

MORRISTOWN HOUSING AUTHORITY
BOARD OF COMMISSIONERS
31 Early Street
Morristown, NJ 07960
Monday, February 26, 2018
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:

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

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

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

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

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

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

13 CHAIRWOMAN DENMAN: Pledge of
14 Allegiance.

15 (Flag was saluted.)

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

23 MR. MANFREDI: I believe we have both
24 minutes of the January 29th meeting and of the
25 December meeting. And as Mr. Cherello indicated

1 at the last meeting, he had not received the
2 minutes of the December meeting. I did email
3 them out to everyone at that time.

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

17 CHAIRWOMAN DENMAN: Okay.

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

22 CHAIRWOMAN DENMAN: It was moved.

23 COMMISSIONER VEGA: It was supposed to
24 be the 22nd, then it was supposed to be the
25 29th, which we had, and then we had a meeting on

1 the 18th.

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

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

9 COMMISSIONER BANKS: Okay.

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

12 COMMISSIONER VEGA: Second.

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

15 CHAIRWOMAN DENMAN: Douglas, executive
16 report.

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

20 CHAIRWOMAN DENMAN: Terrific.

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

25 Just an update on the projects we're

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

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

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

21 MR. KARLE: Yes. Well, we're
22 architects and engineers, and we prepare --
23 these are actually the three bid packages. You
24 can see the size of them. They have to comply
25 with public bidding laws, bid bonds, notice to

1 bidders, legal advertisements, as well as the
2 technical part, which is what we do. So there's
3 a drawing section for each package, which shows
4 precisely the work to be done, there's a written
5 book section which describes the legal public
6 bidding requirements in addition to the
7 technical specifications of the work to be done.
8 For instance, the air conditioning unit is
9 specified in incredible detail. There's
10 procedures for how the contractor should work,
11 what kind of insurance he should have, what kind
12 of bonds he should have. So all that takes time
13 to put together. Then of course that has to go
14 to HUD for their review and approval prior to us
15 setting a bid date. So that all takes a bit of
16 time. I know we're anxious to get the work
17 done, but now it's full speed ahead.

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

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

25 COMMISSIONER SCHMIDT: And prior to

1 that, so you said several months, but --

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

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

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

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

16 MR. KARLE: The roof replacement is a
17 standalone contract that roofers would be
18 interested in. But the air conditioning
19 replacement is a large piece of equipment on the
20 roof that's best integrated while the roofing
21 work is being done. So although there will be
22 two different contracts and two different bids,
23 we would like that work to occur simultaneously
24 so that the new rooftop air conditioning can be
25 coordinated with the new roof.

1 So it just takes time to do all the
2 field measurements, we have to design the
3 electrical service for the rooftop unit, put the
4 specs together. It's a process that takes time.
5 Then it has to go out to public bid. And the
6 contractors of course, whoever the successful
7 contractor is, we have to award a contract that
8 has to get approved by this board. Then there
9 will be shop submittals. The rooftop air
10 conditioning is a very huge and sophisticated
11 piece of equipment that they will actually
12 submit technical data sheets to us to make sure
13 it fully complies with our specifications. We
14 have to approve that. It has to be
15 manufactured, delivered and assembled.

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

21 MR. KARLE: Correct.

22 CHAIRWOMAN DENMAN: Can you give us an
23 idea of what a timeline is going to look like?
24 When are you going to present to the board your
25 recommendations?

1 MR. KARLE: Well, assuming that the
2 bids come in, number one, on budget, and two,
3 without any legal challenges, that all the
4 paperwork is correct, we will almost immediately
5 make a recommendation for the award to the
6 lowest responsible bidder as required by public
7 law. We usually make that recommendation within
8 two to three days, we check the references of
9 the low bidder. Hopefully it's someone we know
10 and we have worked with before.

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

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

23 So it's a several month lead time to
24 order the air conditioning with the hope that
25 everything can get installed, an April award, in

1 the June time frame, something of that nature.

2 CHAIRWOMAN DENMAN: Okay.

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

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

9 COMMISSIONER BANKS: Late August.
10 Okay. Let me ask you something, was your
11 company awarded this contract like in 2016 or
12 '15?

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

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

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

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

25 MR. MANFREDI: The contract to procure

1 LAN, I have to check, I have to check,
2 commissioner, on that. The more recent piece
3 just went to HUD. But I'll find out for you.
4 That's a good question. I'll find out.

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

13 COMMISSIONER VEGA: Or air
14 conditioning.

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

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

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

1 bit more patient.

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

10 MR. PRIESTER: I approved that.

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

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

23 MR. KARLE: Yes, it's part of the air
24 conditioning contract. They have to remove the
25 unit, they have to modify some of the structural

1 steel supports, and then they have to set the
2 new unit, which is usually a crane operation.
3 But we want the roofers nearby to flash and
4 waterproof the details. But the main unit is by
5 the roof -- by the air conditioning contractor.

6 CHAIRWOMAN DENMAN: Do you have any
7 other questions?

8 MR. PRIESTER: Thank you.

9 MR. MANFREDI: Thank you.

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

12 MR. PRIESTER: No, you're good.

13 MR. KARLE: Have a good evening.

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

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

25 For the Housing Choice Voucher, no

1 vouchers have been issued. We're leased up at
2 93 percent.

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

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

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

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

20 And that's all I have right now.

21 CHAIRWOMAN DENMAN: Okay.

22 COMMISSIONER VEGA: Madam chair, may I?
23 I hate to go to reverse, but I just wanted to
24 comment, because we kind of like skipped over a
25 moment of silence. And I'm from Morristown, and

1 I know -- when I lived in Manahan Village, was
2 part of Manahan Village, was one of my mentors,
3 and his name is Eddie Hack, and Mr. Hack -- and
4 I just want to make sure that people knew that
5 in Morristown Housing what a wonderful person
6 this man was, how much he's done for the public,
7 not just the people in Manahan Village. And I
8 just wanted to have a moment of silence and pay
9 respects to someone who was a dear friend of
10 mine and dear friend of many people in Manahan
11 Village.

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

14 (A moment of silence is observed.)

15 COMMISSIONER VEGA: Thank you.

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

20 I received an email, Douglas, from
21 Chief Flanagan, and I don't want to beat a dead
22 horse, but I want to try and understand the
23 situation with the valve at 39. My
24 understanding that a blanket extension was
25 requested, and they're giving us until March

1 19th, and if it is not repaired by March 19th
2 the cost in fines and liability to the housing
3 authority are monumental. And I'm going to let
4 Mr. Manfredi speak to that, because this is
5 serious.

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

8 COMMISSIONER VEGA: No.

9 COMMISSIONER BANKS: No.

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

16 MR. POUNDER: Cerullo Fire Protection
17 came out, and he does our fire pumps, sprinkler
18 systems, fire extinguishers. They had gave us a
19 price of replacing the bearings, bolts and seals
20 on the fire pump. When they did it they found
21 out the fire pump was bad, so they tried to
22 repair it anyway. When they repaired it, it's a
23 phase three motor on the fire pump. It kept
24 going to phase one and shutting down. When they
25 did that there's a pump, there's a shot (ph) on

1 the board. They thought maybe it might have
2 been the shot (ph). So they gave us a price to
3 fix it, which was \$4500. They also gave us a
4 price for the actual panel, which was seven -- I
5 think a low of \$7,000. And they said they had
6 to get in touch with the manufacturer of the
7 board.

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

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

25 MR. POUNDER: 19th.

1 CHAIRWOMAN DENMAN: So my understanding
2 is that this pump has been in disrepair for
3 almost a year.

4 MR. POUNDER: No, ma'am.

5 CHAIRWOMAN DENMAN: Well, okay. I'm
6 going by what the fire chief told me that his
7 inspector informed him. And that notifications
8 were given, I think going back to September, and
9 then finally another one was issued on January
10 11th, and a request came back for a blanket
11 extension, and the date of Mike Geary's email is
12 the 19th of February, and he said you have one
13 month from today.

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

23 CHAIRWOMAN DENMAN: Okay.

24 MR. MANFREDI: Madam Chair, the reason
25 from a legal standpoint the concern, the

1 violation as indicated that I saw for the pump
2 was the 10th of January. As Mr. Pounder
3 indicated, it gave until February 19th to repair
4 it. It was extended to March 19th. March 19th
5 is the critical date speaking from a legal
6 standpoint because the fire department is then
7 in a position to fine the agency retroactive to
8 the date of violation at a rate of \$5,000 per
9 day.

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

23 COMMISSIONER VEGA: A question for Mr.
24 Pounder. Is it -- would it be best to replace
25 the panel and the pump together?

1 MR. POUNDER: That's why they sent us
2 two quotes, and Mr. Priester signed off on the
3 two quotes because it's in participation that
4 the panel is bad. But as they told me, the
5 panel might not be bad, it might be a part or
6 something on the motherboard that needs
7 replacing. But in the event that they do come
8 out and find that the whole board is bad they
9 can just -- they already been signed off, it's
10 already been signed off, and they can just go
11 ahead and replace pump and panel.

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

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

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

1 issues with.

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

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

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

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

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

21 COMMISSIONER VEGA: Thank you.

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

25 CHAIRWOMAN DENMAN: I can forward it to

1 the whole board.

2 COMMISSIONER BANKS: Thank you.

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

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

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

19 COMMISSIONER VEGA: Thank you.

20 CHAIRWOMAN DENMAN: Anything else,
21 Douglas?

22 MR. PRIESTER: That's it.

23 CHAIRWOMAN DENMAN: Committee report.
24 Commissioner Vega?

25 COMMISSIONER VEGA: I think this will

1 conclude for the most part of all my exterior
2 inspections. I'd like to find out if it's
3 possible that I can get into maybe some of the
4 common areas of the buildings again for an
5 update at your convenience.

6 In addition to that I would love to be
7 able to get into three -- at three different
8 storage rooms that we have. One was called the
9 fishing club over in building 30 -- it's next to
10 36 Clyde Potts Drive. I don't know that
11 building. It's next to it, to the left of that.
12 I'd like to get into what we used to use as the
13 Urban League, and I would like to get into the
14 storage room that is behind the Urban League,
15 that is building 32 storage. And I believe we
16 have one more storage on Flagler Street coming
17 down on the right-hand side, 13. Would that --
18 in addition to that interior inspection I'd like
19 to maybe check the laundry rooms that we have
20 available.

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

23 COMMISSIONER VEGA: We don't have to do
24 it all at once, just a couple one day, and take
25 care of it little by little.

1 For Clyde Potts Court, building one,
2 the tenant mailboxes are not secured in the
3 ground. I recommend a concrete pad for the
4 foundation of the boxes. They're precariously
5 leaning over and they're going to fall down any
6 day. I know that's an issue for maybe the post
7 office, but I believe we are responsible for the
8 box and installing it.

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

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

21 And at 31 Early Street, the three main
22 entrance lights out in the main entrance when
23 you come in, those are not working. The
24 recessed lighting out at the entrance of
25 building -- of this building 31 in the -- right

1 behind the scaffolding area, that's not working.

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

8 All of the canopy areas in 31 and 39
9 have no working recessed lighting. While
10 they're installed, but they're not there. The
11 bulbs are either missing or the lenses are
12 missing. And I just think that it's -- it can
13 be dangerous for a senior coming home late at
14 night. And I just would rather it try to be
15 addressed. Especially the canopy area over on
16 39, it's such a nice area that can be used a
17 little bit differently. I think it's an
18 abandoned area that we can really take advantage
19 of and have the tenants have a place to go on
20 the cool summer nights. A lot of shopping
21 carts, a bench that's facing the wall. No one
22 can sit on it.

23 And I think the stop sign coming out of
24 39 is faded and barely visible on building 39
25 coming onto Early Street.

1 With 29 Ann Street, more than half of
2 the benches should be replaced. They're all
3 lopsided, ready to fall over. And all the light
4 post services are in poor condition.

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

10 And that's all I have for this report.

11 CHAIRWOMAN DENMAN: Thank you.

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

17 Commissioner Banks?

18 COMMISSIONER BANKS: Okay. Just some
19 followup of my last report. Doug -- Acting
20 Executive Director Priester and Darlington
21 Pounder and I, we all met to talk about these
22 beautification projects, the timeline. I have
23 to say Douglas has been very, very busy painting
24 and doing a whole lot of stuff. So he's going
25 to get to the shade commissioner -- commission,

1 to find out about that tree with all the spikes
2 in front of 32, and hopefully to look at some of
3 the other trees in our area to see if they're
4 diseased or not. So we were talking about that.

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

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

21 COMMISSIONER BANKS: Okay. We can
22 revisit that.

23 Mr. Pounder is going to get quotes from
24 the previous landscaping company about trying to
25 do something with the landscaping. He did say

1 his men really are not equipped to do the
2 landscaping, like it should, so he's going to
3 get some quotes. And also the quote will
4 include cost of resodding. There's some places
5 in I know Manahan Village where there is no
6 grass, it's just dirt and dust. And so he's
7 going to get quotes for that.

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

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

22 COMMISSIONER VEGA: Building 30.

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

1 rooms because --

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

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

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

19 So that's all I have.

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

22 COMMISSIONER SCHMIDT: First on the
23 finance committee report, I did want to note
24 that Ms. Washington, although I don't think
25 she's here tonight, actually followed up on the

1 good suggestion we had to go back to the town,
2 the sewer bill, which was pretty out of control
3 this last month based on water that was left
4 running for awhile from some of our plumbing
5 issues we had, and she was able to secure a
6 significant credit back. So good for the
7 housing authority and good follow-through, so I
8 wanted to call that out, in the amount of I
9 think it was upwards of eight to ten, maybe 12
10 thousand dollars. So thanks for any support you
11 guys provided as well.

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

19 So first off, good progress, Mr.
20 Priester. Thank you for doing the work you did
21 to bring all the resumes together and
22 submissions the candidates sent in per our
23 policy, so I appreciate that. It sounds like we
24 did get 15 candidates that were qualified.
25 And -- I'm sorry, that were total submissions

1 that came in in the period that we required.
2 Ten of those, correct me if I'm wrong, Joe,
3 because we vetted them with you, actually met
4 the criteria for the statutory requirements,
5 which left us with ten viable candidates.

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

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

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

24 COMMISSIONER BANKS: Go back to
25 finance. You thought I was going to say

1 something about the personnel. It's finance.
2 From a tenant's perspective, the heat in all
3 these buildings is suffocating. Is there some
4 kind of way -- I know in my apartment building I
5 can't -- the handles on my heater, I can't turn
6 that heat down. And these hot months that we've
7 been having, even the air conditioning is so hot
8 that the air conditioning in the apartments does
9 no good. And I see a lot of apartment buildings
10 where the windows are wide open in the
11 wintertime. Isn't that money going out the
12 window? So I think maybe we need to start
13 looking at how to correct that. Because money
14 is really literally going out the window that
15 the housing authority is paying for. And so we
16 really need to look at that. It's just
17 disgusting, the heat.

18 That's all.

19 CHAIRWOMAN DENMAN: Thank you.

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

1 done, to bring that information.

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

5 COMMISSIONER SCHMIDT: You said that
6 was provided?

7 MR. MANFREDI: Definitely, yes.

8 COMMISSIONER VEGA: Excuse me. I just
9 want to retract to the personnel committee and
10 read a statement, an email that's very important
11 from Balu Thumar, and it was dated February
12 22nd. This was directed to Ms. Denman,
13 Chairwoman Denman and Mr. Priester.

14 "I know that Douglas is not part of the
15 personnel committee, however, as chairperson and
16 acting director it is your responsibility to
17 convene to the full board as well as the housing
18 authority's legal attorney that the personnel
19 committee will follow the procurement process in
20 hiring a qualified and experienced executive
21 director. I would add that the personnel
22 committee must follow the RFP criteria
23 requirements in terms of rating and ranking of
24 all prospective candidates in the interview
25 process for the best selected candidates. The

1 committee can select the top three to five or
2 more candidates if they choose to based on
3 rating and ranking, and provide a list along
4 with the ratings to the full board, then the
5 full board committee can follow the interview
6 process. To ensure that the Morristown Housing
7 Authority's legal attorney provides and advises
8 an opinion in each step in selecting the best
9 candidate the below criteria factors must be
10 followed. Public housing authority or
11 affordable housing experience in terms of
12 managing a small, medium and large housing
13 authority troubler (ph) or substandard or
14 development, the department of community affairs
15 qualification eligibility requirements,
16 education backgrounds, checks such as debarred
17 or any lawsuit issues, HUD executive directors
18 compensation salary cap requirements, past or
19 current dealing with difficult issues,
20 redevelopment or RAD-related experiences, all
21 other criteria which are listed in MHARP. Last
22 I would stress that due to the zero threshold
23 requirement housing authority must submit entire
24 procurement process including roster lists,
25 rating criteria and scoring of each candidates

1 by the committee members attorney opinion and
2 certifications stating that MHA has followed the
3 DCA as well as federal procurement requirements,
4 full board resolution, etcetera, to my office
5 for final approval."

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

9 CHAIRWOMAN DENMAN: Yes.

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

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

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

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

18 What's being done, Vice Chairman, I was
19 in touch with HUD, and at every point in the
20 process obviously I'm providing guidance, I'm
21 signing off on each step, and ultimately I and
22 the board and Mr. Priester will have to certify
23 to the process. What I did in the last few days
24 was prepare a questionnaire of standard
25 questions that would be asked to the executive

1 director candidates based on my experience, as
2 at any given time I represent various housing
3 authorities that are going through this process,
4 questions that have been accepted by HUD.
5 That's on the verbal portion.

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

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

19 CHAIRWOMAN DENMAN: No, you saw all the
20 candidates.

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

24 COMMISSIONER BANKS: No, I don't.

25 COMMISSIONER VEGA: I just want to

1 finish, because I don't know who you're
2 interviewing tomorrow. I spoke with Mr.
3 Cherello today, Commissioner Cherello, he said
4 he didn't know who you guys were interviewing
5 tomorrow. And it's basically what he's saying
6 is the full board should be made aware of what
7 you guys are doing.

8 And secondly, with that list that the
9 we had, it was a pretty short list, I think that
10 12, whatever, 12 resumes that we received and we
11 were able to look at, I searched their
12 backgrounds. More than half had jaded history.
13 And I'm just concerned.

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

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

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

21 COMMISSIONER VEGA: That's fine.

22 CHAIRWOMAN DENMAN: You need to stop.

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

25 CHAIRWOMAN DENMAN: Just so you

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

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

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

17 COMMISSIONER VEGA: Very well.

18 MR. MANFREDI: Thank you.

19 CHAIRWOMAN DENMAN: Were you done?

20 COMMISSIONER SCHMIDT: Yes. Thank you.

21 CHAIRWOMAN DENMAN: Schedule of bills.

22 So I have a question, and I know Jean is not
23 here, but being that I was at Ann Street the
24 night of the fire, the smoke, I was in a couple
25 of days later to sign checks. And I see that

1 Hague was here at Ann Street, and we are paying
2 them \$200 for each building. Actually Manahan
3 Village is broken down into five separate
4 buildings, or five separate units, or five
5 separate payments. Exactly what type of
6 maintenance are they doing? Because what we
7 were -- we had to bring Hague out in the middle
8 of the night because there was no audible alarm
9 on the third floor, and they had just been
10 there. So I would call into question when Hague
11 comes out to do their maintenance that maybe
12 somebody accompany them or hold them accountable
13 for this. Because we then got another bill for
14 them coming out for the smoke.

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

25 MR. MANFREDI: Absolutely. We verify

1 that every vendor has insurance.

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

5 MR. MANFREDI: Potentially.

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

9 MR. PRIESTER: For the new
10 transmission.

11 COMMISSIONER VEGA: What year is that
12 vehicle?

13 MR. POUNDER: 2008.

14 COMMISSIONER VEGA: Is something like
15 that in our budget to think about replacing that
16 vehicle instead of putting probably more than
17 \$8,000 into it for the past year?

18 MR. POUNDER: The truck is brand new.

19 COMMISSIONER VEGA: You said it's a
20 2008.

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

23 COMMISSIONER VEGA: Right, right.

24 MR. POUNDER: It pushes snow, and
25 that's why they go.

1 COMMISSIONER SCHMIDT: Now it's got a
2 new transmission.

3 COMMISSIONER VEGA: Very good.

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

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

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

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

25 Also for Jersey Paper Plus, I believe

1 they have given us a credit. I'm concerned
2 because I'm looking at paying bills reflecting
3 back from 2015, December of 2015. Here we are
4 in 2018, and I'm concerned about paying bills
5 with respect to that.

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

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

13 COMMISSIONER VEGA: For the paperwork?

14 MR. PRIESTER: The bids, all the
15 paperwork.

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

20 COMMISSIONER VEGA: Correct.

21 CHAIRWOMAN DENMAN: And I believe Jean
22 said we paid them upwards of \$70,000 thus far.
23 Is that the going rate, is that -- and Jean also
24 asked, and I'm sorry she couldn't be here
25 tonight, because she specifically asked about

1 the capital fund, and that LAN has put it out to
2 bid, and now she has to factor in the awards for
3 the capital fund.

4 MR. PRIESTER: I'll check with her.

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

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

24 MR. POUNDER: That's the calcium
25 chloride. They gave us a good price this year,

1 they gave us a price of like \$13.99 a bag, and
2 they usually go for \$20 a bag.

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

5 MR. POUNDER: Because at the outset I
6 think we had -- at the outset I think we bought
7 15 pallets to start off the winter, and because
8 of the snow and stuff that we had, we had to go
9 out and buy additional ten pallets.

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

12 CHAIRWOMAN DENMAN: Okay.

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

15 CHAIRWOMAN DENMAN: I second it.

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

19 CHAIRWOMAN DENMAN: Do we have any old
20 business?

21 MR. MANFREDI: No.

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

1 addressed.

2 CHAIRWOMAN DENMAN: No. We have no
3 resolutions today.

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

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

7 CHAIRWOMAN DENMAN: Any new business?
8 So now it's the public comment.

9 MS. INESTROZA: Lorena Inestroza, 39
10 Early Street. I sent an email, I was in a rage
11 over the last snowstorm that we had. We had
12 absolutely no parking. We couldn't park on the
13 street because it was over two inches so by law
14 we couldn't park there. We couldn't park on the
15 right side of the driveway when you're coming
16 out, even though part of that spot has been
17 designated for handicapped, but the rest of it
18 is painted yellow so we can't park there because
19 some people have gotten \$150 tickets from the
20 fire department. And we do, are able to utilize
21 the staff parking after hours or on the
22 weekends, however, one of the trucks, one of the
23 maintenance trucks took up two spots, and it
24 kind of threw me into a tizzy because everybody
25 is double parked and triple parked. So we

1 noticed at Ann Street, I don't know if maybe
2 Cynthia can give us an update or something, that
3 they're not at capacity at parking, there's
4 always spots available over there. So we're
5 wondering if maybe you can have -- change where
6 the maintenance crew parks, and they park their
7 cars over there during the day or at night so we
8 can utilize -- because I think there's ten
9 people waiting for spots on -- right on --

10 MR. PRIESTER: On 39 Early Street.

11 MS. INESTROZA: 39 Early Street.

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

21 MR. PRIESTER: 29.

22 MS. INESTROZA: Also on 39 Early
23 Street, we have a community room that has -- the
24 ceiling has been falling down in there for a
25 couple of years now. Some of the senior

1 residents, like I'm not a senior, asked me to
2 bring it to your attention because it's being
3 used as a storage room, but they utilize that
4 room a lot for buccino (ph) and bingo and
5 they're down there for hours at a time, and they
6 would like to put a coffee maker in there, have
7 a little refrigerator, and apparently the
8 ceiling fell down and they're not allowed to use
9 it anymore.

10 COMMISSIONER VEGA: Where is that.

11 MS. INESTROZA: The community room at
12 39 Early Street. They're wondering if that can
13 get repaired so they can utilize that room for
14 its designed purpose.

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

23 MR. POUNDER: Those were repaired.

24 MS. INESTROZA: Everything is working?

25 MR. POUNDER: Yes.

1 MS. INESTROZA: Thank you. What else.
2 I do have to commend, I caught a mouse, and I am
3 scared to death of rodents. So I called in a
4 work order, caught it on a glue trap, and when I
5 went to pick it up to throw it out that thing
6 squeaked and I dropped it and it flipped over
7 and landed smack down on my floor, and the glue
8 stuck to the floor with the mouse underneath.
9 So I called in work order, and I have to say
10 Adbul was in my apartment within four minutes.
11 This is the second time I had dealings with him.
12 And he is the most polite and courteous. I just
13 want to commend when credit is due I like to
14 give credit. He went above and beyond. And he
15 also offered to come back in and plug up any
16 holes in my heating that allowed them to come
17 in, seriously, and I appreciate it, because we
18 don't kind of get that.

19 And I think that's -- I would just want
20 to know, the money that's acquired from the
21 machines, like I don't know, does somebody keep
22 a tally, like do you have a general idea what
23 comes in?

24 Is there any way we can get furniture,
25 because have you ever seen the seats, you have

1 pictures of them, it looks like somebody
2 defecated on the seats and the seats were never
3 cleaned. They're disgusting. They're like
4 orange vinyl hideous.

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

8 MS. INESTROZA: I appreciate
9 Commissioner Banks's vision about the
10 beautification, but we have so much basic stuff
11 that needs to be done on a daily basis. And not
12 to keep beating a dead horse, but I know last
13 month you brought in a log that provided --
14 stating that you had signatures that somebody
15 had been in my unit. So January 9th was our
16 scheduled, second Tuesday, February 13th was,
17 and I can assure you nobody showed up at my unit
18 to exterminate. I was home all day both days.

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

21 MS. INESTROZA: I don't need the log.
22 My problem is is that, A, if they really did
23 come and provide the service, nobody left a door
24 hanger on my door to let me know my apartment
25 had been exterminated. Nobody left me a note

1 providing me notification that somebody was
2 coming in my unit within the next 24 hours to
3 provide exterminating services. So my concern
4 is that I have been having health issues, like
5 vertigo and difficulty breathing, and my concern
6 now is that they have been coming, and my dishes
7 are out in a dish drain, and I'm not washing
8 anything because there's been no notification
9 that anybody has been in my unit. So that's
10 really my concern more than the fact that
11 they're really coming or not coming.

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

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

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

25 MS. SARGENT: I appreciate it.

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

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

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

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

23 MR. POUNDER: I'm not trying to
24 disrespect you, I'm just trying to explain
25 something to you. What I'm saying is, a lot of

1 the seniors do not like the spray. So a lot of
2 times they request it, and when they request it
3 on that Tuesday when they're assigned to that
4 building, that's when they take care of that
5 apartment. Because if Michael -- Michael was
6 very good at the exterminating, and Michael
7 leave tags everywhere he go. So if they're not
8 leaving the tag, they're not coming to your
9 apartment.

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

13 (Pounding of gavel.)

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

25 MS. INESTROZA: But now I'm confused,

1 because he says he has a log with a signature
2 that they've been coming. So what's the right
3 answer? I'm confused now.

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

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

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

14 MS. INESTROZA: Every second Tuesday of
15 the month.

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

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

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

23 MR. PRIESTER: It's supposed to be.

24 COMMISSIONER BANKS: In all fairness, I
25 know my apartment has not been exterminated in

1 months. I know it because I can smell it when I
2 come in. I know for a fact it hasn't been
3 exterminated in months. And so just something
4 wrong somewhere. So I have to -- we have to do
5 better on that.

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

9 MR. PRIESTER: Yes. Not an issue.

10 CHAIRWOMAN DENMAN: Any other members
11 of the public?

12 MS. MONTES: Kelly Montes, 13 Flagler
13 Street, apartment four. I wanted to present
14 pictures to the board of the excessive overgrown
15 weeds therefore collecting trash. I guess we
16 will start over here and pass these around.
17 Would you like to take a look at them? It's
18 behind the CVS building retaining wall were put
19 in when -- they were nice pine trees were put
20 in. I don't know whose responsibility that was
21 at the time, if it was CVS or not. But it seems
22 like everything beyond the pine trees was left
23 disgusting. There's old fences fallen down that
24 are collecting all this -- many metal posts
25 throughout the property. Also on the side of

1 where the Beverlys begins, we need some
2 clarification of what property is marked as
3 housing, and what property belongs to them,
4 because maybe they have some responsibility in
5 this.

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

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

17 MS. SARGENT: Can you repeat that
18 again?

19 MS. MONTES: 28 Flagler Street,
20 apartment five.

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

23 MS. SARGENT: And it was the light.

24 MS. MONTES: The bathroom light and all
25 the windows throughout the apartment are

1 actually open.

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

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

15 I know Ms. Banks want to start the
16 beautification. I'm really into gardening. My
17 community service required by housing entails
18 running the children's garden at the local YMCA.
19 I have a local spot at the Morris Plains
20 community garden. I have seen Ms. Denman at
21 that garden, because I know you have a spot as
22 well. I would like to be a part of it. But if
23 I want to go clean up outside can I go clean up,
24 can I pull -- like am I allowed to do these
25 things? I mean, it's getting to that time where

1 we have to start thinking about the gardens and
2 planting. It's pertinent that it's on a
3 schedule. I mean, what am I allowed to do or
4 not do?

5 CHAIRWOMAN DENMAN: You're more than
6 welcome.

7 COMMISSIONER BANKS: How long has this
8 been like this?

9 MS. MONTES: Months.

10 COMMISSIONER BANKS: You told
11 maintenance about this?

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

17 COMMISSIONER VEGA: That is behind
18 building ten I believe.

19 MS. MONTES: 13.

20 MS. SARGENT: That's 13.

21 COMMISSIONER VEGA: 13 Flagler.

22 CHAIRWOMAN DENMAN: They all look like
23 that.

24 MS. MONTES: My daughter slipped on a
25 brick, and that's the only reason why I noticed

1 the wall is falling. That's all. You guys are
2 more than welcome to pictures. I have plenty.
3 Thank you.

4 CHAIRWOMAN DENMAN: Thank you.

5 COMMISSIONER VEGA: Thank you for
6 bringing that to our attention.

7 MR. EWEN: Good evening. Sidney Ewen,
8 E-w-e-n is the last name. I came here tonight
9 as an observer. Roy Rogers say you can't spoil
10 anything by listening, I came here to listen.
11 Commissioner, you mentioned something about
12 garden at Early Street -- Ann Street, and I
13 think I need to say something here because I'm
14 involved with the garden. Now, to begin with,
15 because I refuse to pay him for repairing my
16 closet door, which I've got a letter here for
17 three years ago no closet door, I refuse to pay
18 him, and he decide to harass me. He started by
19 burning up my pumpkin. The next move was to
20 write Mr. Roy Rogers, there's a letter here from
21 Roy Rogers, a copy to these two men only. I
22 called Mr. Rogers, I spoke to Mr. Rogers. I
23 think it was a Thursday. He says he get back to
24 me on Tuesday, I call him on Tuesday, he says
25 the garden stays. Mr. Rogers went into the

1 hospital, and three days from -- I'm not going
2 to say three days. Immediately after Mr. Rogers
3 was separated from the housing authority my
4 garden was destroyed.

5 Now, I've got all the papers here. My
6 garden was supposed to have stayed. This was
7 part of the harassment. I grew a pumpkin in
8 that garden that everybody ate. I grew a
9 pumpkin in there 32 pounds. I grow another one
10 28 pounds, put it down, everybody ate. My
11 garden, everybody enjoyed everything. I don't
12 stipulate. One time I went away and when I came
13 back people complaining bitterly, tomatoes were
14 there and couldn't get in. There's not many
15 more. I stop that. But right now here is the
16 letter from Mr. Rogers, carbon copies to these
17 two men, and nobody else besides them and me.
18 He doesn't know about it. If he does, but he's
19 not supposed to.

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

25 And it says here the apartment needs

1 painting. Three years nothing has been done.
2 In fact, I've gone to the point where I said,
3 give me the paint, I'll paint it. I'm quite
4 competent and able to paint it. Vocational
5 education is my degree. Industrial arts is what
6 I do. So I can.

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

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

21 Tonight I heard the lady mention about
22 cleaning the garden. Now, when Mr. Rogers said
23 I could keep the garden, it was winter. It's
24 February. You don't clean garden in February.
25 So if you go over there now and look, I made the

1 beds, and last summer that they're now. When I
2 was in Parsippany taking care of one of the guys
3 from the church sitting in over the weekend so
4 his wife could go out, and when I came back my
5 garden was ripped down. Everything was down.
6 In fact, one lady tell me took them two hours,
7 that's all they came for to take my garden,
8 because I refuse to pay him. I won't pay you
9 anything, friend. I not pay everybody will
10 know.

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

14 MR. EWEN: Letter from Mr. Rogers.

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

18 MR. PRIESTER: Yes.

19 CHAIRWOMAN DENMAN: Maybe --

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

22 MR. EWEN: That's fine.

23 MR. MANFREDI: Thank you.

24 CHAIRWOMAN DENMAN: We will get back to
25 you, Sidney. Okay?

1 MR. EWEN: Okay. Thank you.

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

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

18 MS. BOOZE: Mary Booze, 3209 Flagler
19 Street. I think the last time I was at a
20 meeting they said that HUD paid for the cameras
21 that we have down in Manahan Village. I was
22 wondering if anybody ever look at the cameras.
23 Because I look out of my kitchen every week, and
24 every day, and I see the same truck coming down
25 every day with a truck full of garbage that

1 don't live in Manahan Village and clean his
2 truck out. So I'm like, somebody must be seeing
3 this on the camera. So I was just wondering if
4 we still looking at the cameras since HUD paid
5 all this money for the cameras, is we using
6 them, or just putting them up there for show and
7 tell.

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

18 CHAIRWOMAN DENMAN: Thank you, Mary.

19 COMMISSIONER VEGA: Before we conclude,
20 I want to go back to the public comments from
21 the last meeting. I just want to go back to Mr.
22 Victor Alexander's comment about a senior at
23 517. And I understand that he's concerned about
24 being charged for unlocking his apartment during
25 the times that you have maintenance staff on the

1 premises. Me personally, I think it's unjust, I
2 think it's unfair. It's almost punishing
3 seniors for not remembering certain things. I'm
4 not a senior, but I know I forget my keys fairly
5 often. And I would just hope that that's a
6 policy that we can readdress and make sure that
7 going forward we do not charge residents in any
8 of the senior facilities while the maintenance
9 staff is on premises. I'm not saying anything
10 about going outside, but if you have a
11 maintenance man in that building, and someone
12 accidentally locks themselves out, I think it's
13 going too far to charge them. And they're on a
14 limited -- a lot of them are on limited income,
15 which is why they're here, and I think it's
16 something we need to address.

17 CHAIRWOMAN DENMAN: Agree. Good point.

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

20 CHAIRWOMAN DENMAN: Mayor?

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

1 AUDIENCE MEMBER: Private property.

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

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

19 CHAIRWOMAN DENMAN: Thank you. Okay.
20 If there's nothing else, adjourned.

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

23 (Proceedings were adjourned.)

24

25