

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

RE: Regular Open Public Meeting

TRANSCRIPT
OF THE
PROCEEDINGS

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

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

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

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

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

1 CHAIRMAN CHERELLO: I, Michael Cherello,
2 chairperson of the Board of Commissioners of the
3 Housing Authority of the Town of Morristown,
4 presiding officer at this meeting do hereby
5 state it is now six o'clock in the evening on
6 January 7, 2016. We are convening at 39 Early
7 Street, Morristown, New Jersey, and do hereby
8 announce publicly that proper notice of this
9 regular meeting has been provided in accordance
10 with New Jersey Open Public Meetings Act.

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

13 CHAIRMAN CHERELLO: Pledge of
14 Allegiance.

15 (Flag was saluted.)

16 CHAIRMAN CHERELLO: Moment of silence.

17 (A moment of silence is observed.)

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

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

24 CHAIRMAN CHERELLO: Yes, we can do
25 that.

1 MR. MANFREDI: Usually we open the
2 meeting, commissioner, and then we proceed to
3 the reorg.

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

6 MR. MANFREDI: The meeting has been
7 opened.

8 COMMISSIONER WHITE: So now we proceed
9 with the reorg?

10 MR. MANFREDI: Yes.

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

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

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

17 VICE CHAIRMAN HOLMAN: Second.

18 MR. ROGERS: Any other nominations?

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

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

1 MR. MANFREDI: Failed. We need four
2 affirmative votes. You want to call for a
3 nomination for vice chair?

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

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

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

18 MR. MANFREDI: We have a requirement to
19 have a chairperson under our statute. In order
20 for the board to have a reorganization meeting
21 for new officers, which we've done annually, we
22 process the follow you just heard. Under the
23 New Jersey Redevelopment and Housing Act, as you
24 know, we're different from a town or any other
25 body. We have a mandatory requirement that the

1 board cannot take any binding action unless
2 there are four affirmative votes. So we had a
3 failure of that. It doesn't mean that the chair
4 is necessarily displaced and we have no chair,
5 it means he'll be in a holdover position until
6 we have four affirmative votes for a new chair.
7 Same with the vice chair, if that were to occur
8 the officer will remain in place until we
9 appointed or a new officer receives four
10 affirmative votes. And I notice we don't have
11 our full board with us this evening.

12 COMMISSIONER WHITE: I notice that too.

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

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

21 MR. MANFREDI: We are. But we only
22 require four votes. It's not a tie situation.
23 We're required to have four affirmative votes.
24 So if we have four votes we can elect a new
25 chair and vice chair.

1 COMMISSIONER WHITE: We had an abstain
2 tonight, and I don't know under what advice that
3 was done. But we did have enough people for
4 four votes tonight.

5 MR. MANFREDI: Correct, commissioner,
6 we do.

7 COMMISSIONER WHITE: Okay.

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

10 COMMISSIONER WHITE: I nominated
11 Dorothy Holman for vice chair.

12 MR. MANFREDI: Do we have a second?

13 COMMISSIONER SALLY: Second.

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

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

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

23 MR. MANFREDI: We have the same result,
24 three affirmative votes, so we are short by one,
25 so Ms. Holman remains as our vice chair.

1 CHAIRMAN CHERELLO: May I have public
2 comments? Please come up and state your name
3 and address and speak into the microphone.

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

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

9 MR. ZAYAS: Good evening. My name is
10 Louis Zayas. I represent Mr. Rogers in his
11 capacity as a whistleblower, as well as a
12 material witness in a criminal investigation
13 that's ongoing. The reason why I'm here, and
14 there's a letter that I had emailed to Mr.
15 Manfredi as general counsel to the board, that
16 lays out my position as to what is permissible
17 and not permissible as it relates to Mr. Rogers'
18 disclosures of certain potentially and very
19 serious fraudulent activities by certain
20 members. The reason why I'm here is to lay out
21 certain parameters as to what a whistleblower is
22 entitled to. The first thing is, he's not to be
23 retaliated in any way, whether directly or
24 indirectly, by way of threats to his employment,
25 or any form of harassment. That's something

1 that's clearly laid out in the law. I laid out
2 the law in my paper that was given to Mr.
3 Manfredi yesterday. The law is very clear and
4 straightforward, also common sense. We don't
5 want to go and threaten somebody who reports
6 what potentially is criminal or wrongdoing. But
7 more importantly, in addition to his status as a
8 whistleblower, Mr. Rogers is also actively
9 participating in a federal criminal
10 investigation, and that creates a whole series
11 of other protections, and that is he's a
12 witness. And as a witness, he cannot be
13 intimidated or harassed or otherwise tampered
14 with. That is a federal crime to intimidate a
15 witness in a federal crime investigation. So my
16 representation of Mr. Rogers is both as a
17 whistleblower and also as a witness. And in
18 connection with that representation there's
19 certain areas Mr. Rogers will not participate
20 in. He will not address any questions that
21 relate to or reflect the very subject matter of
22 the federal investigation. Secondly, any
23 matters concerning his employment that may be
24 directed to it by either the board or the public
25 requires a Rice notice. So anything concerning

1 his employment I have instructed Mr. Rogers he's
2 entitled to a Rice notice, and he will not
3 address those questions, and anything else that
4 I deem to be inappropriate. This is not done to
5 obstruct his duties, his day to day activities
6 as the executive director, but he does enjoy
7 certain protections as a whistleblower.

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

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

19 MR. ZAYAS: No, of course not.
20 Commissioner, of course matters concerning his
21 day to day activities, certainly you're entitled
22 to know what he's doing and he's going to
23 respond. But there's a line, and like anything
24 in life, where if that questioning develops into
25 his employment, matters concerning his

1 employment, which I don't think you'll do or
2 anybody else on the board would do, that touches
3 upon a whole different area which requires a
4 notification. But of course, you need to know
5 what he's doing, and of course he'll answer
6 questions regarding his day to day activities.
7 Thank you, ma'am.

8 COMMISSIONER WHITE: Okay.

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

11 DAWN ALEXANDER: Good evening everyone,
12 mayor. My name is Dawn Alexander. I'm here on
13 behalf of my mother, Alberta Granby, who lives
14 at 29 Ann Street, unit 105. And I'm here
15 because I'm tired of the complaints I have been
16 getting from my mother about this unit where she
17 lives, and the woman that's directly above her.
18 Now, she has called the police about this woman
19 disturbing her peace. I know there's noise
20 ordinances in the Town of Morristown we are
21 supposed to abide by. I have one where I live.
22 And I know there's one in the Town of
23 Morristown. This woman turns on her TV, starts
24 at anywhere from maybe nine in the evening and
25 goes onto maybe nine, six in the morning. So

1 loud my mother has to leave her bedroom and go
2 sleep in the living room. My mother is 89 years
3 old. She's written letters to Mr. Rogers, she's
4 talked to Mr. Rogers, and the only result that
5 came from that office was for her to move.
6 That's not going to happen. My mother is 90
7 years old. She's not going nowhere. She's not
8 the problem. She's not the source of the
9 problem. I'm here to get a result for the
10 problem. I'm tired of my mother complaining to
11 me. I'm tired of her being frustrated. She's
12 even gotten letters from the doctor stating she
13 shouldn't have that because she gets very
14 nervous, who wouldn't at 89 years old. You
15 wouldn't want that noise over your head, you
16 wouldn't want it over your grandmother's head,
17 you wouldn't want it over your momma's head. So
18 I'm here to get something done for my mother.
19 This is my last resort, so to speak. I don't
20 want to take it any further, but if I have to I
21 will. Somebody needs to do something about this
22 woman over my mother on the second floor. And
23 like I said, the end result from this letter
24 from Mr. Rogers is not for my mother to move.
25 She's not moving. She's not the problem. And

1 she's not the source of the problem. And for
2 her to get a letter like that disturbed her.
3 And she's given even police reports of the
4 police coming to that building numerous times
5 for this woman disturbing her peace. And I
6 don't think that should be for someone of 89
7 years. Any help you can give me for my mother I
8 would really appreciate it. I don't want to go
9 further than that, but I will. And I want my
10 mother to live a quality of life for the rest of
11 her years, just like the rest of you would want
12 for their mother or grandmother. Thank you very
13 much.

14 CHAIRMAN CHERELLO: Does anyone else
15 wish to speak publicly?

16 Hearing none now --

17 MR. ROGERS: I would like to respond to
18 the lady that just spoke. I will meet with the
19 staff, two staff members, the first thing
20 tomorrow morning. And I have been aware of this
21 problem, and I agree with you, I don't expect an
22 89 year old lady to have to move. We will
23 discuss it, and by early next week I'll get
24 something back to you. We appreciate you being
25 here.

1 DAWN ALEXANDER: Thank you very much.

2 VICE CHAIRMAN HOLMAN: Are you
3 satisfied with that answer?

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

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

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

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

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

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

24 VICE CHAIRMAN HOLMAN: I think Ms.
25 Granby has been a tenant for 60 plus years or

1 more. So to get an answer like that that she
2 should be the one to move --

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

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

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

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

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

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

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

24 MR. MANFREDI: I'll followup with a
25 police report and a notice to cease.

1 CHAIRMAN CHERELLO: Approval of
2 minutes? Anyone like to make a motion to
3 approve the minutes?

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

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

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

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

1 bills list for vendors. That's it.

2 COMMISSIONER WHITE: So all vendors are
3 here, reflected?

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

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

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

25 MR. POUNDER: No, it's the same one.

1 COMMISSIONER WHITE: That we had for
2 how long?

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

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

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

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

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

24 MR. ROGERS: That 30 foot dumpster is
25 located out here, and that's been here for years

1 as far as I know. And what happens is we end
2 up -- we do have a real problem at Manahan
3 Village, it's continuing problem, and with the
4 garbage people, they download some of the
5 dumpsters, our maintenance people download some
6 of the dumpsters at Manahan Village, and bring
7 it up here and put it in this 30 yard dumpster.

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

19 MR. ROGERS: I agree.

20 VICE CHAIRMAN HOLMAN: You have two
21 small dumpsters for all of these residents. And
22 it's just not sufficient for the garbage that's
23 being -- either that, or we need to get the
24 garbage picked up more than twice a week.
25 Because that's ridiculous. Nobody should have

1 to live like they do. You come out and see
2 raccoons that bigger than my pocketbook, you
3 have rats, you have mice. There's a difference
4 in a rat and there's a difference in the mice,
5 and they have everything that's running across
6 the street in those dumpsters, because there's
7 all this stuff laying all over the ground. It's
8 ridiculous. It's terrible.

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

16 VICE CHAIRMAN HOLMAN: Something,
17 because I mean, you put the enclosures there,
18 and it's just -- even with the enclosure there
19 it's not enough space for it to fit in. I don't
20 see why we're wasting money putting that
21 enclosure in and then you have a dumpster the
22 size of this table that's going to service say
23 50, 60 units. That's not sufficient. You
24 always go down there and it's always garbage
25 piled up. You find garbage all over the

1 grounds. It's not just because the tenants just
2 throw it on the ground, it falls over because
3 they're full.

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

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

21 COMMISSIONER WHITE: I don't think they
22 have a problem with the size, they just want it
23 enclosed neatly because it was all over the
24 place at one time. I don't think they suggested
25 the size. I think our architect suggested maybe

1 the size. I don't think Mr. Fugger can tell you
2 what size you have to have. He can tell you
3 where to put them, but not the size.

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

10 MR. ROGERS: We have two additional
11 problems relating to that. For every expansion
12 to make room for garbage, we're going to lose
13 parking spots, which I've tried to minimize
14 doing. And we also have a problem, we have a
15 recycling bin, three bins for recycling, and
16 there's always garbage getting thrown in that,
17 and then the recycle truck comes by and they
18 refuse to take it because it's garbage, it's not
19 recycling. So we've got -- what I might do, and
20 with the town of course, if we can maybe have an
21 isolated, two or three areas for the cardboard,
22 not next to the garbage, and maybe they have to
23 walk an extra half a block or something, but
24 something has to be done, it has to be
25 separated. I agree with you, I go down there

1 early in the morning, I'm embarrassed. And then
2 Mr. Pounder meets with me, and we end up having
3 our maintenance people be garbage men for a
4 couple of hours. But there's a problem, and we
5 have to come up with a solution.

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

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

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

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

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

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

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

24 MAYOR DOUGHERTY: No. It's federal.
25 I'll send Joe an email so you can all be advised

1 of why it's not practical.

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

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

9 MR. MANFREDI: We have to do it
10 independently.

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

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

25 MR. ROGERS: I've even thought, and

1 I've got to do more research, if we did
2 recycling of the cardboard and newspapers, they
3 have shredders or compactors, and we can do that
4 on site with our maintenance people, and then
5 all you would have is garbage in those
6 enclosures, which would give you a lot more
7 capacity.

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

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

13 COMMISSIONER WHITE: The town does it
14 every day. But you have to have the manpower.
15 Because in speaking of that, not to get off on
16 another thing, the residents center, I got a lot
17 of complaints about the functions that took
18 place. The building was not clean. Actually I
19 was called over. It was not cleaned, the floors
20 are not mopped, not waxed. And we are renting
21 it out. And I know we said maintenance is going
22 to do that, but I don't know if maintenance is
23 staffed enough to do it. And then I had one
24 customer tell me, which I think is not fair,
25 that they told whoever came up to open up, they

1 locked the door, the door accidentally locked,
2 they put the piece in it and left it open, this
3 is their private party, and said don't let that
4 stopper come out, because if it does we're not
5 coming back. That's not a proper way to run the
6 building. I'm not sure this job, I know -- I
7 don't know why you all gave it to maintenance,
8 but I'm not sure that it's really working out in
9 terms of getting the building clean and setting
10 it up for the residents, taking it down and
11 cleaning it up after, and then having access to
12 the building. I don't think it's fair when they
13 pay \$500 or whatever, and they can't get into
14 their party, or they have to leave the door open
15 to let anybody in, because maintenance says I'm
16 not coming back, I'm coming from such and such a
17 place, I think he said it's Newark, and I'm not
18 coming back, you better keep the stopper in the
19 door. It's the winter. Nobody wants the door
20 open while they're having a function. And the
21 heat don't halfway work to begin with. I don't
22 know if you need to look at something different
23 in terms of how that resident center is running.
24 I think the way we had it running, and, you
25 know, it could be better, but we always --

1 because HUD always encouraged residents to have
2 a job, to work. We had residents going over and
3 opening that building and closing it, and we had
4 a resident on site who cleaned it. And that was
5 working. And if something is not broke I don't
6 know that it needs to be fixed. But it may be
7 better. I thought that it was supposed to be
8 better, and it didn't get better, it got worse.

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

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

25 MR. ROGERS: I'll come right out and

1 tell you, I will take some corrective action. I
2 didn't realize -- I don't want anybody near that
3 electrical panel. That door should be locked.

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

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

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

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

23 COMMISSIONER WHITE: And we don't want
24 that to be a punishment where the resident can't
25 go in their resident center. I don't want that

1 to be the alternative. I think they have a
2 right to have their functions there. I just
3 think it should be done properly.

4 CHAIRMAN CHERELLO: Committee reports?
5 Any? None.

6 Old business?

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

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

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

21 MR. ROGERS: What that was, and I've
22 had the accountant on top of it, we hadn't
23 written off our bad debts, some of them as far
24 back as 2010, and that's really the primary
25 finding. It was the combination of \$104,000 was

1 on the books, which even though they were --
2 board action had taken place over the years
3 maybe, but somebody didn't follow through, like
4 the fee accountant possibly didn't follow
5 through and then take off of the book, off the
6 Pick System, so it made us look like we had a
7 huge amount of debt on an annual basis when we
8 didn't.

9 COMMISSIONER SALLY: Which you really
10 didn't.

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

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

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

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

23 MR. ROGERS: No. And I showed that
24 when we passed the resolution in September. But
25 I was under the gun then, because our fiscal

1 year ends September 30th. So had I had the
2 board act on that. But it was a \$104,500 some
3 dollars, as I recall, but there may have been
4 \$20,000 in 2015, thirty in '14 or whatever,
5 maybe two, \$3,000 in 2010. But, and Ms.
6 Washington, you can correct me, but I really
7 feel what happened is the board, it was brought
8 to the board's attention to write them off, but
9 the names of the tenant wasn't attached, it was
10 just money figures, and then the fee accountant
11 should have taken them off our HUD books. And I
12 had our accountant, our current fee accountant,
13 give me a written report as well as Mr. Manfredi
14 on what happened.

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

21 CHAIRMAN CHERELLO: Sure.

22 COMMISSIONER SALLY: I would like to
23 address that. But I'm going to suggest we take
24 a few minutes and do it in closed session,
25 because we're dealing with people's names. And

1 because I happen to know that in 2011, at the
2 end of September in 2011, I was still the
3 executive director, and we wrote off -- there
4 was a suggestion to write off \$39,000, and I
5 retired, as you know, in March of 2012. But
6 those write-offs didn't get done until June of
7 2012 because of the problem that we had had with
8 the fee accountant.

9 MR. ROGERS: Right.

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

13 MR. ROGERS: I agree with you.

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

1 information.

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

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

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

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

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

23 CHAIRMAN CHERELLO: Anything else under
24 old business?

25 Having none, schedule of bills. Would

1 anyone like to make a motion to pay our bills?

2 COMMISSIONER SALLY: I'll make a
3 motion.

4 CHAIRMAN CHERELLO: I'll second that.
5 Roll call.

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

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

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

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

20 COMMISSIONER SALLY: I'll move.

21 CHAIRMAN CHERELLO: Discussion?

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

25 CHAIRMAN CHERELLO: Okay. We have a

1 motion. Did we get a second on that?

2 COMMISSIONER WHITE: I'll second it.

3 CHAIRMAN CHERELLO: Roll call, please.

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

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

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

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

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

22 CHAIRMAN CHERELLO: 2016-03, resolution
23 approving and authorizing a contract with Olmec
24 Systems to back up the housing authority
25 electronic mail, which I guess is tied into

1 2016-02. So the same will apply to that, Joe?

2 MR. MANFREDI: Yes.

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

6 COMMISSIONER WHITE: Can we get an
7 explanation on this?

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

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

13 COMMISSIONER SALLY: We voted on that.

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

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

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

23 New business? None.

24 Second public comment. Please come up,
25 state your name, address.

1 TERRY EHART: My name is a Terry Ehart,
2 I live at 39-08 Early Street. I want a
3 clarification about reserved parking for the
4 tenants. If somebody parks in my parking spot
5 what are we supposed to do?

6 CHAIRMAN CHERELLO: Mr. Rogers?

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

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

12 MR. ROGERS: Call the emergency
13 maintenance number.

14 TERRY EHART: And what are they going
15 to do?

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

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

24 MR. ROGERS: Okay. Thank you.

25 TERRY EHART: Okay. Thank you.

1 CHAIRMAN CHERELLO: Anyone else in the
2 public?

3 Seeing none, mayor's comments?

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

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

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

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

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

18 MR. MANFREDI: Yes.

19 MAYOR DOUGHERTY: Second thing is, we
20 had our reorg the other night, Councilman Stefan
21 Armington is now council president. As you see
22 to my left is the new councilwoman, who's a
23 representative from the council to here. And
24 it's been awhile since I was here, but I'm sure
25 you can all figure that out, so there's no

1 conflicts. Other than that, expect to see me at
2 every meeting.

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

6 MR. ROGERS: Yes.

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

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

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

15 MR. ROGERS: Yes.

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

19 MR. ROGERS: Identify who the culprit
20 is.

21 MAYOR DOUGHERTY: Are they reserved for
22 the individual?

23 MR. ROGERS: Yes.

24 MAYOR DOUGHERTY: It seems from hearing
25 these comments it's happened a number of times.

1 Is this the first time the board has heard about
2 it?

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

6 CHAIRMAN CHERELLO: First time I heard
7 about it.

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

16 MR. MANFREDI: Will do.

17 MAYOR DOUGHERTY: That's it.

18 CHAIRMAN CHERELLO: Motion to go into
19 closed session.

20 I'm sorry, council liaison.

21 MS. DAVIS: I do have a couple of
22 questions. My first question is with regard to
23 the garbage. Do you have plans on perhaps
24 providing cameras to be sure that it's only the
25 Manahan Village tenants that are discarding

1 their garbage at those places? I actually live
2 in Manahan Village, as a couple of you know, and
3 I have been witness to people pulling up in dump
4 trucks or like pickup trucks, and they just dump
5 their trash. And it doesn't mean anything to
6 them, but like Commissioner Holman said, it
7 makes it difficult for the tenants to neatly
8 contain their garbage. It's unsightly, it
9 smells bad. It's winter now, but in the summer
10 it doesn't smell great. I know you can't have
11 Mr. Pounder hanging out all day looking for
12 people who dump trash illegally, so I'm thinking
13 perhaps some sort of cameras or something to
14 keep that from happening. Do you guys have
15 that?

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

22 MS. DAVIS: And back to the issue with
23 the resident center, is there -- obviously since
24 I'm new I don't really know, is there a specific
25 reason why the resident who was in charge of

1 manning the building and showing the building,
2 why that job was taken from them?

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

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

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

21 MS. DAVIS: In Manahan Village I also
22 know there are some people with multiple cars,
23 and if they don't find a place to park on the
24 town property, they'll remove their sticker and
25 put it in another car so that they have a place

1 to park, and I would imagine that's illegal. Is
2 there someone that comes out and checks the
3 numbers and makes sure the license plate
4 corresponds with the numbers given?

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

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

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

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

25 I want to piggyback on the trash thing.

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

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

1 people would have to pick up the recyclables and
2 take them to compact them, which I don't have a
3 problem with.

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

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

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

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

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

21 MR. ROGERS: Very good.

22 MR. MANFREDI: Thank you.

23 MAYOR DOUGHERTY: Thank you. That's
24 it.

25 CHAIRMAN CHERELLO: Motion to go into

1 closed session.

2 COMMISSIONER WHITE: I'll move it.

3 VICE CHAIRMAN HOLMAN: Second.

4 (Open session was adjourned.)

5 (Closed session takes place.)

6 (Open session is recommenced.)

7 CHAIRMAN CHERELLO: I believe there's
8 two resolutions we want to address, and the only
9 two resolutions deal with the email. So that's
10 2016-02, resolution approving the establishment
11 of electronic mail addresses for the housing
12 authority's commissioners. Do I have a motion
13 on that?

14 COMMISSIONER SALLY: I move it.

15 CHAIRMAN CHERELLO: Do we have a second
16 on that?

17 COMMISSIONER HOLMAN: I'll second.

18 CHAIRMAN CHERELLO: Roll call, please.

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

21 CHAIRMAN CHERELLO: 2016-03, which is
22 the authorization for a backup of those
23 electronic emails, a motion, and then I have a
24 quick question under the motion. So do I have a
25 motion for 2016-03?

1 COMMISSIONER SALLY: I'll move it.

2 VICE CHAIRMAN HOLMAN: I thought you
3 combined --

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

8 VICE CHAIRMAN HOLMAN: Yes.

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

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

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

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

22 CHAIRMAN CHERELLO: So it will be like
23 a regular email account, but the housing
24 authority will set it up and give us all the
25 information.

1 Roll call, please.

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

6 MR. MANFREDI: Just for the record, on
7 2016-04, do you want to indicate that that's
8 tabled, or at least it's in the record?

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

11 COMMISSIONER SALLY: Motion.

12 CHAIRMAN CHERELLO: Motion to table.
13 Seconded.

14 Motion for adjournment.

15 COMMISSIONER WHITE: Move it.

16 VICE CHAIRMAN HOLMAN: Second it.

17 (Meeting was adjourned.)

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