And the
heat don't halfway work to begin with. I don't
know if you need to look at something different
in terms of how that resident center is running.
I think the way we had it running, and, you
know, it could be better, but we always --
because HUD always encouraged residents to have a job, to work. We had residents going over and opening that building and closing it, and we had a resident on site who cleaned it. And that was working. And if something is not broke I don't know that it needs to be fixed. But it may be better. I thought that it was supposed to be better, and it didn't get better, it got worse.

MR. ROGERS: Okay. I'll look into it.

VICE CHAIRMAN HOLMAN: To my understanding, Commissioner Crippen had made the point that it was a safety issue because the residents, it wasn't security, it was a security issue. And according to you, Roy, I believe you said the maintenance would be the one to be there to open and to close. And the last event that was there I attended, and there was no one there. And the person that rented it was one of the residents here. And they were told by whoever opened the building to go in the electrical room, and they had to turn all of the switches back off. And I don't think a resident or anyone has any business going in that electrical room.

MR. ROGERS: I'll come right out and
tell you, I will take some corrective action. I didn't realize -- I don't want anybody near that electrical panel. That door should be locked.

VICE CHAIRMAN HOLMAN: And I watched to see her go in there to turn the switches off.

COMMISSIONER WHITE: At least they turned them off. They were on for three or four days last week all night long.

VICE CHAIRMAN HOLMAN: And with no one being in the building during the time that it's a rental, as it used to be, there used to be a resident that would stay there in the building to monitor the building from the beginning to closing, now there's no one there. So whoever rents the building, or anybody that's in attendance has free rein of any access to the upstairs and go anywhere in the building they want. So it was a security issue with having a resident being there. I think it's a bigger problem now without having anyone there.

MR. ROGERS: I'll get back to the board on that.

COMMISSIONER WHITE: And we don't want that to be a punishment where the resident can't go in their resident center. I don't want that
to be the alternative. I think they have a	right to have their functions there. I just
think it should be done properly.

CHAIRMAN CHERELLO: Committee reports?

Any? None.

Old business?

COMMISSIONER SALLY: I have some old
business. First I'd like to know, excuse me,
Mr. Rogers, and everybody else, I've got a
really bad head cold so my voice is cracking and
going in and out. But I wanted to know, Mr.
Rogers, why the board wasn't informed at its
September meeting that as a result of HUD's
remote access review that Morristown Housing
Authority had received a substandard management
designation for fiscal year ending 9/30/14.

MR. ROGERS: We did not really get the
official notice until December.

COMMISSIONER SALLY: That's when I
found out, when you sent us an email.

MR. ROGERS: What that was, and I've
had the accountant on top of it, we hadn't
written off our bad debts, some of them as far
back as 2010, and that's really the primary
finding. It was the combination of $104,000 was
on the books, which even though they were --
board action had taken place over the years
maybe, but somebody didn't follow through, like
the fee accountant possibly didn't follow
through and them take off of the book, off the
Pick System, so it made us look like we had a
huge amount of debt on an annual basis when we
didn't.

COMMISSIONER SALLY: Which you really
didn't.

MR. ROGERS: And the second thing was
air conditioners in the one window one bedroom
units at Manahan Village. But that's the two
things they hammered us on.

COMMISSIONER WHITE: You're saying we
really did not have $104,000 worth of
write-offs. It wasn't really accurate. Is that
what you're saying?

MR. ROGERS: On the books it was
accurate. What happened --

COMMISSIONER WHITE: But over the
years, not in one year.

MR. ROGERS: No. And I showed that
when we passed the resolution in September. But
I was under the gun then, because our fiscal
year ends September 30th. So had I had the
board act on that. But it was a $104,500 some
dollars, as I recall, but there may have been
$20,000 in 2015, thirty in '14 or whatever,
maybe two, $3,000 in 2010. But, and Ms.
Washington, you can correct me, but I really
feel what happened is the board, it was brought
to the board's attention to write them off, but
the names of the tenant wasn't attached, it was
just money figures, and then the fee accountant
should have taken them off our HUD books. And I
had our accountant, our current fee accountant,
give me a written report as well as Mr. Manfredi
on what happened.

COMMISSIONER SALLY: Because if you
will recall, at September's board meeting I had
mentioned I didn't believe that the figure was
correct. And we acted and passed the
resolution, and Chairperson Cherello said if it
was incorrect we can come back and address it.

CHAIRMAN CHERELLO: Sure.

COMMISSIONER SALLY: I would like to
address that. But I'm going to suggest we take
a few minutes and do it in closed session,
because we're dealing with people's names. And
because I happen to know that in 2011, at the end of September in 2011, I was still the executive director, and we wrote off -- there was a suggestion to write off $39,000, and I retired, as you know, in March of 2012. But those write-offs didn't get done until June of 2012 because of the problem that we had had with the fee accountant.

   MR. ROGERS: Right.

   COMMISSIONER SALLY: So the amounts and the names that I knew were in fact written off by board resolution in June of 2012.

   MR. ROGERS: I agree with you.

   COMMISSIONER SALLY: Now, the names -- the way we did it, we never put residents' names on resolutions because of confidentiality. But those names were always attached to the resolution by the person, in that case it wasn't Jean Washington, it was Delores Cooper, and they get filed away in a locked cabinet. But as the executive director at that time, I remembered those names and those large amounts. And Mr. Manfredi knows those were written off. We even went after some of those residents who could afford to pay. I just wanted to give you that
information.

MR. ROGERS: Just please understand, though, at this point in time HUD wants to see the figure $104,500 some dollars written off by resolution, which we did, and that will be audited by an outside auditor.

COMMISSIONER SALLY: Can I ask you a question though? If you write off something that's already been written off --

MR. ROGERS: It wasn't written off the books.

MR. MANFREDI: I was equally concerned, commissioner, when I saw this, and I did an investigation with the accountant over the last two days. When we're in closed session I'll share with you the results of what I learned. I don't know if it answers your question, but I do want to share it with you.

COMMISSIONER SALLY: Okay. I was just concerned we don't want to write off something a second time. Okay. Thank you. Then I can wait.

CHAIRMAN CHERELLO: Anything else under old business?

Having none, schedule of bills. Would
anyone like to make a motion to pay our bills?

COMMISSIONER SALLY: I'll make a motion.

CHAIRMAN CHERELLO: I'll second that.

Roll call.

(Whereupon, roll call was taken with Commissioners Cherello, Holman, and Sally voting yes, and Commissioners White and Rodriguez abstaining.)

COMMISSIONER WHITE: I'm going to abstain. My question I asked earlier, I want to come over and see Mrs. Washington, and I want to see if everything reflects in this report. So I have to abstain.

CHAIRMAN CHERELLO: That fails. So we don't pay our bills this month.

Resolutions. Resolution ratifying the housing authority's approval of the renewal of its membership into JIF. Motion?

COMMISSIONER SALLY: I'll move.

CHAIRMAN CHERELLO: Discussion?

MR. MANFREDI: Mr. Chair, we need to reserve time for the failure of the last motion in closed session.

CHAIRMAN CHERELLO: Okay. We have a
motion. Did we get a second on that?

COMMISSIONER WHITE: I'll second it.

CHAIRMAN CHERELLO: Roll call, please.

(Whereupon, roll call was taken with Commissioners Cherello, Holman, White and Sally voting yes, and Commissioner Rodriguez abstaining.)

CHAIRMAN CHERELLO: Resolution 2016-02, resolution approving establishment of electronic mail addresses for the housing authority commissioners. We have a motion and discussion?

COMMISSIONER WHITE: We just got these resolutions tonight, so I didn't see them so I'm not going to --

MR. MANFREDI: Mr. Chairman, if there are questions of the board I would like to address resolution 2016-02 in closed session to let the commissioners and board know why that's on the agenda tonight.

COMMISSIONER WHITE: I don't know anything about this.

CHAIRMAN CHERELLO: 2016-03, resolution approving and authorizing a contract with Olmec Systems to back up the housing authority electronic mail, which I guess is tied into
2016-02. So the same will apply to that, Joe?

MR. MANFREDI: Yes.

CHAIRMAN CHERELLO: Resolution 2016-04, delegating employment power and authority to Roy Rogers, executive director.

COMMISSIONER WHITE: Can we get an explanation on this?

MR. MANFREDI: Mr. Chairman, I'd also like to address this in closed session if it's acceptable to the board.

There's 2016-01, which is a ratifying resolution.

COMMISSIONER SALLY: We voted on that.

CHAIRMAN CHERELLO: We voted on that and that passed. That's to maintain our insurance.

MR. MANFREDI: I apologize. Thank you, everyone.

CHAIRMAN CHERELLO: And just for the record, that was a phone vote that was taken on that, it was approved, and now we are just passing it in open session.

New business? None.

Second public comment. Please come up, state your name, address.
TERRY EHART: My name is a Terry Ehart, I live at 39-08 Early Street. I want a clarification about reserved parking for the tenants. If somebody parks in my parking spot what are we supposed to do?

CHAIRMAN CHERELLO: Mr. Rogers?

MR. ROGERS: Report it to the office and we will take care of it. I wasn't aware that was happening.

TERRY EHART: It's on the weekend, no one is in the office, then what do we do?

MR. ROGERS: Call the emergency maintenance number.

TERRY EHART: And what are they going to do?

MR. ROGERS: Hopefully contact me and do something about it. We appreciate you bringing it to our attention, and I know there is that problem periodically.

TERRY EHART: People here park in our spots, and they move the cones or take the cones, and we come back, there's no place to park because there's no parking out here.

MR. ROGERS: Okay. Thank you.

TERRY EHART: Okay. Thank you.
CHAIRMAN CHERELLO: Anyone else in the public?

Seeing none, mayor's comments?

MAYOR DOUGHERTY: First is, will you guys go back into open session after closed session to let the public know on the resolutions?

MR. MANFREDI: If there's resolutions we always pass them in open session, mayor, so yes.

CHAIRMAN CHERELLO: But there's not a public session -- there's a public session, not a public comment.

MR. MANFREDI: Not a second public comment, but it is open public session.

MAYOR DOUGHERTY: So you'll go back into open session?

MR. MANFREDI: Yes.

MAYOR DOUGHERTY: Second thing is, we had our reorg the other night, Councilman Stefan Armington is now council president. As you see to my left is the new councilwoman, who's a representative from the council to here. And it's been awhile since I was here, but I'm sure you can all figure that out, so there's no
conflicts. Other than that, expect to see me at every meeting.

And on that question to the executive director, do you have signs posted for towing cars if they are parked illegally?

MR. ROGERS: Yes.

MAYOR DOUGHERTY: Do you ever tow cars? Because that will stop someone from parking there.

MR. ROGERS: If they've got a parking sticker and parking in somebody else's spot, I'm not sure that I can legally get it towed.

COMMISSIONER WHITE: Does the stickers let you know where that person lives?

MR. ROGERS: Yes.

COMMISSIONER WHITE: So maybe we can have maintenance come and knock on the door and say you've got to move.

MR. ROGERS: Identify who the culprit is.

MAYOR DOUGHERTY: Are they reserved for the individual?

MR. ROGERS: Yes.

MAYOR DOUGHERTY: It seems from hearing these comments it's happened a number of times.
Is this the first time the board has heard about it?

MR. ROGERS: The first time I heard of it. I mean, it's happened with other residents. It's the first time I've heard of this incident.

CHAIRMAN CHERELLO: First time I heard about it.

MAYOR DOUGHERTY: Secondly, can you please follow up with our town attorney and myself with the results of what your actions are going to be, since now Morristown Police Department is involved, with calls to that resident that's on a noise complaint, and copy us on what your solution is, if you'd be so kind to do so?

MR. MANFREDI: Will do.

MAYOR DOUGHERTY: That's it.

CHAIRMAN CHERELLO: Motion to go into closed session.

I'm sorry, council liaison.

MS. DAVIS: I do have a couple of questions. My first question is with regard to the garbage. Do you have plans on perhaps providing cameras to be sure that it's only the Manahan Village tenants that are discarding
their garbage at those places? I actually live in Manahan Village, as a couple of you know, and I have been witness to people pulling up in dump trucks or like pickup trucks, and they just dump their trash. And it doesn't mean anything to them, but like Commissioner Holman said, it makes it difficult for the tenants to neatly contain their garbage. It's unsightly, it smells bad. It's winter now, but in the summer it doesn't smell great. I know you can't have Mr. Pounder hanging out all day looking for people who dump trash illegally, so I'm thinking perhaps some sort of cameras or something to keep that from happening. Do you guys have that?

MR. ROGERS: We've awarded the A&E contract to design or lay out how many security cameras we're going to have in Manahan Village. It's strictly Manahan Village. But yes, we will make sure that the garbage is secured in that process.

MS. DAVIS: And back to the issue with the resident center, is there -- obviously since I'm new I don't really know, is there a specific reason why the resident who was in charge of
manning the building and showing the building, why that job was taken from them?

MR. ROGERS: In an effort to improve the operation of the resident center, and we have a problem with the heating and cooling, we have high utilities, and I wanted to put maintenance in charge. I apologize, I didn't realize they weren't staying for an extended period of time. But Mr. Pounder and I will get together on that. But in summary, it was to improve the operations and cleanliness of the resident center.

MS. DAVIS: Okay. And with regards to the parking, are the numbers in the specific, are they assigned to specific tenants, or is it just a sticker on the car that says it's okay to park here in any space?

MR. ROGERS: Sticker on the car, first come, first serve in Manahan Village. The seniors are assigned spaces.

MS. DAVIS: In Manahan Village I also know there are some people with multiple cars, and if they don't find a place to park on the town property, they'll remove their sticker and put it in another car so that they have a place
to park, and I would imagine that's illegal. Is there someone that comes out and checks the numbers and makes sure the license plate corresponds with the numbers given?

MR. ROGERS: I thought we were adhering the sticker to the window. You can't remove them.

MS. DAVIS: Well, they are removed. In fact, there's one I park next to, she has a bunch of scotch tape on hers because she takes it out of her car all the time. So they are removed. Is someone reading those numbers to make sure it's associated to the car it's assigned to?

MR. ROGERS: Periodically we do go down there and read the numbers, yes.

MAYOR DOUGHERTY: Can I piggyback on that? Only because we do the stickers for residents, the yellow sticker on the streets if you have guests. Someone was actually in the house not too long ago, and there was eight on their table, so somebody is making copies. So there's always a will and a way to make it happen.

I want to piggyback on the trash thing.
Has the housing authority, I guess it's more for you guys and for the executive director, looked into -- I know you mentioned the compactors. Because we're testing the solar compactors for our recyclables and trash, and it's really making a big difference. I know it's small, you got bigger areas. Have you researched any other housing authorities in the nation that are doing something with solar and compactors to compact the garbage, recyclables and refuse, to make it more efficient and better economically for the commission? I don't know if you have.

MR. ROGERS: I haven't at this property, but back in 2008 I did it on a building where we had the solar powered compactor. It works out pretty good. But again, you have to make sure the garbage is separated from the recyclables. Some communities don't require that. But I will get together with your people, because I have done a lot of research on the compactor. And surprisingly you can get very large, or you can get a small one. And the problem is it would be a central collection point, because you can't have compactors all over. So the maintenance...
people would have to pick up the recyclables and take them to compact them, which I don't have a problem with.

MAYOR DOUGHERTY: Is it a conflict for the federal government, since it's federal housing, to apply for grants from its own -- because there's a lot of grant money out there when it comes to this type of stuff. Is there a conflict between --

MR. ROGERS: No. We got the $250,000 security grant, it was federal.

MAYOR DOUGHERTY: Who writes your grants? Who goes after your grants.

MR. ROGERS: I, my staff. Sometimes we have other people get involved.

MAYOR DOUGHERTY: The town has a grant writing firm on staff that you might want to send a -- the commissioners might want to send over a letter, see if they have any information that may be beneficial to the housing.

MR. ROGERS: Very good.

MR. MANFREDI: Thank you.

MAYOR DOUGHERTY: Thank you. That's it.

CHAIRMAN CHERELLO: Motion to go into
closed session.

COMMISSIONER WHITE: I'll move it.

VICE CHAIRMAN HOLMAN: Second.

(Open session was adjourned.)

(Closed session takes place.)

(Open session is recommenced.)

CHAIRMAN CHERELLO: I believe there's two resolutions we want to address, and the only two resolutions deal with the email. So that's 2016-02, resolution approving the establishment of electronic mail addresses for the housing authority's commissioners. Do I have a motion on that?

COMMISSIONER SALLY: I move it.

CHAIRMAN CHERELLO: Do we have a second on that?

COMMISSIONER HOLMAN: I'll second.

CHAIRMAN CHERELLO: Roll call, please.

(Whereupon, roll call was taken with all commissioners voting yes.)

CHAIRMAN CHERELLO: 2016-03, which is the authorization for a backup of those electronic emails, a motion, and then I have a quick question under the motion. So do I have a motion for 2016-03?
COMMISSIONER SALLY: I'll move it.

VICE CHAIRMAN HOLMAN: I thought you combined --

CHAIRMAN CHERELLO: Well, no, they're separate resolutions. A motion. So I have a second on it, and then a quick question. It's the backup system.

VICE CHAIRMAN HOLMAN: Yes.

CHAIRMAN CHERELLO: And my question is, do you assign us the email addresses?

MR. ROGERS: Yes. What I'll do is I'll just call up our computer software provider and they can do it remotely. But it will probably be your first initial, last name, and at Morristown Housing Authority.

CHAIRMAN CHERELLO: So we have to access it that way. We have to access it --

MR. ROGERS: Yes, you can access it from your phone or -- well, you have to set up your phone to do it. But you can access it from any computer.

CHAIRMAN CHERELLO: So it will be like a regular email account, but the housing authority will set it up and give us all the information.
Roll call, please.

(Whereupon, roll call was taken with Commissioners Cherello, Holman, White and Sally voting yes, and Commissioner Rodriguez abstaining.)

MR. MANFREDI: Just for the record, on 2016-04, do you want to indicate that that's tabled, or at least it's in the record?

CHAIRMAN CHERELLO: Can I have a motion to table it, please?

COMMISSIONER SALLY: Motion.

CHAIRMAN CHERELLO: Motion to table. Seconded.

Motion for adjournment.

COMMISSIONER WHITE: Move it.

Vice Chairman Holman: Second it.

(Meeting was adjourned.)