MORRISTOWN HOUSING AUTHORITY
BOARD OF COMMISSIONERS
31 Early Street
Morristown, NJ 07960
Monday, February 26, 2018
Commencing at 6:00 P.M.

TRANSCRIPT
RE: Regular Open Public Meeting
OF THE
PROCEEDINGS

MEMBERS PRESENT:

MAUREEN DENMAN, Chairwoman
ANGEL VEGA, Vice-Chairman
MICHAEL SCHMIDT, Commissioner
MIRIAM BANKS, Commissioner

ALSO PRESENT:

DOUGLAS PRIESTER, Acting Executive Director
CYNTHIA SARGENT, AMP Manager
DARLINGTON POUNDER, Senior Mechanic
TIMOTHY DOUGHERTY, Mayor

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

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CHAIRWOMAN DENMAN: I, Maureen Denman, chairperson of the Board of Commissioners of the Housing Authority of the Town of Morristown and presiding officer at this meeting do hereby state it is now 6:06 in the evening on February 26th, and we are convening at 31 Early Street, Morristown, New Jersey, and do hereby announce publicly that proper notice of this regular meeting has been provided in accordance with the New Jersey Open Public Meetings Act.

(Whereupon, roll call was taken with all members noted being present.)

CHAIRWOMAN DENMAN: Pledge of Allegiance.

(Flag was saluted.)

CHAIRWOMAN DENMAN: So as we mentioned at last month's meeting we're going to have just one public comment, and that is going to be held for the end of the meeting. So an amended agenda has gone out. So that puts us at the approval of the minutes, and it's the minutes of the --

MR. MANFREDI: I believe we have both minutes of the January 29th meeting and of the December meeting. And as Mr. Cherello indicated
at the last meeting, he had not received the
minutes of the December meeting. I did email
them out to everyone at that time.

Also our minutes for the January 29th
meeting I noted in preparing the summary this
month there were some crosstalk. And
occasionally we refer to Mr. Priester, for
example, by Mr. Priester, Acting Director
Priester, and then by Doug. So what I did is I
prepared some notes of clarification and
correction, and issued it to the commissioners
because I do not want to change the minutes at
all without the board's approval, so everyone
will receive that. And there were similar items
such as that. And my goal was to have clarity
in our meetings.

CHAIRWOMAN DENMAN: Okay.

COMMISSIONER SCHMIDT: So can I make a
motion to approve the minutes of the December --
remind me of the dates again. December meeting
and our first meeting in January I guess.

CHAIRWOMAN DENMAN: It was moved.

COMMISSIONER VEGA: It was supposed to
be the 22nd, then it was supposed to be the
29th, which we had, and then we had a meeting on
the 18th.

COMMISSIONER BANKS: Madam Chair, just for clarification we're voting on the summary of the minutes, but if any questions or anything comes up we always refer back to the transcript.

MR. MANFREDI: The board is approving the summary, but the transcript does become a part of the record.

COMMISSIONER BANKS: Okay.

COMMISSIONER SCHMIDT: I make a motion to approve the minutes of the December meeting.

COMMISSIONER VEGA: Second.

(Whereupon, roll call was taken with all commissioners present voting in favor.)

CHAIRWOMAN DENMAN: Douglas, executive report.

MR. PRIESTER: This evening we have a representative from LAN, and he would like to say a couple of words before my report.

CHAIRWOMAN DENMAN: Terrific.

MR. KARLE: Thank you. I'm Ken Karle from LAN Associates, registered architect, professional engineer, professional planner, president of the company.

Just an update on the projects we're
working on, which include the rooftop units
replacement, and the roof replacement at 23
Clyde Potts Drive, and the brick re-pointing
work at this building have now been approved by
HUD, and are out to bid. We have scheduled a
pre-bid meeting for March 7th with interested
contractors, and bids will be due on March 28th.

That's basically an update and a
summary. I don't know if you had any other
needs for clarification or further information,
but I can answer questions.

COMMISSIONER SCHMIDT: I have a
question. Just curious, can you give us a
little background on what you have done over the
last several months? I know some people felt
anxious about how long it's been taking. We
aren't professionals on what's required, but if
you can give us a feel what you did over the
last several months starting from when you were
initiated.

MR. KARLE: Yes. Well, we're
architects and engineers, and we prepare --
these are actually the three bid packages. You
can see the size of them. They have to comply
with public bidding laws, bid bonds, notice to
bidders, legal advertisements, as well as the technical part, which is what we do. So there's a drawing section for each package, which shows precisely the work to be done, there's a written book section which describes the legal public bidding requirements in addition to the technical specifications of the work to be done. For instance, the air conditioning unit is specified in incredible detail. There's procedures for how the contractor should work, what kind of insurance he should have, what kind of bonds he should have. So all that takes time to put together. Then of course that has to go to HUD for their review and approval prior to us setting a bid date. So that all takes a bit of time. I know we're anxious to get the work done, but now it's full speed ahead.

COMMISSIONER SCHMIDT: How long does that take start to finish?

MR. KARLE: Well, it's a several month process. A lot of it is for the HUD review. Once we get it finished then it takes, I don't know, took a month or two to get through HUD review.

COMMISSIONER SCHMIDT: And prior to
that, so you said several months, but --

MR. KARLE: Well, we have to do field work.

COMMISSIONER SCHMIDT: I'm looking for number of months.

MR. KARLE: Yes, several months before that also. I don't have the exact chronology.

CHAIRWOMAN DENMAN: So just a couple questions. My recollection of this is that at our very first meeting you were awarded this contract, which is April of last year. Can you kind of walk us through, because -- I know the roof is in horrific disrepair. You mentioned the roof in two capacities. Can you elaborate a little bit?

MR. KARLE: The roof replacement is a standalone contract that roofers would be interested in. But the air conditioning replacement is a large piece of equipment on the roof that's best integrated while the roofing work is being done. So although there will be two different contracts and two different bids, we would like that work to occur simultaneously so that the new rooftop air conditioning can be coordinated with the new roof.
So it just takes time to do all the field measurements, we have to design the electrical service for the rooftop unit, put the specs together. It's a process that takes time. Then it has to go out to public bid. And the contractors of course, whoever the successful contractor is, we have to award a contract that has to get approved by this board. Then there will be shop submittals. The rooftop air conditioning is a very huge and sophisticated piece of equipment that they will actually submit technical data sheets to us to make sure it fully complies with our specifications. We have to approve that. It has to be manufactured, delivered and assembled.

CHAIRWOMAN DENMAN: So here's my concern. The residents have been without a resident center for a long time, much longer than they should have been. You mentioned I think you said March 26th the bids are due.

MR. KARLE: Correct.

CHAIRWOMAN DENMAN: Can you give us an idea of what a timeline is going to look like? When are you going to present to the board your recommendations?
MR. KARLE: Well, assuming that the bids come in, number one, on budget, and two, without any legal challenges, that all the paperwork is correct, we will almost immediately make a recommendation for the award to the lowest responsible bidder as required by public law. We usually make that recommendation within two to three days, we check the references of the low bidder. Hopefully it's someone we know and we have worked with before.

And of course, there's three different contractors so we have to check each one out. Probably will be three different contractors because it's different trades.

And then the board would have to make an award to that contractor either at their regular meeting or a special meeting, depending on the timing of when that happens. So once the contract is awarded we have to get bonds and insurance from the contractor, then we have to do all the submittal process and schedule the work.

So it's a several month lead time to order the air conditioning with the hope that everything can get installed, an April award, in
the June time frame, something of that nature.

CHAIRWOMAN DENMAN: Okay.

COMMISSIONER BANKS: Chairwoman, so if everything goes well, no delays, ha, ha, ha, when do you think this will be done, late August?

MR. KARLE: I would think that's a good estimation, yes.

COMMISSIONER BANKS: Late August. Okay. Let me ask you something, was your company awarded this contract like in 2016 or '15?

MR. KARLE: I don't have the dates. I honestly don't know the answer to that question.

COMMISSIONER BANKS: That's when you guys were awarded. Can somebody clarify that?

MR. MANFREDI: I'm sorry to interrupt, if I may speak, Madam Chair. We submitted it to HUD when we were placed on zero threshold, so that kind of stopped everything.

COMMISSIONER BANKS: I'm talking about before, before our board. The funds and stuff for the resident center was already approved, correct, or was it not?

MR. MANFREDI: The contract to procure
LAN, I have to check, I have to check,
commissioner, on that. The more recent piece
just went to HUD. But I'll find out for you.
That's a good question. I'll find out.

COMMISSIONER BANKS: Because my point
is being it's been delayed not just because of
no threshold, but prior to this board being
sworn in there still was some delay. That's
what I was led to believe, unless I'm wrong. I
thought that the monies were already approved
for to fix the roof, or either -- I think it was
the roof or something.

COMMISSIONER VEGA: Or air
conditioning.

COMMISSIONER BANKS: Or air
conditioning, before we became the board.
Right?

COMMISSIONER VEGA: Yes. You're right.
Commissioner, you're right.

COMMISSIONER BANKS: So this whole
process is -- that's why it's taking so long.
We had a new board -- the money was approved,
then we had a new board, and -- so this is where
we are at now. So just to say that we are
moving forward, but we just got to be a little
bit more patient.

MR. KARLE: We are moving forward. The air conditioning specifications that are out to bid right now do not include some controls inside the building called variable air volume boxes. I believe there's a letter before you tonight to add that to the scope of work. At least we submitted a letter. I don't know if you have it in your agenda or not.

MR. PRIESTER: I approved that.

MR. KARLE: You approved that. So we will add what's called variable air volume boxes to our spec in time for the bid, which will give you complete project and good controls. There was some control issues. So that's good. Thank you.

COMMISSIONER VEGA: I have a question. The air conditioning unit on the roof, will that be contracted through the air conditioning -- the removal of the air conditioning, is that contracted through the air conditioning contractors or the roofing contractors?

MR. KARLE: Yes, it's part of the air conditioning contract. They have to remove the unit, they have to modify some of the structural
steel supports, and then they have to set the new unit, which is usually a crane operation. But we want the roofers nearby to flash and waterproof the details. But the main unit is by the roof -- by the air conditioning contractor.

CHAIRWOMAN DENMAN: Do you have any other questions?

MR. PRIESTER: Thank you.

MR. MANFREDI: Thank you.

MR. KARLE: Thank you. Do you need me anymore this evening?

MR. PRIESTER: No, you're good.

MR. KARLE: Have a good evening.

MR. PRIESTER: To continue on with my report. There are 12 vacant units in Manahan Village. Ms. Sargent just advised me that two of them were leased up. Maintenance is working on them.

There were 14 vacant units for our senior units, and I'm glad to say that maintenance through their overtime and their effort, they have completed nine of those 14. Two of them have move-in dates for March, and one have a move-in date for April.

For the Housing Choice Voucher, no
vouchers have been issued. We're leased up at 93 percent.

There was 330 work orders for the month of January, and all were completed within the housing authority's guidelines.

Thursday we had to get a boiler for 39 Early Street due to an emergency. It cracked, and so we had to replace it.

And just like Mr. Karle just said, bids for the resident center will be going out March -- February 28th.

We did have an incident at 29 Ann Street with fire alarms, but they were rectified. We did have an incident with a bed bug situation at Ann Street, which was resolved. And it was -- they came out to inspect and there was no evidence of bed bugs. We sent them a schedule of our log that we do treat on a regular basis.

And that's all I have right now.

CHAIRWOMAN DENMAN: Okay.

COMMISSIONER VEGA: Madam chair, may I? I hate to go to reverse, but I just wanted to comment, because we kind of like skipped over a moment of silence. And I'm from Morristown, and
I know -- when I lived in Manahan Village, was part of Manahan Village, was one of my mentors, and his name is Eddie Hack, and Mr. Hack -- and I just want to make sure that people knew that in Morristown Housing what a wonderful person this man was, how much he's done for the public, not just the people in Manahan Village. And I just wanted to have a moment of silence and pay respects to someone who was a dear friend of mine and dear friend of many people in Manahan Village.

CHAIRWOMAN DENMAN: Okay. We will have a moment of silence.

(A moment of silence is observed.)

COMMISSIONER VEGA: Thank you.

CHAIRWOMAN DENMAN: Thank you. I passed that over because I thought -- I held the meeting for Commissioner Cherello, and we were starting late. So I apologize for that.

I received an email, Douglas, from Chief Flanagan, and I don't want to beat a dead horse, but I want to try and understand the situation with the valve at 39. My understanding that a blanket extension was requested, and they're giving us until March
19th, and if it is not repaired by March 19th
the cost in fines and liability to the housing
authority are monumental. And I'm going to let
Mr. Manfredi speak to that, because this is
serious.

MR. MANFREDI: Does the board know what
we're speaking about?

COMMISSIONER VEGA: No.

COMMISSIONER BANKS: No.

MR. PRIESTER: Okay. The fire
department came out to inspect our fire alarms,
our fire equipment, the fire pumps, and it was
noted that -- we received a violation, and if it
wasn't corrected by -- this is the wrong one.
Mr. Pounder can address that.

MR. POUNDER: Cerullo Fire Protection
came out, and he does our fire pumps, sprinkler
systems, fire extinguishers. They had gave us a
price of replacing the bearings, bolts and seals
on the fire pump. When they did it they found
out the fire pump was bad, so they tried to
repair it anyway. When they repaired it, it's a
phase three motor on the fire pump. It kept
going to phase one and shutting down. When they
did that there's a pump, there's a shot (ph) on
the board. They thought maybe it might have
been the shot (ph). So they gave us a price to
fix it, which was $4500. They also gave us a
price for the actual panel, which was seven -- I
think a low of $7,000. And they said they had
to get in touch with the manufacturer of the
board.

So at that time the fire department was
notified about the pump being down. The fire
department sent us a letter stating if we need
more time to get in touch with them. I had a
letter typed up, sent it back to the fire chief.
The fire chief said I'll need more time, which
is the 19th. If it's not fixed by the 19th or
before the 19th call me back and give me a
definite date when will it be fixed, because we
have to wait -- we have to send somebody out to
check the board, whoever manufactured that
board. And then they had to order a pump. They
had to order -- it's a giant pump, and they had
to order one. So that's why he gave us the
extension.

COMMISSIONER VEGA: So your extension
is until March 19th?

MR. POUNDER: 19th.
CHAIRWOMAN DENMAN: So my understanding is that this pump has been in disrepair for almost a year.

MR. POUNDER: No, ma'am.

CHAIRWOMAN DENMAN: Well, okay. I'm going by what the fire chief told me that his inspector informed him. And that notifications were given, I think going back to September, and then finally another one was issued on January 11th, and a request came back for a blanket extension, and the date of Mike Geary's email is the 19th of February, and he said you have one month from today.

MR. POUNDER: Right. But we have our fire pumps, extinguishers, sprinkler systems, everything checked annually, so the last time it was checked it passed inspection. So this is recently. They came out to check it this time to repair it because it started leaking. That's when they found other things wrong with it and suggested that we replace it. But last year it passed the inspection.

CHAIRWOMAN DENMAN: Okay.

MR. MANFREDI: Madam Chair, the reason from a legal standpoint the concern, the
violation as indicated that I saw for the pump was the 10th of January. As Mr. Pounder indicated, it gave until February 19th to repair it. It was extended to March 19th. March 19th is the critical date speaking from a legal standpoint because the fire department is then in a position to fine the agency retroactive to the date of violation at a rate of $5,000 per day.

And in addition, the concern is that in the event there were a fire and the failure of the pump to function causes any hindrance in putting out the fire, or any extra effort by the fire department, the housing authority will be liable to pay the costs for the fire response. And under the state fire code adopted by the town they can charge up to $150,000 without itemizing it, the full amount you will be charged provided they gave an itemization. So the 19th becomes a very, very important date for the Morristown Housing Authority to ensure compliance.

COMMISSIONER VEGA: A question for Mr. Pounder. Is it -- would it be best to replace the panel and the pump together?
MR. POUNDER: That's why they sent us two quotes, and Mr. Priester signed off on the two quotes because it's in participation that the panel is bad. But as they told me, the panel might not be bad, it might be a part or something on the motherboard that needs replacing. But in the event that they do come out and find that the whole board is bad they can just -- they already been signed off, it's already been signed off, and they can just go ahead and replace pump and panel.

COMMISSIONER VEGA: The fire inspector that we have -- or I'm sorry the people who test the systems, are those contractors that go out for bid or do we --

MR. POUNDER: No, we use them all the time. I mean --

COMMISSIONER VEGA: Because I know there's several other companies. I'm sorry, I didn't mean to cut you off. But I know there's several other companies out there like Absolute, and a lot of other people that might have some know-how. I never heard of the company you mentioned, and I didn't know if they were familiar with the panel that they were having
issues with.

MR. POUNDER: They've been here ever since I've been here. Yes, they've been here ever since I've been here.

COMMISSIONER VEGA: It's just a matter of finding the time to make sure the part is what's faulty, and not the whole panel itself.

MR. POUNDER: Right. Because they were already out here, and they made several attempts to repair that pump.

COMMISSIONER VEGA: Did he say when he'd get back to you about the part?

MR. POUNDER: I just spoke to them in the middle of the week last week, and she said everything was in order, and she will get back to me as soon as they schedule some time for the company to come out and check the panel. Because they don't know if it's the panel that's making the motor go to phase one and shut down instead of going to phase two and phase three.

COMMISSIONER VEGA: Thank you.

COMMISSIONER BANKS: Madam Chair? Can you forward me and Commissioner Vega that email from the fire --

CHAIRWOMAN DENMAN: I can forward it to
the whole board.

COMMISSIONER BANKS: Thank you.

CHAIRWOMAN DENMAN: So obviously my
concern is just making sure that it gets done,
and that we meet the deadline.

COMMISSIONER VEGA: Last question. Did
all the other systems get tested as well and
pass? I'm mostly concerned with the resident
center pump.

MR. POUNDER: The resident center
pump -- the resident center pump passed, but the
resident center right now, everything has been
shut off in the resident center, because we had
over the cold weather, we had busted pipes,
sprinkler system busted. It was a lot of water
damage down there because of no heat down there.
So we disconnected everything from 23. Only
thing going down in 23 is electricity.

COMMISSIONER VEGA: Thank you.

CHAIRWOMAN DENMAN: Anything else,
Douglas?

MR. PRIESTER: That's it.

CHAIRWOMAN DENMAN: Committee report.

Commissioner Vega?

COMMISSIONER VEGA: I think this will
conclude for the most part of all my exterior inspections. I'd like to find out if it's possible that I can get into maybe some of the common areas of the buildings again for an update at your convenience.

In addition to that I would love to be able to get into three -- at three different storage rooms that we have. One was called the fishing club over in building 30 -- it's next to 36 Clyde Potts Drive. I don't know that building. It's next to it, to the left of that. I'd like to get into what we used to use as the Urban League, and I would like to get into the storage room that is behind the Urban League, that is building 32 storage. And I believe we have one more storage on Flagler Street coming down on the right-hand side, 13. Would that -- in addition to that interior inspection I'd like to maybe check the laundry rooms that we have available.

MR. PRIESTER: I can draw up a schedule and work that out.

COMMISSIONER VEGA: We don't have to do it all at once, just a couple one day, and take care of it little by little.
For Clyde Potts Court, building one, the tenant mailboxes are not secured in the ground. I recommend a concrete pad for the foundation of the boxes. They're precariously leaning over and they're going to fall down any day. I know that's an issue for maybe the post office, but I believe we are responsible for the box and installing it.

The retaining wall around the flag pole immediately next to it has a loose and missing block. I notice a lot of abandoned propane grills on the property, and missing -- the tanks are missing. I'm curious if they're being held up in the apartments. I'm concerned about that.

I noticed there's also a lot of personal property left in front. It's okay to have personal property. When you have broken lawn chairs, broken toys, broken bikes, it makes it look very disheveled, and I think that maybe notices can be given out to those people.

And at 31 Early Street, the three main entrance lights out in the main entrance when you come in, those are not working. The recessed lighting out at the entrance of building -- of this building 31 in the -- right
behind the scaffolding area, that's not working.

The damaged awning on the fascia area
of building 39, the fenced enclosure of the
container of debris is always left open on
building 39. I'm concerned of kids jumping in
there and pulling stuff out of there and doing
what they want to do.

All of the canopy areas in 31 and 39
have no working recessed lighting. While
they're installed, but they're not there. The
bulbs are either missing or the lenses are
missing. And I just think that it's -- it can
be dangerous for a senior coming home late at
night. And I just would rather it try to be
addressed. Especially the canopy area over on
39, it's such a nice area that can be used a
little bit differently. I think it's an
abandoned area that we can really take advantage
of and have the tenants have a place to go on
the cool summer nights. A lot of shopping
carts, a bench that's facing the wall. No one
can sit on it.

And I think the stop sign coming out of
39 is faded and barely visible on building 39
coming onto Early Street.
With 29 Ann Street, more than half of the benches should be replaced. They're all lopsided, ready to fall over. And all the light post services are in poor condition.

Lastly, the lighting for the flag is still covered with ivy, with branches, and the light doesn't come up to the flag. Not an issue, not a safety issue, but just something that might help out.

And that's all I have for this report.

CHAIRWOMAN DENMAN: Thank you.

Actually to add to that, the police chief did mention often the exit lights, the bulbs are out at 29. That's something we can get fined for that they don't fine us for, but that's not going to last forever.

Commissioner Banks?

COMMISSIONER BANKS: Okay. Just some followup of my last report. Doug -- Acting Executive Director Priester and Darlington Pounder and I, we all met to talk about these beautification projects, the timeline. I have to say Douglas has been very, very busy painting and doing a whole lot of stuff. So he's going to get to the shade commissioner -- commission,
to find out about that tree with all the spikes in front of 32, and hopefully to look at some of the other trees in our area to see if they're diseased or not. So we were talking about that.

Every year they do a spring cleaning sometime in like April. So -- and that's to clean up the leaves, the dead branches, trimming the bushes. But also that is going to be the time that we start -- well, before April, probably in March we need to be sending out notices to residents, those who are interested in having gardens, and so they'll know which patch to turn over, and to inform them that the housing authority is responsible for watering, but they're responsible for maintaining it and making sure those gardens look nice and stuff, and that no vegetable gardens --

MR. PRIESTER: I don't think we can order them. It might be up to the tenants to water and maintain.

COMMISSIONER BANKS: Okay. We can revisit that.

Mr. Pounder is going to get quotes from the previous landscaping company about trying to do something with the landscaping. He did say
his men really are not equipped to do the landscaping, like it should, so he's going to get some quotes. And also the quote will include cost of resodding. There's some places in I know Manahan Village where there is no grass, it's just dirt and dust. And so he's going to get quotes for that.

Once the units, the vacant units are finished, that's when he's going to make -- the maintenance department will be starting the other spring cleaning, the kitchen at Ann Street, the community centers in all of the senior buildings, and high-rise windows being cleaned and such. So we're looking at some changes being made the middle of March and starting the beginning of April we will be seeing a lot of spring cleaning and such.

I did ask about the laundry rooms, Mr. Vega. And Mr. Pounder told me that his staff actually did the laundry room that is currently over here by I think it's --

COMMISSIONER VEGA: Building 30.

COMMISSIONER BANKS: 30, yes. So -- and I asked him if he could get quotes to see how much it would cost to create other laundry
rooms because --

COMMISSIONER VEGA: That's what I'm looking to do.

COMMISSIONER BANKS: So I think that would be helpful too. I asked also about storage units for some of those empty laundry rooms, but he said that that probably wouldn't be feasible because of the leaking and all that.

So like I said, starting in March, mid March all through April we're going to start doing some housecleaning and some beautification projects, so we want the tenants to get involved. I'll talk with Mr. Pounder and Mr. Priester to try to get some kind of like little letter out to the tenants maybe, and to just tell them what we're planning on doing, and asking for their suggestions and things like that.

So that's all I have.

CHAIRWOMAN DENMAN: Terrific. Nice work. Okay. Last but not least, Mike?

COMMISSIONER SCHMIDT: First on the finance committee report, I did want to note that Ms. Washington, although I don't think she's here tonight, actually followed up on the
good suggestion we had to go back to the town, the sewer bill, which was pretty out of control this last month based on water that was left running for awhile from some of our plumbing issues we had, and she was able to secure a significant credit back. So good for the housing authority and good follow-through, so I wanted to call that out, in the amount of I think it was upwards of eight to ten, maybe 12 thousand dollars. So thanks for any support you guys provided as well.

Regarding the personnel committee, I'm going to perform a magic trick this month, and it's going to require a little audience participation, but I'm going to make it all the way through hopefully with no questions, interruptions until the end. That's our game plan tonight.

So first off, good progress, Mr. Priester. Thank you for doing the work you did to bring all the resumes together and submissions the candidates sent in per our policy, so I appreciate that. It sounds like we did get 15 candidates that were qualified. And -- I'm sorry, that were total submissions
that came in in the period that we required.
Ten of those, correct me if I'm wrong, Joe,
because we vetted them with you, actually met
the criteria for the statutory requirements,
which left us with ten viable candidates.

The personnel subcommittee has now set
up tomorrow time to meet with eight of those
folks who were able to come up for in-person
interviews. Two of them are out-of-state, we
are going to try to do those over the phone.
The game plan will be to score those within the
personnel subcommittee, and present the
finalists to the full board for review and
interviews at a future point in time. That's
all.

COMMISSIONER VEGA: Great. Who's part
of the interview committee?

COMMISSIONER SCHMIDT: Currently the
interview subcommittee is Chairwoman Denman,
myself, Mr. Manfredi and Mr. Priester. And per
HUD policy I believe at least two board members
and an acting executive director also rounds out
the three required.

COMMISSIONER BANKS: Go back to
finance. You thought I was going to say
something about the personnel. It's finance. From a tenant's perspective, the heat in all these buildings is suffocating. Is there some kind of way -- I know in my apartment building I can't -- the handles on my heater, I can't turn that heat down. And these hot months that we've been having, even the air conditioning is so hot that the air conditioning in the apartments does no good. And I see a lot of apartment buildings where the windows are wide open in the wintertime. Isn't that money going out the window? So I think maybe we need to start looking at how to correct that. Because money is really literally going out the window that the housing authority is paying for. And so we really need to look at that. It's just disgusting, the heat.

That's all.

CHAIRWOMAN DENMAN: Thank you.

COMMISSIONER SCHMIDT: You did remind me, actually, one other item from the finance subcommittee report. I know the mayor, maybe he's planning on bringing these up later in his comments, but a couple questions around surplus, etcetera. I don't know if any extra work was
done, to bring that information.

MR. MANFREDI: I did. I spoke with the mayor, provided a report on both the zero threshold and our finances.

COMMISSIONER SCHMIDT: You said that was provided?

MR. MANFREDI: Definitely, yes.

COMMISSIONER VEGA: Excuse me. I just want to retract to the personnel committee and read a statement, an email that's very important from Balu Thumar, and it was dated February 22nd. This was directed to Ms. Denman, Chairwoman Denman and Mr. Priester.

"I know that Douglas is not part of the personnel committee, however, as chairperson and acting director it is your responsibility to convene to the full board as well as the housing authority's legal attorney that the personnel committee will follow the procurement process in hiring a qualified and experienced executive director. I would add that the personnel committee must follow the RFP criteria requirements in terms of rating and ranking of all prospective candidates in the interview process for the best selected candidates. The
committee can select the top three to five or more candidates if they choose to based on rating and ranking, and provide a list along with the ratings to the full board, then the full board committee can follow the interview process. To ensure that the Morristown Housing Authority's legal attorney provides and advises an opinion in each step in selecting the best candidate the below criteria factors must be followed. Public housing authority or affordable housing experience in terms of managing a small, medium and large housing authority troubler (ph) or substandard or development, the department of community affairs qualification eligibility requirements, education backgrounds, checks such as debarred or any lawsuit issues, HUD executive directors compensation salary cap requirements, past or current dealing with difficult issues, redevelopment or RAD-related experiences, all other criteria which are listed in MHARP. Last I would stress that due to the zero threshold requirement housing authority must submit entire procurement process including roster lists, rating criteria and scoring of each candidates
by the committee members attorney opinion and
certifications stating that MHA has followed the
DCA as well as federal procurement requirements,
full board resolution, etcetera, to my office
for final approval."

And the reason -- and I'm sorry that I
had to read that, but my question is, have your
candidates been submitted to HUD as --

CHAIRWOMAN DENMAN: Yes.

COMMISSIONER VEGA: And they've been
rated and scored?

CHAIRWOMAN DENMAN: No. I'll let you
speak to that.

COMMISSIONER VEGA: I'm just reading
what he's asking for first.

MR. MANFREDI: It's a good question,
Vice Chairman. If I may, Madam Chair.

What's being done, Vice Chairman, I was
in touch with HUD, and at every point in the
process obviously I'm providing guidance, I'm
signing off on each step, and ultimately I and
the board and Mr. Priester will have to certify
to the process. What I did in the last few days
was prepare a questionnaire of standard
questions that would be asked to the executive
director candidates based on my experience, as
at any given time I represent various housing
authorities that are going through this process,
questions that have been accepted by HUD.
That's on the verbal portion.

The resumes will also, as you heard Mr.
Schmidt say, be scored based on the criteria set
forth by HUD, experience, etcetera. So all that
will be attended to. The interview will be one
portion of it, and then the full board, Mr.
Schmidt, has said, will be provided with the
scores of the candidates based on both their
resumes and experience and the interview scores.
It's going to be a multi-step process.

COMMISSIONER VEGA: So our attorney,
Mr. Schmidt, and our chairwoman, Ms. Denman, and
Mr. Priester are the only ones that know who the
candidates are?

CHAIRWOMAN DENMAN: No, you saw all the
candidates.

COMMISSIONER VEGA: No, you said you
have eight -- no, we don't know. Do you know
who they're interviewing on Tuesday, tomorrow?

COMMISSIONER BANKS: No, I don't.

COMMISSIONER VEGA: I just want to
finish, because I don't know who you're interviewing tomorrow. I spoke with Mr. Cherello today, Commissioner Cherello, he said he didn't know who you guys were interviewing tomorrow. And it's basically what he's saying is the full board should be made aware of what you guys are doing.

And secondly, with that list that the we had, it was a pretty short list, I think that 12, whatever, 12 resumes that we received and we were able to look at, I searched their backgrounds. More than half had jaded history.

And I'm just concerned.

MR. MANFREDI: Mr. Vega, I need to stop you.

COMMISSIONER VEGA: I apologize. Let me bring that back. But I'm just concerned that some of the candidates might not --

CHAIRWOMAN DENMAN: You can't do this in open session. Sorry.

COMMISSIONER VEGA: That's fine.

CHAIRWOMAN DENMAN: You need to stop.

COMMISSIONER VEGA: I would prefer that we at least address it.

CHAIRWOMAN DENMAN: Just so you
understand, I sent out the list to Mr. Thumar, Theresa Arse (ph), Damien Salvadi (ph), for their review and approval. When they respond to me I will copy the entire board on it, so you'll know exactly which ten out of the 15. And Mr. Manfredi has provided supporting evidence, either meets statutory requirement, does not meet statutory requirement, what the reason is those persons were not chosen.

COMMISSIONER VEGA: So we're going outside the executive director experience as well, because more than half of them didn't have that.

MR. MANFREDI: Let's adjourn to closed session, Vice Chair, just so we can protect the record and the integrity of the process.

COMMISSIONER VEGA: Very well.

MR. MANFREDI: Thank you.

CHAIRWOMAN DENMAN: Were you done?

COMMISSIONER SCHMIDT: Yes. Thank you.

CHAIRWOMAN DENMAN: Schedule of bills.

So I have a question, and I know Jean is not here, but being that I was at Ann Street the night of the fire, the smoke, I was in a couple of days later to sign checks. And I see that
Hague was here at Ann Street, and we are paying them $200 for each building. Actually Manahan Village is broken down into five separate buildings, or five separate units, or five separate payments. Exactly what type of maintenance are they doing? Because what we were -- we had to bring Hague out in the middle of the night because there was no audible alarm on the third floor, and they had just been there. So I would call into question when Hague comes out to do their maintenance that maybe somebody accompany them or hold them accountable for this. Because we then got another bill for them coming out for the smoke.

COMMISSIONER SCHMIDT: Madam Chair, I would assume someone who has got -- who is procured for maintenance of sprinkler systems, etcetera, should probably carry some insurance for that type have situation when something were to happen, and they came and inspected and signed off on it. The same thing should exist there was a recourse and our situation. And Mr. Manfredi that's common practice. But hopefully that would happen --

MR. MANFREDI: Absolutely. We verify
that every vendor has insurance.

COMMISSIONER SCHMIDT: Would this qualify as a type of situation for them to submit a claim?

MR. MANFREDI: Potentially.

COMMISSIONER BANKS: Madam Chair? What kind of repair for $7,408 was done to the pickup truck?

MR. PRIESTER: For the new transmission.

COMMISSIONER VEGA: What year is that vehicle?


COMMISSIONER VEGA: Is something like that in our budget to think about replacing that vehicle instead of putting probably more than $8,000 into it for the past year?

MR. POUNDER: The truck is brand new.

COMMISSIONER VEGA: You said it's a 2008.

MR. POUNDER: Exactly. It doesn't even have 8,000 miles on it. It's from pushing snow.

COMMISSIONER VEGA: Right, right.

MR. POUNDER: It pushes snow, and that's why they go.
COMMISSIONER SCHMIDT: Now it's got a new transmission.

COMMISSIONER VEGA: Very good.

I do have a question about the -- I'm hoping that Jean will update us on that sewer waste. I'm looking upwards of $60,000 for the month of February. And I'm concerned about a lot of faulty plumbing that might be the culprit in that, and that's something that an easy flapper could really pay back dividends if it's just a $3.00 repair on a toilet. I'm pretty sure that you have a lot of toilets that are running like that, and that might be the cause of that.

But another concern is the Jersey -- so if Jean could get back to us, that would be great on that, and see if she can monitor that and see what she comes up with.

MR. PRIESTER: I also think that was part of the underground pipe burst.

COMMISSIONER VEGA: But it was also high for every quarter that I have been looking at, and that's why I was hoping we could monitor that.

Also for Jersey Paper Plus, I believe
they have given us a credit. I'm concerned because I'm looking at paying bills reflecting back from 2015, December of 2015. Here we are in 2018, and I'm concerned about paying bills with respect to that.

And I know the representative from LAN left already, but I noticed we have bills for the roof, the heating installation, and I believe is that for the contract, or is that for the paperwork? That's not for the work itself.

MR. PRIESTER: No, that's the paperwork.

COMMISSIONER VEGA: For the paperwork?

MR. PRIESTER: The bids, all the paperwork.

CHAIRWOMAN DENMAN: I was actually going to question that as well, Commissioner Vega, because monthly we're giving -- we're finding big checks for LAN.

COMMISSIONER VEGA: Correct.

CHAIRWOMAN DENMAN: And I believe Jean said we paid them upwards of $70,000 thus far. Is that the going rate, is that -- and Jean also asked, and I'm sorry she couldn't be here tonight, because she specifically asked about
the capital fund, and that LAN has put it out to bid, and now she has to factor in the awards for the capital fund.

MR. PRIESTER: I'll check with her.

MR. MANFREDI: Madam Chair, just so you're aware too, we work on our mechanical fund too, because as you know April 12 is a very firm deadline to expend that money. We must have it allocated by HUD regulations by that date or HUD can recapture it. When I say allocated, HUD defines that as the bidder under contract which is why we were pushing it. Just to relate back, we made sure we did all the legal work up front so it's in the bid to hopefully avoid any further delay on this, because I'm starting to become concerned about timing.

COMMISSIONER VEGA: And the last question is about the Wilmar contract. It looks like we only -- we owe 977 to date and 40 cents, but our balance is $4,832.72. I see 60 bags of calcium chloride, and a very big bill afterwards. So I just wanted to get up to date on the bill from Wilmar.

MR. POUNDER: That's the calcium chloride. They gave us a good price this year,
they gave us a price of like $13.99 a bag, and
they usually go for $20 a bag.

COMMISSIONER VEGA: And our balance is
$4,832 with them.

MR. POUNDER: Because at the outset I
think we had -- at the outset I think we bought
15 pallets to start off the winter, and because
of the snow and stuff that we had, we had to go
out and buy additional ten pallets.

COMMISSIONER VEGA: Okay. Thank you,
Mr. Pounder. That's all I have. Thank you.

CHAIRWOMAN DENMAN: Okay.

COMMISSIONER SCHMIDT: I'll make a
motion to approve the schedule of bills.

CHAIRWOMAN DENMAN: I second it.

(Whereupon, roll call was taken with
all commissioners present voting in the
affirmative.)

CHAIRWOMAN DENMAN: Do we have any old
business?

MR. MANFREDI: No.

COMMISSIONER SCHMIDT: I guess the only
thing I bring up, since we're getting to it is
resolutions, were there any older resolutions?
I didn't see any for today that need to be
addressed.

CHAIRWOMAN DENMAN: No. We have no resolutions today.

COMMISSIONER SCHMIDT: Nothing pending like we put off in the beginning?

MR. MANFREDI: No, we're caught up.

CHAIRWOMAN DENMAN: Any new business?

So now it's the public comment.

MS. INESTROZA: Lorena Inestroza, 39 Early Street. I sent an email, I was in a rage over the last snowstorm that we had. We had absolutely no parking. We couldn't park on the street because it was over two inches so by law we couldn't park there. We couldn't park on the right side of the driveway when you're coming out, even though part of that spot has been designated for handicapped, but the rest of it is painted yellow so we can't park there because some people have gotten $150 tickets from the fire department. And we do, are able to utilize the staff parking after hours or on the weekends, however, one of the trucks, one of the maintenance trucks took up two spots, and it kind of threw me into a tizzy because everybody is double parked and triple parked. So we
noticed at Ann Street, I don't know if maybe
Cynthia can give us an update or something, that
they're not at capacity at parking, there's
always spots available over there. So we're
wondering if maybe you can have -- change where
the maintenance crew parks, and they park their
cars over there during the day or at night so we
can utilize -- because I think there's ten
people waiting for spots on -- right on --

MR. PRIESTER: On 39 Early Street.

MS. INESTROZA: 39 Early Street.

There's like ten spots and there's five that --
so usually it's been -- the bulk of the trucks
are parked behind the building. But it seems
lately that one is always parked in a staff
parking spot, not that it -- I need to know the
reason why, but it's a little frustrating when
it doesn't have to be and has not been. So
maybe we can look into 39 Early Street as to
alternative parking.

MR. PRIESTER: 29.

MS. INESTROZA: Also on 39 Early
Street, we have a community room that has -- the
ceiling has been falling down in there for a
couple of years now. Some of the senior
residents, like I'm not a senior, asked me to
bring it to your attention because it's being
used as a storage room, but they utilize that
room a lot for buccino (ph) and bingo and
they're down there for hours at a time, and they
would like to put a coffee maker in there, have
a little refrigerator, and apparently the
ceiling fell down and they're not allowed to use
it anymore.

COMMISSIONER VEGA: Where is that.

MS. INESTROZA: The community room at
39 Early Street. They're wondering if that can
get repaired so they can utilize that room for
its designed purpose.

The laundry room situation, the last
time I was in there there was only two working,
this was after our last meeting, there was only
two working washing machines. One was unplugged
and had a note on it, the other one not
unplugged, and when you went to use it it stayed
on, it just says rinse and it's never used. So
I was wondering -- I haven't been in there.

MR. POUNDER: Those were repaired.

MS. INESTROZA: Everything is working?

MR. POUNDER: Yes.
MS. INESTROZA: Thank you. What else.
I do have to commend, I caught a mouse, and I am scared to death of rodents. So I called in a work order, caught it on a glue trap, and when I went to pick it up to throw it out that thing squeaked and I dropped it and it flipped over and landed smack down on my floor, and the glue stuck to the floor with the mouse underneath. So I called in work order, and I have to say Abdul was in my apartment within four minutes. This is the second time I had dealings with him. And he is the most polite and courteous. I just want to commend when credit is due I like to give credit. He went above and beyond. And he also offered to come back in and plug up any holes in my heating that allowed them to come in, seriously, and I appreciate it, because we don't kind of get that.
And I think that's -- I would just want to know, the money that's acquired from the machines, like I don't know, does somebody keep a tally, like do you have a general idea what comes in?
Is there any way we can get furniture, because have you ever seen the seats, you have
pictures of them, it looks like somebody
defecated on the seats and the seats were never
cleaned. They're disgusting. They're like
orange vinyl hideous.

MR. PRIESTER: We are in the process of
replacing all the hallway furniture and the
laundry room chairs.

MS. INESTROZA: I appreciate
Commissioner Banks's vision about the
beautification, but we have so much basic stuff
that needs to be done on a daily basis. And not
to keep beating a dead horse, but I know last
month you brought in a log that provided --

stating that you had signatures that somebody
had been in my unit. So January 9th was our
scheduled, second Tuesday, February 13th was,
and I can assure you nobody showed up at my unit
to exterminate. I was home all day both days.

MR. PRIESTER: If you come back down to
my office tomorrow I'll have the log.

MS. INESTROZA: I don't need the log.

My problem is is that, A, if they really did
come and provide the service, nobody left a door
hanger on my door to let me know my apartment
had been exterminated. Nobody left me a note
providing me notification that somebody was coming in my unit within the next 24 hours to provide exterminating services. So my concern is that I have been having health issues, like vertigo and difficulty breathing, and my concern now is that they have been coming, and my dishes are out in a dish drain, and I'm not washing anything because there's been no notification that anybody has been in my unit. So that's really my concern more than the fact that they're really coming or not coming.

MR. PRIESTER: Even though the schedule is available, I will advise the maintenance staff to leave a door hanger.

MS. INESTROZA: I actually asked my neighbors, nobody has ever received a door knocker saying they've been in anybody's unit on the second Tuesday of the month. So I don't know who oversees the log, but I would challenge the validity of that log to be honest with you. For the record I'm saying.

And I think that's it. But I just wanted to say that Abdul was a class act, and I appreciate his courteousness.

MS. SARGENT: I appreciate it.
MR. POUNDER: Can I say something about the log and exterminating? She's getting it wrong with the exterminator coming every Tuesday. When the exterminator comes -- not every Tuesday, what I'm trying to say is, you have to request service. Like they do a bed bug inspection and they do a run. They do not go to every apartment. They do not go to every apartment when they go to that building. They go to the apartments that request service.

MS. INESTROZA: I'm not trying to refute you, but I was told by Mr. Priester it is a scheduled service, and my lease says it's supposed to be the second Tuesday of every month. If I need additional services, like I see a mouse or whatever, I have bed bugs, then I have to call in a special service. That's just coming from the executive director.

MR. POUNDER: A lot of the seniors don't want spray in their house.

MS. INESTROZA: I don't care about the other seniors though.

MR. POUNDER: I'm not trying to disrespect you, I'm just trying to explain something to you. What I'm saying is, a lot of
the seniors do not like the spray. So a lot of times they request it, and when they request it on that Tuesday when they're assigned to that building, that's when they take care of that apartment. Because if Michael -- Michael was very good at the exterminating, and Michael leave tags everywhere he go. So if they're not leaving the tag, they're not coming to your apartment.

MS. INESTROZA: But Mr. Priester said he has a log with somebody's signature that they --

(Pounding of gavel.)

COMMISSIONER VEGA: Just a little clarification, basically you're saying they come to monitor rather than do unnecessary extermination if it's not needed, so they'll check. Now, if she's asking for service, a special -- that's something that Douglas would have to schedule with you to get it done. So if you'd like that to be done it would be very simple if we can schedule Ms. Inestroza to have that service done, and notify as to when they're coming, and --

MS. INESTROZA: But now I'm confused,
because he says he has a log with a signature that they've been coming. So what's the right answer? I'm confused now.

MR. PRIESTER: We do keep a log of every time the exterminator comes, but they may not leave the hanger, so the tenant might not think they came for their scheduled inspection.

CHAIRWOMAN DENMAN: So can we change the practice that they leave the hanger so the tenant is notified?

COMMISSIONER BANKS: But in the lease, excuse me, in the lease it does state that the exterminators will come every two weeks.

MS. INESTROZA: Every second Tuesday of the month.

COMMISSIONER BANKS: Right. It states it in the lease.

MR. PRIESTER: And you don't have to be home.

COMMISSIONER BANKS: You don't have to be home. So you're saying all the apartments can get exterminated. Right?

MR. PRIESTER: It's supposed to be.

COMMISSIONER BANKS: In all fairness, I know my apartment has not been exterminated in
months. I know it because I can smell it when I come in. I know for a fact it hasn't been exterminated in months. And so just something wrong somewhere. So I have to -- we have to do better on that.

CHAIRWOMAN DENMAN: Can you, Douglas, can you look into that and get back to us on it what the practices are?

MR. PRIESTER: Yes. Not an issue.

CHAIRWOMAN DENMAN: Any other members of the public?

MS. MONTES: Kelly Montes, 13 Flagler Street, apartment four. I wanted to present pictures to the board of the excessive overgrown weeds therefore collecting trash. I guess we will start over here and pass these around. Would you like to take a look at them? It's behind the CVS building retaining wall were put in when -- they were nice pine trees were put in. I don't know whose responsibility that was at the time, if it was CVS or not. But it seems like everything beyond the pine trees was left disgusting. There's old fences fallen down that are collecting all this -- many metal posts throughout the property. Also on the side of
where the Beverlys begins, we need some
clarification of what property is marked as
housing, and what property belongs to them,
because maybe they have some responsibility in
this.

And this other set of pictures are the
foundation around -- this is my walkway leading
up to my building. Still nothing, no one has
been -- you can look at those.

So one thing, across the street from me
at 28 Flagler Street, apartment five, that
tenant moved out October 16th, the air
conditioner is still in the window. All the
windows are open, and the lights in the bathroom
and living room have been left open since she
moved out.

MS. SARGENT: Can you repeat that
again?

MS. MONTES: 28 Flagler Street,
apartment five.

CHAIRWOMAN DENMAN: That wasn't the one
with the fungus, was it?

MS. SARGENT: And it was the light.

MS. MONTES: The bathroom light and all
the windows throughout the apartment are
actually open.

About ten days ago I witnessed some kind of serviceman walking around the property with testing tubes. I politely asked him what he was testing for, and he said, oh, I don't know, they say there's lead paint here, and casually walked off. I didn't see him scrape a thing, take a single sample from anywhere they could have been lead paint.

And one other thing, back to the pictures of where all the trash collects, it's literally my living room window. I have to look at the CVS drive-thru. I see all the cars. That's where it is.

I know Ms. Banks want to start the beautification. I'm really into gardening. My community service required by housing entails running the children's garden at the local YMCA. I have a local spot at the Morris Plains community garden. I have seen Ms. Denman at that garden, because I know you have a spot as well. I would like to be a part of it. But if I want to go clean up outside can I go clean up, can I pull -- like am I allowed to do these things? I mean, it's getting to that time where
we have to start thinking about the gardens and planting. It's pertinent that it's on a schedule. I mean, what am I allowed to do or not do?

CHAIRWOMAN DENMAN: You're more than welcome.

COMMISSIONER BANKS: How long has this been like this?

MS. MONTES: Months.

COMMISSIONER BANKS: You told maintenance about this?

MS. MONTES: That's not my steps, that's my next-door -- she moved out I believe in -- one picture is the steps to mine. I have more. That's a vacant unit. That's probably one of the reasons why it still is vacant.

COMMISSIONER VEGA: That is behind building ten I believe.

MS. MONTES: 13.


COMMISSIONER VEGA: 13 Flagler.

CHAIRWOMAN DENMAN: They all look like that.

MS. MONTES: My daughter slipped on a brick, and that's the only reason why I noticed
the wall is falling. That's all. You guys are
more than welcome to pictures. I have plenty.
Thank you.

CHAIRWOMAN DENMAN: Thank you.
COMMISSIONER VEGA: Thank you for
bringing that to our attention.

MR. EWEN: Good evening. Sidney Ewen,
E-w-e-n is the last name. I came here tonight
as an observer. Roy Rogers say you can't spoil
anything by listening, I came here to listen.
Commissioner, you mentioned something about
garden at Early Street -- Ann Street, and I
think I need to say something here because I'm
involved with the garden. Now, to begin with,
because I refuse to pay him for repairing my
closet door, which I've got a letter here for
three years ago no closet door, I refuse to pay
him, and he decide to harass me. He started by
burning up my pumpkin. The next move was to
write Mr. Roy Rogers, there's a letter here from
Roy Rogers, a copy to these two men only. I
called Mr. Rogers, I spoke to Mr. Rogers. I
think it was a Thursday. He says he get back to
me on Tuesday, I call him on Tuesday, he says
the garden stays. Mr. Rogers went into the
hospital, and three days from -- I'm not going
to say three days. Immediately after Mr. Rogers
was separated from the housing authority my
garden was destroyed.

Now, I've got all the papers here. My
garden was supposed to have stayed. This was
part of the harassment. I grew a pumpkin in
that garden that everybody ate. I grew a
pumpkin in there 32 pounds. I grow another one
28 pounds, put it down, everybody ate. My
garden, everybody enjoyed everything. I don't
stipulate. One time I went away and when I came
back people complaining bitterly, tomatoes were
there and couldn't get in. There's not many
more. I stop that. But right now here is the
letter from Mr. Rogers, carbon copies to these
two men, and nobody else besides them and me.
He doesn't know about it. If he does, but he's
not supposed to.

Now, my closet in my apartment, this
letter here is dated the 3rd of July 2014. It
says the closet door is broken. It still is.
When I ask him about it, he wasn't going to pay.
I would pay you all right.

And it says here the apartment needs
painting. Three years nothing has been done. In fact, I've gone to the point where I said, give me the paint, I'll paint it. I'm quite competent and able to paint it. Vocational education is my degree. Industrial arts is what I do. So I can.

I got here an inspection notice. Like I said, I came to listen. Here is the letter. I'll read the letter from Mr. Rogers to these two men.

"Please be advised that due to the soil erosion caused by the ongoing construction next door at the number 29 Ann Street building the garden area you keep near the visitor parking area will be eliminated." Not my word. "You will be able to keep the garden on the island in the parking lot. Please remove all your gardening supplies and tools from the gardening area by the visitor parking so that Morristown Housing Authority staff can clean accordingly."

Tonight I heard the lady mention about cleaning the garden. Now, when Mr. Rogers said I could keep the garden, it was winter. It's February. You don't clean garden in February. So if you go over there now and look, I made the
beds, and last summer that they're now. When I
was in Parsippany taking care of one of the guys
from the church sitting in over the weekend so
his wife could go out, and when I came back my
garden was ripped down. Everything was down.
In fact, one lady tell me took them two hours,
that's all they came for to take my garden,
because I refuse to pay him. I won't pay you
anything, friend. I not pay everybody will
know.

CHAIRWOMAN DENMAN:  Sidney, so those
papers, can you let our attorney take a look at
those?

MR. EWEN:  Letter from Mr. Rogers.

CHAIRWOMAN DENMAN:  I'm not putting you
on the spot, I'm assuming it had something to do
with the new construction on Ann Street.

MR. PRIESTER:  Yes.

CHAIRWOMAN DENMAN:  Maybe --

MR. MANFREDI:  I'll make a copy and
give it back to you tonight.

MR. EWEN:  That's fine.

MR. MANFREDI:  Thank you.

CHAIRWOMAN DENMAN:  We will get back to
you, Sidney. Okay?
MR. EWEN: Okay. Thank you.

MR. POUNDER: Excuse me, we were cited by the city for that garden. It might have been the fact that Mr. Rogers did say he could keep it, but we had a violation from the city because of the construction going on over there. Mr. Rogers in turn sent him a memo giving him ample enough time to move it, and he didn't move it. So when we went over there after that time we took his stuff and put it in the middle one where he said he could have it, and we took the stuff down. He was right there when we took it down because he cursed us out for two hours about it.

MR. MANFREDI: Mr. Pounder, I'll address it. Sidney, I will address it. Thank you.

MS. BOOZE: Mary Booze, 3209 Flagler Street. I think the last time I was at a meeting they said that HUD paid for the cameras that we have down in Manahan Village. I was wondering if anybody ever look at the cameras. Because I look out of my kitchen every week, and every day, and I see the same truck coming down every day with a truck full of garbage that
don't live in Manahan Village and clean his truck out. So I'm like, somebody must be seeing this on the camera. So I was just wondering if we still looking at the cameras since HUD paid all this money for the cameras, is we using them, or just putting them up there for show and tell.

Also, the garden is a good idea. I always had a garden in front of my house. And right now all I have in the front of my house in my garden is cigarette butts. So it's full of cigarette butts and leaves in the front of my apartment. So I don't know whether we going to look into that. I know who said what's going on, address that issue. But it needs to be addressed. Because all I see is white cigarette butts in my yard. Thank you.

CHAIRWOMAN DENMAN: Thank you, Mary.

COMMISSIONER VEGA: Before we conclude, I want to go back to the public comments from the last meeting. I just want to go back to Mr. Victor Alexander's comment about a senior at 517. And I understand that he's concerned about being charged for unlocking his apartment during the times that you have maintenance staff on the
premises. Me personally, I think it's unjust, I think it's unfair. It's almost punishing seniors for not remembering certain things. I'm not a senior, but I know I forget my keys fairly often. And I would just hope that that's a policy that we can readdress and make sure that going forward we do not charge residents in any of the senior facilities while the maintenance staff is on premises. I'm not saying anything about going outside, but if you have a maintenance man in that building, and someone accidentally locks themselves out, I think it's going too far to charge them. And they're on a limited -- a lot of them are on limited income, which is why they're here, and I think it's something we need to address.

CHAIRWOMAN DENMAN: Agree. Good point.

COMMISSIONER VEGA: That's all. I'm sorry.

CHAIRWOMAN DENMAN: Mayor?

MAYOR DOUGHERTY: Two comments. One is the property that you were speaking about behind the CVS, I'll talk to the tenants and find out whose property it is, because there is a sign back there. I'm not sure what that sign says.
AUDIENCE MEMBER: Private property.

MAYOR DOUGHERTY: It may be the town's. Who knows. We will find out. If it's ours we will clean it up.

Second thing is, Sidney brought this up awhile ago with the garden. I understand that the -- there are probably some erosion issues when they were doing construction. If we can find out what the status is of that same area that was his original garden, I'm sure that has all been shored up by now, they're in big -- they're in a much deeper phase now in that development, if that piece of land still exists. I can follow up with the developer to see if that could be possibly put back as beds. So if you follow up with me, I will follow up with you, and maybe Sidney can get his garden back. Okay. That's it. Other than that, no comment.

CHAIRWOMAN DENMAN: Thank you. Okay.

If there's nothing else, adjourned.

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

(Proceedings were adjourned.)