RE: Regular Open Public Meeting

MEMBERS PRESENT:

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

ALSO PRESENT:

LIZETH TAVERAS, Administrative Specialist
CYNTHIA SARGENT, Executive Administrator
TIMOTHY P. DOUGHERTY, Mayor
HILIARI B. DAVIS, Council Liaison

APPEARANCES:

MANFREDI & PELLECHIO, P.C.
50 Harrison Street
Hoboken, New Jersey 07030
BY: JOSEPH MANFREDI, ESQ.
ALBERTO CAMACHO
Attorneys for the Morristown Housing Authority

REPORTED BY BETH A. BENSON, Certified Court Reporter

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CHAIRPERSON CHERELLO:  I, Michael Cherello, chairperson of the Board of Commissioners of the Housing Authority of the Town of Morristown, presiding over this meeting, do hereby state it is now six o'clock in the evening on July 7, 2016, and we are convening at 29 Ann Street in Morristown, New Jersey, and do hereby announce publicly that proper notice of this special meeting was provided in accordance with the New Jersey Open Public Meetings Act. (Roll call was taken with all members noted being present.)

CHAIRPERSON CHERELLO:  Pledge of Allegiance. (Flag was saluted.)

CHAIRPERSON CHERELLO:  We will have a moment of silence, please. (A moment of silence is observed.)

CHAIRPERSON CHERELLO:  We will now move on to resolutions.  We have Resolution 2016-15, a resolution ratifying the Housing Authority's approval of the water heater --

COMMISSIONER WHITE:  Aren't we having the public comment first?

CHAIRPERSON CHERELLO:  No, not on tonight's agenda.

COMMISSIONER WHITE:  Okay.

CHAIRPERSON CHERELLO:  Resolution ratifying the Housing Authority's approval of the water heater replacement at 45 Clyde Potts Drive. Again, every one of these are all actions that the board took, and we're now just simply making them official.

MR. MANFREDI:  Yes, if I may for the board, as you know I've asked for this meeting. These resolutions had been previously approved by the board members, and rather than go through the summer without the opportunity to ratify them, I've asked for a special meeting so the board can now ratify them and put them in compliance under the Open Public Meetings Act. So the resolutions you're seeing tonight have been approved, but now we're approving them again.

CHAIRPERSON CHERELLO:  Do I have a motion?

COMMISSIONER CRIPPEN:  I'll move to approve.

COMMISSIONER SALLY:  I'll second.

CHAIRPERSON CHERELLO:  Discussion?

VICE CHAIRMAN HOLMAN:  If I may, didn't they replace that boiler before?

COMMISSIONER SALLY:  Water heater.

VICE CHAIRMAN HOLMAN:  Water heater?

COMMISSIONER SALLY:  This is a water heater.

CHAIRPERSON CHERELLO:  Any other discussion?

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

CHAIRPERSON CHERELLO:  Resolution 2016-18, a resolution ratifying the Housing Authority's approval of a promotion and raise for Colleen Walters.

COMMISSIONER WHITE:  I'll move it.

VICE CHAIRMAN HOLMAN:  Second.

CHAIRPERSON CHERELLO:  Any discussion?

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

CHAIRPERSON CHERELLO:  Resolution 2016-19, resolution ratifying the award of a contract to Advance Video Surveillance for the purchase and installation of a security camera system at Manahan Village effective June 3rd, 2016. Do I have a motion?

COMMISSIONER WHITE:  I'll move it.

COMMISSIONER CRIPPEN:  I'll second.

CHAIRPERSON CHERELLO:  Any discussion?

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

CHAIRPERSON CHERELLO:  Resolution 2016-21, a resolution approving and authorizing the posting of no trespassing signs at various locations in Manahan Village. Do I have a motion?

COMMISSIONER WHITE:  I'll move it.

CHAIRPERSON CHERELLO:  Second?

COMMISSIONER CRIPPEN:  I'll second.

CHAIRPERSON CHERELLO:  Discussion?

COMMISSIONER HOLMAN:  Yes.

MR. MANFREDI:  Commissioners, if I may give you some information, this is the only one before you tonight that is not a ratification, but it was raised earlier so I asked -- I actually put it on the agenda for the board to discuss so that if the board wanted to implement the signs which we had discussed I think back at
our January resolution, we could do it, rather than let the summer proceed without them. So that's the reason why it's on your agenda.

VICE CHAIRMAN HOLMAN: I'm not objecting to the signs, my concern is that the residents are saying even though we have the signs there, when they come home they still don't have a parking space. If they call Morristown Police Department they have been told it's private property, and they have to call Mr. Pounder in order for Mr. Pounder -- they can't call the number that's listed for the towing company, the towing company has to be notified by Mr. Pounder in order to get authorization for the tow.

MR. MANFREDI: If I may, commissioner, this is a no -- just so you know, this is a no trespassing sign, which doesn't directly relate to our parking. This stemmed from the issues of loitering that had come up I think -- I believe I'm going back now to the last meeting we had where it was discussed.

VICE CHAIRMAN HOLMAN: But the loitering is still -- they're parking there and taking up parking spaces and loitering. It's the same thing.

MR. MANFREDI: In order for us to -- there's two ways we can go. In order for the Housing Authority to take any action we need to put people on notice that don't live here they can't loiter. Legally we need a sign. Whether or not the police are going to enforce for us is an open question. But if they don't, we can enforce it by issuing summonses to people that don't belong there in municipal court. We prefer the police enforce it. Either way we need a sign before we can go further with it.

COMMISSIONER SALLY: It's not going to say private property?

MR. MANFREDI: No, it's going to say no trespassing.

COMMISSIONER SALLY: How big are the signs, because some of the signs I've seen lately are really humongous.

VICE CHAIRMAN HOLMAN: They're almost the size of that window. How much larger can they get?

COMMISSIONER SALLY: I think it takes away from the general appearance when you got big signs. So adding additional signs, I'm not against the signs, but if we want to have these signs, then by all means a resident should be able to call Morristown Police Department. They can't run out there and give nobody a citation for trespassing.

MR. MANFREDI: No, they can't.

VICE CHAIRMAN HOLMAN: Even if they go and ask them to leave off their property, now you're behind my building, you're underneath my window, can you please move. The repercussion that they have to suffer --

MR. MANFREDI: No, the police department should enforce it. And the first thing they're telling us is without a sign they're not going to act on it. Maybe I can suggest something.

COMMISSIONER WHITE: We have our councilwoman here tonight, maybe we can relay that back to the council, because they're obviously supposed to be enforcing it if they're called.

COUNCILWOMAN DAVIS: I have a meeting with the police chief tomorrow. I'm happy to talk about it.

MR. MANFREDI: That would be helpful. I sent an email but didn't receive a response.

COUNCILWOMAN DAVIS: It's more effective in person.

MR. MANFREDI: Maybe when you're there, councilwoman, you can call me and we can speak about it. If we can expedite a conversation with him it would give us input as to how to enforce it. And then maybe given the board's
concerns about unsightliness, these signs can be -- I'm wondering if there's a buildings and grounds committee somewhere we can identify where they're going to be placed so.

COMMISSIONER CRIPPEN: Is there any plan at this point?

AUDIENCE MEMBER: Excuse me, can you turn that up? When you're talking about signs and things I need to be able to hear it. All I see is you're opening your mouth and closing it.

MR. MANFREDI: Because I'm not the executive director I don't have that. And I know I called this evening's meeting. I knew it was an important issue to the board.

CHAIRPERSON CHERELLO: Ms. Davis, when speaking with the chief, the meeting with the chief tomorrow, there seems to be disagreement on what's town property and what's Housing Authority property. Some police officers think the playground and the sidewalk is Housing Authority property. Now --

COUNCILWOMAN DAVIS: I've heard that.

CHAIRPERSON CHERELLO: How anyone can think that is beyond me. Because I know one of your concerns is all the drinking and loitering on the right side of the street coming in, and I've heard that when the police come they say it's private property. That's town property. They can absolutely arrest anyone for drinking on that side of the street. And I understand the sidewalk goes all the way back to the Marion Sally building.

COUNCILWOMAN DAVIS: The concern is really on the left side of the street when you make a right into Clyde Potts, the loitering and drinking and the noise, it's all taking part on the left side of the street.

CHAIRPERSON CHERELLO: They go back and forth. Now, I talked to one of the police captains, and he said the problem they have is when they go and approach someone they always say, oh, I'm here with Joe, he lives there. Well, then you're not trespassing.

COMMISSIONER WHITE: If he's not at Joe's house he's loitering.

COUNCILWOMAN DAVIS: If you're visiting with someone then you should be within their domain, otherwise it's considered loitering even as residents. If I live in that building that actually faces the park, if I'm behind that building I'm loitering. I can sit in the front of the building where my neighbors sit out during a nice day, but it's loitering if you're just hanging out in the parking lot.

CHAIRPERSON CHERELLO: Again, this is a discussion you have to have with the chief, because that's where what they're saying to us.

COUNCILWOMAN DAVIS: I agree with Mr. Manfredi. I think it's really important that the Housing Authority can relay to the tenants that they're concerned about this issue as well, and they're willing to work with the police. I think the signs are a good start. Once the signs are in place you have to be willing to act on it. And with regard to the parking situation, I have been where Mr. Pounder has -- he puts these orange stickers on the windows, but he only does it on Early Street. I don't know what happens there. I think it's important you do that on the Clyde Potts side, because that's a very serious issue. And these kids come, they're yelling and cursing at the people that want to park. I have been yelled at, cursed at. It's not a safe situation if you're trying to park your car after a long day at work. But if you're at risk of getting a ticket or this unsightly sticker on your window, you might be a little more like to reconsider. But you guys have to really push them to do that.

COMMISSIONER CRIPPEN: This sounds like it's a much larger discussion of what keeps coming back is the parking issue, and that really needs to be pulled apart and resolved and in a better manner. I've seen other properties where they'll post the tow company's phone number and residents can call the tow company.

MR. MANFREDI: We have to do that.

COMMISSIONER CRIPPEN: And the tow company, in an effort to make money, they'll respond when tenants call. That's a separate discussion other than what's before us right now which is the signs. And obviously it's going to be a lot easier for the police to respond and to enforce the trespassing if the signage is clear, and people are loitering in plain view of a trespassing sign it's going to be much easier for the police to act upon that. So I think this is a good first effort. It's not the only step, not the last step, but we should approve
COUNCILWOMAN DAVIS:  I know I'm not supposed to talk during this, but might I suggest there be a 24 hour reachable person on site that can be called to reach out to the towing company.  Because if Mr. Pounder is in Newark, it's two o'clock in the morning, he's not going to wake up and answer your call.

COMMISSIONER CRIPPEN:  I'm not familiar with the towing company with what they have set up and how reachable they are.  I'm not familiar with that arrangement.

COUNCILWOMAN DAVIS:  People can't reach out to the towing company.

COMMISSIONER CRIPPEN:  Because they don't have the number, the number isn't posted?

COUNCILWOMAN DAVIS:  No, that's not what I'm saying.

COMMISSIONER CRIPPEN:  Oh, they're not given permission.

COUNCILWOMAN DAVIS:  The number, the statute, all of that is present on the sign, but if the number is on there for a --

MR. MANFREDI:  The numbers are there because the council mandated the law requires it be there.  I believe what Mr. Rogers is implementing is having Mr. Pounder do sweeps of the area, but that's not a limitation on someone's ability to call.

COMMISSIONER CRIPPEN:  So can a resident call the number that's posted?

MR. MANFREDI:  I believe they can.

COUNCILWOMAN DAVIS:  No, that can't.  They want you to give management a call.

COMMISSIONER CRIPPEN:  That might not be a legal issue, that might be a policy issue that can be worked through to improve that.  But again, I think that's a separate discussion, a continuing discussion outside of the additional signs.

COMMISSIONER WHITE:  I agree with you on that.

CHAIRPERSON CHERELLO:  Anymore discussions on the no trespassing signs?

Having none, roll call, please.

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

CHAIRPERSON CHERELLO:  At this time I think we're going to turn it over to Alberto, because he --

MR. MANFREDI:  If I may, Mr. Chairman, I want to give the board some background on this.  And first let me ask the board's preference on whether they'd like to address this matter in open or closed session.  What this is is for some time we've been receiving a request from the builder, developer of the property adjacent to 29 Ann Street, where we are tonight, to utilize on a temporary basis, to rent some of our parking spaces to use for their construction trailer and other equipment.  And so since this is a decision only the board can make, part of the reason I asked for the meeting was that so this issue could be addressed by the board and a decision could be made.  What we brought for each of you this evening is a map showing you exactly what the current parking lot is, together with an identification of the areas that the developers asked the Housing Authority to lease, and some of the details of it.  And

then we can tell you what they have offered.

And the decision is obviously the board's.  With that said, do you want to discuss it, proceed in open session?

COMMISSIONER WHITE:  I think we should.

MR. MANFREDI:  Okay.  If anybody would like to see, it's a little unwieldy, but we have the entire map, and we will show it to you, because we can see it here, but if you'd like to see it on the plat.

MR. CAMACHO:  One of the reasons we wanted to have the meeting -- my name is Alberto Camacho.  I'm also with the firm Manfredi & Pellechio, general counsel.  And I met personally with Diversified Realty, who is handling this project that's next door to you at 30 Court Street.  And that project, what they're looking to do, and one of the things that they want to do is they reached out to us, because they want to have a good relationship with us to make sure that moving forward they can avoid the issues with the residents as far as their construction is concerned, which we certainly appreciate them reaching out, and we said let's discuss what this project is about.  So they're
obviously in the process of putting together
their project over there. They expect I believe
it would be for about a year and a half, a year
and a half to two years to complete as far as
this portion is concerned. So what they have
suggested and what they have requested is if the
board would allow a lease for a two-year period
of time of the visitor spaces, which is the
spaces only against the wall, 11 of those
spaces, that would be dedicated for the
developer's use as far as cars parked there, and
also the remainder of the spaces, because there
are a total of 16 spaces against that property
line there, the remainder of those spaces, five
spaces, would be for a temporary construction
trailer which would sit on that lot.
Now, the proceeds of this, and one of
the things that I know the chair felt strongly
about, is that any of the proceeds of such a
lease, if the board were to choose that, would
be directed towards Ann Street specifically.
And I think that was one of the things which we
discussed with the realtor already as far as
just ensuring that if this were to be
acceptable, that that would be a condition of

that, because it would be important to make sure
that the money goes directly to this building
and for the use of the residents here
specifically.
Now, the proposal, obviously we had a
number of concerns, concerns as far as overall
concerns with the project, noise concerns,
concerns with regard to their use of the lot in
general, which is another reason why in doing a
lease we could try and lock them into an actual
documented sense with regard to the conditions
for their use, them coming onto the property and
utilizing those spaces. Now, again, some of our
concerns were are they going to utilize it as a
loading zone. They have indicated that's not
the case. They have a dedicated loading zone,
and we can show you on the map. There's a
dedicated loading zone on Court Street which
they would utilize for all of their construction
uses. The only thing they're going to be
utilizing these parking spaces for is for
vehicles, for potentially an incoming or
outgoing truck they would have sitting there on
a very temporary basis for the delivery of some
materials, and obviously for the construction

trailers. That is the proposal.
On the map, what we can see is against,
and this is for the board's attention, against
the property line here, again, the dedicated
spaces. In this area would be where the
construction trailer would be. Now, on the map
it also shows a staircase. Now, that staircase
is something which the town has required as of
this point. But the developer, he's going to,
and they're in the process of asking the town if
they can have that waived as far as their
requirement, because certainly that's not
something which we're in favor of having any
sort of staircase that would come onto our
property, because that would obviously be
something which would have to be maintained in
some respect. And certainly we wouldn't be in
favor of that. So that is shown here. But just
so you're aware, they are in the process of
asking the town to have that waived as far as a
requirement.
Some of the things which we discussed,
and again, these were general discussions, as we
wanted to bring it to the board, some of the
things which were discussed is the possibility
of moving the flag pole, which is really
obscured by a number of trees over in the corner
there of your property line, to have that moved
more toward the front of the building where it
typically would be. And that would be paid for
potentially by the developer. And another
portion of this would be the landscaping that
they are doing with regard to their building,
that they would also look for landscaping the
area as far as over the property line right
against this area so that it would be in
conjunction with what they're doing, and also
would certainly fix a lot of that area as far as
some of the overgrowth and things like that.
The financial offer as of now, and a
again, we are certainly looking to counter this,
and again it's up to the board, they brought a
general request for $500 a month, which is
extremely low. And that adds up -- when you
split that up that's about $30 or so a space.
Now, we did take a look at some
comparables, and the comparables come in around
between $75 and $100 for a space a month. That
would be more in the range that the board would
be looking at. And again, that would be 16
spaces you're looking at over a two-year period.
And one of the things that I know the executive
director talked about was potentially having
that money come in as a lump sum payment up
front so that could be utilized towards some
projects for this particular -- for this
building and for your residents.
So that's really the initial
discussions we had.  But we want to open up to
the board as far as any discussion and
questions.
COMMISSIONER WHITE:  First of all, I
pay $100 a month for one space.
MR. CAMACHO:  Absolutely.
COMMISSIONER WHITE:  When you talk
about the steps, is that a -- they want to ask
the town, but is that an OSHA requirement for
safety, is it a UCC requirement, or is it a town
ordinance?
MR. CAMACHO:  It's a good question.
They did not --
COMMISSIONER WHITE:  I believe that's
an OSHA --
MR. CAMACHO:  I believe it was a fire
issue.
COMMISSIONER WHITE:  The town is not
going to be able to waive that.
CHAIRPERSON CHERELLO:  Well, here's the
problem with that, they never got our approval
for it.  The Housing Authority never gave them
approval for that staircase.
VICE CHAIRMAN HOLMAN:  Did the Housing
Authority give approval for the space?
MR. CAMACHO:  Absolutely not.
MR. MANFREDI:  We've done nothing.  And
a little history on this.
VICE CHAIRMAN HOLMAN:  I'm asking the
chairperson, because he said the Housing
Authority did not give approval for that, did
they give approval for the space.
MR. MANFREDI:  No approvals have been
given for anything.  That's why we're here
tonight.
CHAIRPERSON CHERELLO:  There is an
easement approval for utilities.  However, that,
my understanding is that that is something that
is totally acceptable, and we really don't have
any control over it.
COMMISSIONER WHITE:  Utilities from
where, from us?
sure we know what our boundary lines were and
make sure there are no other surprises in the
chain of title, which there are none.
COMMISSIONER CRIPPEN:  I guess the
first question is, before we get to the money,
how does it affect the residents that reside
here?  Are the cars issued parking stickers?  Do
they apply for parking stickers?  Do we know how
many cars park here?
COMMISSIONER SALLY:  They get parking
stickers when they live here.
COMMISSIONER CRIPPEN:  I drive by
pretty regularly to try to see how full the lot
is.  I don't know how many people officially
park here that.  There does always seem to be
spots available.  But I wasn't sure how the
parking arrangements worked here.  We don't want
people to not be able to park in their own lot.
I'm not sure how you determine that.
MR. MANFREDI:  Absolutely.  I think
from what we've been told, and I need to defer
to others, is the general consensus is that in
Ann Street there is ample parking, and these are
the visitor spots, and that's where they would
be basically taking, that area.  That was one of
the first questions. We put that to Mr. Rogers, and I think Mr. Cherello spoke too, saying are we going to have that exact situation, otherwise that would be an insurmountable concern if it would deprive residents of parking.

COMMISSIONER WHITE: My concern is these are elderly people that have children. Their children come on regular basis, family comes on a regular basis. Where would they be able to park if we give out visitor spaces?

COMMISSIONER CRIPPEN: Do we see this lot is full to overflowing? I just haven't noticed it. I drive by --

COMMISSIONER WHITE: On a Saturday or Sunday they have visitors.

VICE CHAIRMAN HOLMAN: Even during the week people do go out. You'll see there's a few parking spaces are empty, but they're going to come home. When they come home are they going to have an issue of not having a parking spot?

COMMISSIONER CRIPPEN: Where do the architects, engineers, where do they park right now when they come to visit the site? Do they park here anyway?

MR. CAMACHO: No, they're not.

MR. CAMACHO: Absolutely. That was one of the concerns we spoke with them extensively on.

They do have and have gotten approved by the town a permanent loading zone on the other side of the project, which is the front of this project over on Court Street. What they did say was this, that they do anticipate there could be a time when they have a truck that is awaiting either picking up or unloading some materials, and that temporarily they asked, and again, this is something we can say no to absolutely, but they asked that in those spots if they have the 11 dedicated spots, they could have a trailer pulled into those spots horizontally and waiting to drop off materials.

COMMISSIONER WHITE: At least they're honest.

MR. CAMACHO: That was one thing we asked. We have to be up front as to what is going to be happening here, because if the board approves this, if the residents allow this, we're going to be in a position where we have to answer to everyone with regard to this project.

COMMISSIONER SALLY: I'm just thinking, I understand about evolution and things, bills and that kind of stuff, but these are senior citizens who live here. And I'm not here every day, but I'm sure all this that's going on out there right now has got to be terrible for them.

But even setting that aside, it's over there. But as a senior living here, to have to deal with coming out, trying to get in your car, and you got people standing out there waving you to hold because some truck is trying to come in here, I don't think that's fair to them. I really don't. I don't think it's fair to them.

MR. CAMACHO: I absolutely understand that. The only thing I can say is we did ask about that, whether or not there's going to be ongoing traffic in and out, and they said no.

But again, that doesn't mean it's not going to happen. We absolutely understand that. I think one of the points that we had going into this was obviously this is a disturbance to the residents already, the fact that this construction is occurring to begin with. And we said, well, if they're going to potentially, and I think Ms. Crippen asked the question whether or not they were utilizing the spots already, the answer as far as we know, they're not. But I think that one of the concerns was they may very well pull a couple of cars in there
already. And if we enter into a lease for a
specific amount of spaces, and can obviously
control it a little bit. That may actually be
helpful in dictating that. But again, that's
just one of the thoughts that we have in going
forward.

COMMISSIONER CRIPPEN: Are they looking
for a response?

VICE CHAIRMAN HOLMAN: Excuse me. I
had my hand up for quite sometime and it was
ignored.

My concern is what about the safety for
the residents that live in this building. Has
anyone thought about that? Has anyone taken
their, the safety for our residents, has anyone
taken that into consideration?

MR. MANFREDI: Commissioner, I want to
say, our job was to get the information and
bring it to you and ask them the hard questions.
We agree. There are serious concerns. That's
why you hear us saying, this is what we asked
them, this is what we were told. This is how it
might be dealt with. We're not advocating this
at all. We're just telling you we are just

bringing the information.

VICE CHAIRMAN HOLMAN: That doesn't
answer my question, has anyone taken into
consideration the safety or our residents.

CHAIRPERSON CHERELLO: Yes.

Absolutely.

COMMISSIONER CRIPPEN: It sounds like
that's why they're asking about loading docks
and --

MR. MANFREDI: That's why we asked the
questions, because we wanted to say what are you
going to say to us, how convincing are you going
to be, how credible does this sound, can it be
policed, so we can give bring it to you. The
decision is yours.

COMMISSIONER CRIPPEN: The bottom line
is it would be easy to say no because there's so
many unknowns. However, when the tradeoff is
additional money for the property, then -- I
don't know if you can take time to somehow
better gauge the temperature of the residents
and the usage. I mean, this is just -- it
sounds like there are more questions that need
to be answered.

COMMISSIONER SALLY: How is $6,000 a
year, or $12,000, going to benefit our residents
who live here at 29 Ann Street?

COMMISSIONER CRIPPEN: I understand
what you're saying.

CHAIRPERSON CHERELLO: It's not going
to be $6,000.

COMMISSIONER SALLY: Well, at $500 a
month.

COMMISSIONER CRIPPEN: That's just an
initial offer. My only point is if there is no
need, and say that it might be something worth
considering, it doesn't sound like we have all
the information at this point to make a decision
on that.

COMMISSIONER WHITE: Like I said, I pay
$100 a month for one spot. If we are looking
for additional money for the residents here, I'm
sure there are people that would be well
interested in renting those spots for more than
that, and they wouldn't have construction going
on, if it's about money. But I don't think it
should be about money. Again, I think it should
be, as a Commissioner Holman said, it should be
about the safety of our residents, and I don't
think that this is a safe situation. It's

something I wouldn't want to put them in that
position. I mean, with what Marion said with
the noise already on the other side of them,
it's one thing they can't control, but to bring
it over here, and you're backing up your car
and -- and I know how construction goes. Trust
me, it's not going to be a one day thing, it's
not going to be, oh, if we have a problem one
day maybe, it's going to be every day. Because
tucks come in, they come in early in the
morning, you're going to have to -- they're
going to have to sit somewhere when one unloads,
the other one unloads. It's an ongoing thing.
This is going to be two years. I don't see it.
Again, back to where will the residents'
visitors park when their children come, when
their friends come, their family, where will
they park? It's for them, not for Diversified.
There's a lot of other places they can park.

But I don't think Ann Street should be one of
them. That's my personal opinion. And are we
taking a vote tonight?

MR. MANFREDI: We need your instruction
from the board. The option is either turn it
down -- remember, when they come to you they
tell you what their best situation is, their lowest amount of money, their best thing. You can either shut it down and tell them no, go look elsewhere, you can say we're never going to allow this, that or the other thing, or we want a lot more money, and see if they come back. It's your choice how you want to proceed. I just want to give you as much information as we could get for you. And also let me let you know, when someone in private business comes to you and makes their offer, it's their lowest offer and everything they want. They expect you to come back if you're interested. If you're not, we're instructed to say we're sorry it's not going to be entertained.

COMMISSIONER WHITE: No matter how much money is the risk is still the same. We're risking the safety of our residents. They say a million dollars to park, sounds good, but we still would be risking the same thing on this side. I don't think we can afford to do that.

CHAIRPERSON CHERELLO: If they offer us a million dollars I'm voting yes.

COMMISSIONER CRIPPEN: It's quite possible if you say no at this point they may come back with an alternate plan, cars only, smaller spaces, you know, that's --

MR. MANFREDI: If I say no it's going to be no.

VICE CHAIRMAN HOLMAN: How do the residents feel about taking their parking spaces? Don't the residents have a say as to whether they want to entertain losing their parking spaces?

MS. SARGENT: Commissioner Holman, can I speak? I have a couple of residents that would like to give their opinions.

VICE CHAIRMAN HOLMAN: I would like to hear those opinions.

ANDORA HALE: Hello, I'm Andora Hale. The problem is if you're parking in the back row as it is now, when someone is parking in the visitor's side, which they come from -- they go to the bars and stuff now, and they park there in the evenings, some seniors are not with it enough, I mean as far as driving, they're not as sharp in their judgment, and I've seen them backing up and hitting the bumpers in the other cars against the visitor's area. If they have trucks and everything in there, their judgment, I can see accidents and lawsuits.

VICE CHAIRMAN HOLMAN: Yes.

ANDORA HALE: Their insurance is going to go up if they have an accident. They may lose their license totally. But it's just a difficult situation, because it's not that great now. And when it snows, it's going to be worse.

VICE CHAIRMAN HOLMAN: Going to be worse.

ANDORA HALE: So what do we do then?

COMMISSIONER CRIPPEN: Ms. Hale, thank you for your comment, and I appreciate your concern. That helps to clarify it. One of the things I wanted to ask that you kind of mentioned, which I'm not familiar with, do you find that there are people who just park here to go to the bars and --

ANDORA HALE: Constantly. That's been our complaint for years. I have been here 11 years. We always complain about that. That comes up at meetings in the past. I can look out my window in the evening and see the young people park their cars if they find an empty space, they just put their car right in it and get out and walk down to the bar. They come back and they're drunk. I've even seen condoms in the parking lot.

VICE CHAIRMAN HOLMAN: Not to interrupt her, but I believe the very last meeting, it's been quite sometime ago, that we held here, we sat here and we watched people park over here and walk down. We did see them ourselves.

AUDIENCE MEMBER: That's a nightly occurrence, especially Thursday, Friday, Saturday, Sunday, definitely.

CHAIRPERSON CHERELLO: Marion, why was the gate taken out, do you recall?

COMMISSIONER SALLY: Because too many people kept hitting it.

CHAIRPERSON CHERELLO: Us, our people, or do you recall?

COMMISSIONER SALLY: I don't think it was our people. I think it was like some outside people hit it a couple of times. Because they used to have a card you had to put in for the gate to go up.

CHAIRPERSON CHERELLO: From what you recall, do we still have, when we took it out, did we leave the electrical and all that other stuff there?
COMMISSIONER SALLY: I think it is there. I think it is.

CHAIRPERSON CHERELLO: Maybe that's what we should do, regardless of what we decide tonight on anything, is reinstall a gate, and that would take care of problems of people parking here improperly.

Come state your name, please.

PATTY MORTON: My name is Patty Morton, I live at 29 Ann Street. And like Ann was saying, people come in and out that don't live here, in and out, in and out. And my car got torn to pieces. I had to pay it out of my pocket, and I don't think it's fair. Everybody has come here to park. Everybody just fly through the parking lot. Everybody come here to park. And my car was torn all to pieces, and nobody responsible for it. Do you have an answer to that?

CHAIRPERSON CHERELLO: No.

COMMISSIONER WHITE: Did the Housing Authority reimburse you?

PATTY MORTON: No, they did not. They told me they wasn't responsible because they didn't know who did it.

COMMISSIONER WHITE: They said they were going to do it.

MR. MANFREDI: Ma'am, let me speak to you after, get your information. We do have a blanket insurance policy.

COMMISSIONER WHITE: They were going to pay the deductible.

PATTY MORTON: I got the estimate, I turn it into the Housing Authority, and nobody paid for it.

COMMISSIONER WHITE: You give him your information after, give it to him.

PATTY MORTON: I don't know where the papers is now. Thank you very much.

COMMISSIONER WHITE: Just give him your information. Anybody else from the public want to talk about the parking? We're on the subject of the parking now.

SHIRLEY STORJION: Shirley Storjion. I live in apartment 107 in this building. I've had two surgeries. No matter how much money is presented, no matter how much money, it doesn't solve the problem, because money doesn't solve every problem. But common sense is what you need. These people here, we're not young people. If I was to park way over there, I couldn't do it, I couldn't do the walk. And I'm not going to risk another surgery. So it's a very bad idea. And also, nobody has mentioned, it doesn't concern us, the other building that's going on on Mount Kemble Avenue. I don't know how that got approved. That's an accident waiting to happen, blind spot when you turn around, so -- but that's already done. I don't know if you're familiar with it. But for the safety of people, that's the main thing. We're not young people. We're not that old, but we're not that young. And there's another thing, there's a bus that comes, MAPS, a lot of people have to -- they can't drive to the hospitals, and the MAPS bus is a big, big bus, and they are a wonderful benefit, wonderful. I used them through the whole winter. That's a big bus. And I don't know how they're going to -- it's not a small bus, so --

COMMISSIONER WHITE: That's a good point.

SHIRLEY STORJION: That has to be taken into consideration. So safety is number one. I don't care how much money it costs, because ultimately the money that you get will be spent on insurance and lawsuits, etcetera, etcetera.

COMMISSIONER WHITE: You're absolutely right.

VICE CHAIRMAN HOLMAN: Thank you.

COMMISSIONER WHITE: We didn't think about that.

VICE CHAIRMAN HOLMAN: Also when you have the fire trucks that have to come in and out.

COMMISSIONER WHITE: Fire trucks is another issue.

MR. MANFREDI: Mr. Chairman --

CHAIRPERSON CHERELLO: I sense a consensus from the board, so why don't we have a motion on what we would like to do, and then we will have a second and then a vote. So if someone wants to put up a motion.

COMMISSIONER WHITE: Can I make a motion that we vote on this tonight?

CHAIRPERSON CHERELLO: Yes.

COMMISSIONER WHITE: Whether or not we want to entertain Diversified in terms of the parking spaces. I make that motion.
MR. MANFREDI: Sure.

CHAIRPERSON CHERELLO: That's what we're doing.

VICE CHAIRMAN HOLMAN: Second.

CHAIRPERSON CHERELLO: Okay. What's the motion?

COMMISSIONER WHITE: The motion is that we move to vote tonight on whether we want to entertain or to reject the Diversified offer.

CHAIRPERSON CHERELLO: Okay. What's the motion?

COMMISSIONER WHITE: The motion is that we vote on whether we want to accept the offer of Diversified Realty Advisors to rent the spaces in its entirety. So that's what the board is voting on, whether you want to reject it in its entirety.

Commissioner Sally: I second that.

COMMISSIONER WHITE: I second that.

CHAIRPERSON CHERELLO: I second that.

COMMISSIONER WHITE: In its entirety.

MR. MANFREDI: So the vote before the board is whether to reject the offer of Diversified Realty Advisors to rent the spaces in its entirety. That's what the board is voting on, whether you want to reject it in its entirety.

CHAIRPERSON CHERELLO: Right. We don't want to go back on it any more.

MR. MANFREDI: Is there a roll call?

CHAIRPERSON CHERELLO: Just one thing I do want to point out. As I said before, there was -- there's an easement for utility lines. And that easement for utility lines runs in between our curb and their piece of property.

So when they start to dig there, don't everybody go crazy, because they have permission to do that.

MR. CAMACHO: It's a ten foot easement from the property line, and it will cover a lot of those spaces anyway when they have to put in those utilities. But obviously that's limited only to when they have to work on those utility lines that are underneath the property right there.

COMMISSIONER CRIPPEN: When they're working on those utilities, they'll have to work on it from the parking lot side to work on those utilities.

MR. CAMACHO: Right. And they'd be entitled to under the terms of the easement.

But obviously we'd hold them to that specifically and for those purposes only.

CHAIRPERSON CHERELLO: I just wanted everybody to be clear on that. Can we have a roll call, please?

MR. MANFREDI: If I may for clarity, so everyone is clear, the resolution before the board is a vote to reject in its entirety the offer from Diversified Realty Associates to rent part of the Ann Street parking lot.

COMMISSIONER WHITE: That's correct.

CHAIRPERSON CHERELLO: Right.

MR. MANFREDI: Just for clarity of the record.

CHAIRPERSON CHERELLO: Roll call.

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

MR. MANFREDI: Thank you for your time on that matter. That matter is now resolved. And I don't want to impose on the board further, but I just have a few matters in closed session that will be brief after public comment. So our next is public comment.

VICE CHAIRMAN HOLMAN: I'm not sure if this should be addressed in closed session or should it be addressed in open session. We already received an email asking there be no meetings in July and August, but you called a special meeting, which is important. But we also need to have a regular board meeting in July for our budget, because the budget is due I believe, and has been due in August, like August 1st.

CHAIRPERSON CHERELLO: I have a
question on that. Marion, historically we've
not had meetings in July and August.

VICE CHAIRMAN HOLMAN: Normally we
would have had meetings all year. We haven't
had. This is our third meeting all year.

MR. MANFREDI: Can we deal with that in
closed session?

VICE CHAIRMAN HOLMAN: Like I said, I
didn't know whether it should be in closed
session or addressed now.

CHAIRPERSON CHERELLO: We can deal with
it in closed session if you want. Okay,

MR. MANFREDI: So we're in public
comments now.

SHIRLEY STORJION: Shirley Storjion,
apartment 107, this building, Ann Street. The
issue that I'm bringing up is this, I was
charged $35 for hair to be taken out of the
sink. The hair color was a reddish brown. I
know it's funny, but $35 --

COMMISSIONER WHITE: That's a lot of
money.

SHIRLEY STORJION: I'm going to read
something from the housing booklet that was
given to me about repairs and replacements.

"Your apartment is well built and well equipped,
but we know that some things will wear out from
normal wear and tear. The Housing Authority
will make these kinds of normal repairs without
charge." So, what I've done is to -- I didn't
think about -- this happened a couple of months
ago, and I've had a tough year, so I didn't
think too much about this $35. So that I wrote
a note to Doug Priester to ask him if I could
have my money back, to reconsider, what.

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ago, and I've had a tough year, so I didn't
think too much about this $35. So that I wrote
a note to Doug Priester to ask him if I could
have my money back, to reconsider, what. Now,
in -- also, back then about the repairs, Doug
told me that they were going to start charging for
repairs. The person who repaired my sink, he
was there 15 minutes, did a good job, very nice
fellow, he was there 15 minutes and took out
this hair. And I didn't know what to say. Mr.
Priester said that they're going to make a list
of how much they're going to charge for repairs.
Now, personally, I didn't believe that he could
do that, because there are people here on
Medicaid, not me, and is it subject to rent, is
it subject to what? I mean, in the booklet it
says normal wear and tear. I never even comb my
hair in front of the sink.

CHAIRPERSON CHERELLO: The board would
have to make a decision on what the price would
be, and I don't recall us --

COMMISSIONER CRIPPEN: And tenants
would have to be given proper notice.

CHAIRPERSON CHERELLO: I don't recall,
unless it goes back a ways --

SHIRLEY STORJION: But that's a moot
issue.

CHAIRPERSON CHERELLO: Not if you get
your $35 back.

SHIRLEY STORJION: No, I'm not asking
you for $35. I'm making it known to everybody
that I was charged $35 for a 15 minute repair of
red hair that came out of the sink, a bathroom
sink. That's all. I want everybody to know
that.

CHAIRPERSON CHERELLO: Let us look into
that. And I do know we did set some fees on
some things. I don't recall a $35 plumbing
charge on minor plumbing issues.

SHIRLEY STORJION: I asked other
residents. They have never been charged.

CHAIRPERSON CHERELLO: That's what I'm
saying. I know we had some fees in place, but I
don't recall that one.

"Your apartment is well built and well equipped,
but we know that some things will wear out from
normal wear and tear. The Housing Authority
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saying. I know we had some fees in place, but I
don't recall that one.

SHIRLEY STORJION: Normal wear and
tear.

COMMISSIONER WHITE: Mrs. Sargent, do
you know what it costs? I know you're over in
maintenance.

MS. SARGENT: Usually the work order
goes through Sonny, Mr. Pounder, and Mr. Pounder
will take a make a decision on the charge. I
don't think it was ever established a
maintenance fee exactly for specific things,
except for like a lockout and things like that.
We know that's specific. So I'm not sure
exactly what the problem was with her sink. I
don't know. I'd have to go back and check the
work order and see.

VICE CHAIRMAN HOLMAN: So Cynthia, you
have said whatever, like with her sink, Pounder
sets the price?

MS. SARGENT: He doesn't set the price.
Usually what happens is once a maintenance guy
signs off on the work order, I'll go to Mr.
Pounder, and I'm not sure what exactly, there
was a part that needed to be replaced, I'm not
sure exactly what happened with that sink, with
your sink, if it was just unclogged, I don't
know. But he'll normally put a price on that work order, and he'll give it to Ms. Henry, and she will send out a maintenance charge. But like I said, I don't know exactly what happened with her sink, if it was something else.

CHAIRPERSON CHERELLO: We will look into that.

COMMISSIONER CRIPPEN: That could be a judgment call when -- if it's above wear and tear or not. That may have been an error in judgment.

SHIRLEY STORJION: It says here also, if you are careless and purposely ruin something then you should pay for it, but --

COMMISSIONER CRIPPEN: It may have been an error in judgment.

SHIRLEY STORJION: Expensive error in judgment.

MR. MANFREDI: I'll pull the work order and check that.

ALBERTA GRANBY: Good evening. My name is Alberta Granby. I'm here again on the same problem, on the noise over my head. I'm still sleeping on the couch. I'm still having problems from -- I'm 90 years old. But it shouldn't make any difference if I'm 19 or 90, it shouldn't make any difference. Nobody should be satisfied if they have a roof over their head and can't sleep in their bed, and that's what I'm doing for two years.

COMMISSIONER SALLY: That was brought up at the meeting in January, and they were supposed to look into that. And nobody --

ALBERTA GRANBY: And they never have.

COMMISSIONER CRIPPEN: Have you noticed the notice to cease --

ALBERTA GRANBY: I got one dated 1915

COMMISSIONER CRIPPEN: For the apartment above you?

ALBERTA GRANBY: No, they didn't put it in her door directly, they sent it to everybody.

COMMISSIONER CRIPPEN: It should have been done directly.

ALBERTA GRANBY: Well, you make all kinds of decisions, can't you make one on this?

Or do I have somebody I can go above Mr. Rogers' head? Can I go above Mr. Rogers' head?

MAYOR DOUGHERTY: Yes, you can. The lawyer will direct you to who his supervisor is. You absolutely can.

use of the resident center building it would be greatly appreciated. One, we would like to have a Saturday morning breakfast program for the children at Manahan Village, and initially will only serve cold food in sealed containers or individually wrapped packages. Do we need a food handler's license if we wanted to occasionally serve hot breakfast? Two, tenants would like to have a food share program at the center. We requested permission to garden on the gated rooftop of building 45, and I put in parenthesis raised bed containers, and donate the food to the food share program. Number four, what is the policy of offering a group dance class to adults or teenagers who live in Manahan Village, specifically classes taught with a DVD, no official instructor. I gave him an exact like size, it's advertised in an infomercial in case he wanted to Google it. The tenants would like to have a special meeting with a few members of the Board of Commissioners who are over at buildings and grounds or any available member. Although there are other programs, these in question may have specific guidelines to follow so I felt it was important.
to include these programs in this email. Please give me a call when you receive this email. I would like to email a flyer -- so basically what I'm saying is that back in March I sent this email out. So when I met with Mr. Rogers to further discuss it, he later sent me an email, and saying that about the garden, he said that we feel, I guess that means the board, basically feels that at this time they realize this is the end of June, we recommend only planting flowers. Some vegetables may thrive, but an early frost can damage them prior to harvest. So my concern is, this wasn't a new thing, it was brought to his attention back in March. And I also brought with me a vegetable planting calendar, so I just wanted to correct some of this thinking of when the frost would come. Last frost date would be 4/18, the first frost date would be 10/20. So I wasn't sure why we were having -- CHAIRPERSON CHERELLO: I talked to you about this, and when I had left it, you and Sonny were going to map out the area that you wanted to do, because the roof, we can't do it on the roof. So the last I knew you were going to pick out the area, we were going to have maintenance till the property for you. We even talked about a fence that we were going to put up for you. All that -- TAWANA COTTON: Absolutely. That's why I was curious to know why I got this basically from Mr. Rogers June 24 stating that a fence would not prevent vandalism of the garden area, it would just keep the -- you could put a fence up to keep animals out. I just felt it was conflicting, because it said we, so we I thought meant the board. COMMISSIONER CRIPPEN: This did not come from the board. CHAIRPERSON CHERELLO: Let me look into that. Because I had a conversation with you, and I thought we had an agreement. One thing I do want to say is I was with Mary Booze down in Manahan Village for an extensive period of time, and you have to do something about the ground hogs there. They're running around, they're the size of dogs. I've never seen so many and never seen them so big. So you can do all the planting you want, you don't get rid of the ground hogs you won't get anything. But I don't know, will the animal warden come in and do that, Ms. Davis? Would the animal control come in on that? MAYOR DOUGHERTY: For the town, on Housing Authority property? CHAIRPERSON CHERELLO: Suppose they're in the park on the town side, and they come across on our side? COUNCILWOMAN DAVIS: The park is cared for every day. CHAIRPERSON CHERELLO: I don't know where the ground hogs live. COUNCILWOMAN DAVIS: Well, they do live on the property at Manahan Village. There are holes in different areas. There's one by my building actually, a few holes. So I mean, if maintenance could get out and check it out, that would be great. I don't know -- I don't think that the town is responsible. MAYOR DOUGHERTY: What we can do is ask the animal control officer to call the Housing Authority and give a recommendation on -- she's pretty good. COMMISSIONER CRIPPEN: They're difficult to eradicate. We would need professional help to do that. TAWANA COTTON: So basically I stood up here because I wanted to give you a time frame of when stuff was sent out back in March, and -- CHAIRPERSON CHERELLO: Now, you did get approval for your -- TAWANA COTTON: Yes, thank you. CHAIRPERSON CHERELLO: -- food program. So we're straight on that. TAWANA COTTON: We are straight on that. I just wanted to know when -- COMMISSIONER CRIPPEN: That's the only issue that came before the board was the food program. TAWANA COTTON: And that was my concern, because I thought in January that all the commissioners were supposed to get a Housing Authority email so that tenants could send emails, like a group email, asking permission for things, and it's now July. So it's difficult when you're just communicating with one person. VICE CHAIRMAN HOLMAN: What is the condition of the resident center now? Because I have pictures from May. The conditions of the
floors, the garbage cans. And I'd like to pass
them around so the board can see.

TAWANA COTTON: The boards on the back
of the -- actually coming up on the back of the
deck, they're like coming up. I mean, I knew
that upstairs --

VICE CHAIRMAN HOLMAN: And the floors
when you come into the center as if it's rented
out, what condition are the floors in? Because
I had pictures here that I'm going to pass
around to the board, since you brought it up,
the condition of the floors and garbage cans,
and the condition of the garbage cans where they
just put a garbage bag on top of this. So I'd
like for the board to look at this and see how
the building was rented out in May. That's the
garbage can when they just put a black bag over
it, and that's the garbage left in the bottom of
the can.

TAWANA COTTON: I think Mary wants to
come up and speak about that.

VICE CHAIRMAN HOLMAN: That's the
condition of the floors that the building has
been left in ever since the building has been
taken from the residents. It was in better
condition when it was in the residents' hands.
That's the residents' building. So I'm not
understanding why the building is not being kept
the way it should be kept. That's a disgrace.

MARY BOOZE: Good evening, Mary Booze,
3209 Flagler Street. I'm here in reference to
the air conditioning in the resident center,
when I was told they don't have funding for -- I
mean, you all didn't want to hear us in this
meeting tonight. But anyway, the air
conditioning in the resident center, when I
spoke to Roy Rogers he told us we couldn't
afford to get the air conditioning fixed. I
said to him the federal government paid 1.2
million dollars to give the resident center to
the residents. I don't know who sit up here and
let Roy Rogers come in here and take over the
resident center. I'm concerned he was out of
line. We had these commissioners sitting up
here that always knew it was his boss. All of
at once he come in here and be the boss of the
commissioners. He never should have shut down
the resident center. Right now it's shut down
for nine months. It's filthy over there. The
floors dirty, the deck is coming apart, the wood
on the desk is coming up. And we sit here. I
thought we was policy makers, but I don't know
who making the policy to tell Roy Rogers what he
can do. Because right now I think he's saying
he can do what he wants to do. To tell me we
don't have money to fix an air conditioner in a
1.2 million dollar building, it didn't fit well
with me. I know we have the capital money we
can spend. We have a lot of money we can use to
fix the air conditioner. You don't rent the
building for nine, ten years, whatever, and what
did you do with the money? So I'd like to know
from Mike Cherello, I walked with him the other
night, I was very disturbed when I asked about
the parking, he said we was thinking about
giving everybody a parking space, their own
private space. I said that's okay, because when
I moved in here that's what we had, our own
parking space. You made a sign that you put up
in Manahan Village, a lot of words, no meeting,
a lot of words. It was so much to read about
towing the cars and everything. I heard Ms.
Dorothy Holman say you have to call Sonny. Why
I need to call Sonny when I come home from
church or the bar or wherever to see why I can't
get a parking space. I did suggest we change
the color of the parking stickers, because we
don't have enough for one family to have four
cars, and they got four stickers. And I don't
know who gave them out, why they gave them out,
but that's not feasible with me. I have nowhere
to park. When I go somewhere I ask someone to
come pick me up so I don't lose my parking
space. One family living on Flagler Street, I
didn't know the system, I didn't know you could
put two families in one house, and all of them
got grown kids and all have got cars. That's
not feasible. Then you give them a all a red
sticker. If you change the color of the red
stickers, maybe we can get some parking spaces
down there. I can recall when you used to call
the police and they would come down, and they
would ticket the cars, and they would have them
towed. When I spoke to Roy Rogers about meeting
with the chief of police and whoever is in
charge of the area that I'm in, I was told that,
no, you do it, you and Vera White because she's
on buildings and grounds. So now I see Jeanine
is on buildings and grounds and Mike. I need to
meet with you because something need to be done
with the parking. This lady have four parking
spaces and she has a car with no parking sticker
and she backs that in. That's not being
feasible. That's one thing. We want the
resident center back to the residents. That's
where it belong to.

We don't want Roy Rogers to step in
here and think he can make the decisions about
the residents. Number one, I don't think he
came in March, I don't even think he gave us
four months working without being out sick
anyway. So I don't know why we brought him in
here. I asked the lawyer over there who did he
represent, he told me he represent the
commissioners. Well, I don't see what Mr.
Manfredi is doing for the commissioners when he
brought Roy Rogers in here knowing Roy Rogers
wasn't going to be --

MR. MANFREDI: Mary, stop speaking.
You're defaming me. I didn't bring Mr. Rogers
here, and I don't control the board. Every
person on this board voted for Mr. Rogers. I
didn't bring him in here, I don't control him.

Don't say that.

MARY BOOZE: I asked you who do you
work for, you said the commissioners.

MR. MANFREDI: I said I represent the
board. Don't tell me I brought anybody here. I
don't control the vote of this board Ms. Booze.
Every member of this commissioner voted for Mr.
Rogers.

MARY BOOZE: That's not what I'm
saying. If you working for me and you supposed
to be telling me right from wrong, I got a
lawsuit I need you to help me.

MR. MANFREDI: I represent the board,
Ms. Booze.

MARY BOOZE: You represent this board,
so you knew they was going in the wrong
direction. As far as I'm concerned you didn't
give them no information. You didn't give them
the right road to go on to get their money. So
that's me. That's the way I feel. And I know
you have been a lawyer here for a long time, and
I have been knowing you for a long time, I have
been knowing Mike, but something went down that
wasn't clean, and you got to clean it up. Roy
Rogers had no business coming in here, and you
all sit on the board and let him lock the
building that the federal government gave to the
residents of Manahan Village. And the sign said
it's dedicated to the residents of Manahan
Village. I stood before you several times with
the same complaint. And I hope we have a
meeting this month, and I hope we have it in the
residents' building, not Roy Rogers' building,
the residents. The sign on the wall said this
building is dedicated to me, okay, of the
residents of Manahan Village. That's me. So
you all sit there. I know you come in the
building, but you never look to your left. You
come in, you sit at the table, and you have your
meeting and you go back through the door. You
don't even know how dirty the building is. We
haven't been in it nine months. That's a
disgrace. And we got you all sitting up there
talking about it, all you policy makers, you all
decide what's going to happen in my life. It's
not working. It started from the lawyer all way
around the table, it's not working. And it need
to stop. They usually say if it's not broke
don't fix it, if it's broke fix it. Well this
stuff is broke so it need to be fixed.

That's -- I'm not finished.

Anyway, Manfredi, I love you too, but
don't sit over there with a smirk on your face
because I still love you, but I know you made a
mistake. I saw this gentleman coming in here, I
said you must be part of Manfredi group too, and
he smiling and laughing, we joked all the way
in. And I said because you are Roy Rogers' body
guard.

So we need to do something about the
resident center, we need to stop staying we
don't have money. You let Roy Rogers take the
building from us to give the maintenance man.
He was complaining that the maintenance man was
making too much overtime, and one word. Then he
broke that. The same night he decide that he
was going to close the building, and the
residents was going to take -- the maintenance
men was going to take over. They was going to
open the building for everything, clean the
building for everything. Every time the
residents have something at that building they
have to wait on the maintenance man. We stood
out one night for 30, 40 minutes waiting on the
maintenance man to come open the building so the
residents could have a meeting in their
building. And we have to stand out in the rain.
I mean, that's not feasible. Every time you want to go somewhere in the building we have to call. I went upstairs, the whole ceiling falling down. Lock the building. We don't have to check to see what's going on in the building. We just going to lock them out, because Mary Booze got too much mouth. I do have a lot, and I know where to put it. But you lock the building. Nobody goes up there to see. I went up there and said to Sonny, the ceiling upstairs is falling down. You know what they did, they changed every lock on the door to keep me from going in there because I work there. You took my job away. You didn't know whether I was going to have food on my table or what. But you snatched it up, $200 a month that you was going giving me to operate a 1.2 million dollar building, you snatched it away. I went upstairs, saw the building was falling down, brought it back to the people that you're supposed to bring it to, they changed the locks. They even changed the locks on the resident council office so we couldn't even get in our own office let alone let us in our own building. That's ridiculous. I think the policy makers up there need to make some decisions and give the building back to the residents, not September, in July. Thank you.

COMMISSIONER WHITE: Let me say this to you, Mrs. Booze, and I hear everything you're saying, and I know you know how this board operates because you have been around here longer than me. This board makes -- policies are set by four votes. Not three, not two, not one. They're set by four votes. Now, when they closed that building, the director reports directly to the chief.

MARY BOOZE: The chairperson. I know. COMMISSIONER WHITE: The chairperson, I know. So if he did anything in terms of shutting that building down he could not do it without permission from the chair, and this board never voted. Nothing ever came before us to vote or make any policies on that resident center. Because we would never agree to what has been happening in the last six or seven months. I just want you to understand that. Yes, we are policy makers, but policies have to be brought before us, and we have not heard of any of this stuff that you're talking about, except for tonight when you're saying a lot of this stuff. I see what's going on, but there was never anything brought before us. He reports directly to Mr. Cherello. That's who you need to voice that to.

MARY BOOZE: I said this to Mike Cherello. I know it wasn't voted on, and I know it was an undercover job, a dirty job. I said to Mike Cherello when I walked him through Manahan Village, I said I can't believe that you fought so hard to get back on a non-paying job so you could work with Roy Rogers. I said it's a disgrace. I said, Mike, I've known you too many years, and you used to be for the residents. I said, but when Roy Rogers got here, you turned your back. You didn't even know what the residents was all about. And didn't I say these words to you? I said I'm very disappointed in you.

CHAIRPERSON CHERELLO: You said it absolutely. You told me that. You said that --

MARY BOOZE: Then you took the building from us.

CHAIRPERSON CHERELLO: For an hour you told me that. You took me around.

MARY BOOZE: I took him through for two hours. Because every time I look up there sitting at the resident center with a meeting and I'm standing out there looking.

CHAIRPERSON CHERELLO: Let me ask you a question, I don't recall this board ever approving you to get any money.

MARY BOOZE: You didn't look at the record then.

CHAIRPERSON CHERELLO: I don't recall this board ever hiring.

MARY BOOZE: You probably wasn't on the board.

CHAIRPERSON CHERELLO: I don't know. I go back awhile.

MARY BOOZE: You wasn't on the board when they built the building.

CHAIRPERSON CHERELLO: I'll have to look that up. I don't think the board authorized to give you $200 a month.

MARY BOOZE: You think I just went over there and sit there --

CHAIRPERSON CHERELLO: I don't know how it happened.

COMMISSIONER WHITE: Marion, do you recall when the board authorized that?
COMMISSIONER SALLY: I think it was.
And it was also because she's a resident, and
because she --
COMMISSIONER WHITE: Exactly.
CHAIRPERSON CHERELLO: Do you recall
when it occurred?
COMMISSIONER SALLY: No. Give me --
but I remember there was something done, and she
received the $200 a month, because residents who
worked for us --
CHAIRPERSON CHERELLO: I understand
that. I just don't recall Mary getting -- I
don't recall having that come in front of me.
And I don't recall the woman getting paid $250
to clean the building either. I don't recall
that coming up.
VICE CHAIRMAN HOLMAN: Who was getting
$250 to pay the building?
COMMISSIONER SALLY: $125 to buff the
floor and everything.
CHAIRPERSON CHERELLO: It was two
something after a meeting, after a resident use.
You were actually losing money.
MARY BOOZE: Mike, can I say something?
You probably was there but your mind wasn't on

the residents, because during that time you
wasn't a chairperson. As soon as you got in
that seat that say you was chairperson, your
time expired September 5th, you went uptown you
said to whoever, Rebecca and all them, I need to
be back on the Board of Commissioners because I
haven't finished my job. I would love to see
you stay on the Board of Commissioners, but step
out as the chairperson. Give up that chair.
I can recall when we got this Teresa
over here, you all went to the town to get this
resident commissioner on 31 Early Street, which
was Teresa. Teresa got on the Board of
Commissioners. I have not got a chance to meet
her yet but once, and she been here for awhile.
We don't need a commissioner that is not
concerned. And what her problem is, when you
voted here, I was here the night you voted for
her to change the chairperson, because it was
time to vote for a new chairperson, Mike's vote
first, I don't know who votes second and third,
but whatever way Mike vote Teresa vote. She's a
resident commissioner. I haven't got a chance
to see her but once. But if she's a resident
commissioner, and it's something that's going to
benefit the residents, she in the wrong place.
I notice when I went the Housing Authority, oh,
you can't park there, that's Teresa's parking
spot. I said Teresa own a parking spot down
here. I couldn't believe it. This is Mike, Roy
Rogers, Teresa park here, Roy Rogers park next
to her. Teresa live at 39 Early Street, they
give her a parking space at 31 Early Street so
she could have somewhere to park. When you come
over there to pay your rent or whatever, you
have nowhere to park. If you park in Teresa's
spot you're wrong. If I go over and Roy Rogers
is not there I park in his spot because he don't
need one either. But either way you park over
there you got in a wrong spot, because everybody
got a name. That's for the residents. I park
in Ms. Rodriguez's parking spot, that's my
parking spot. Well, where am I supposed to park
when I want to come over here for a meeting or
pay my rent. You gave Ms. Rodriguez a parking
spot. She get a parking ticket, you pay it. So
I have a problem with that. I have a problem
with Ms. Rodriguez living at 39 Ann Street --
Early Street. Where she come from? Never been
here long enough. Do you know where she at now,
CHAIRPERSON CHERELLO: No you can't.
You only think you're on the board, you're really not.
MARY BOOZE: I don't want to be on the board.
CHAIRPERSON CHERELLO: Mary, please.
Whoever has to make a public comment, this was a special meeting for certain items, so please, we have probably two hours of closed session we have to deal with.

MELINDA AUSTIN: My name is Melinda Austin, 29 Ann Street street, apartment 214, Morristown, New Jersey. I'm not going to be long. It's complaining about the noise. In the book, I have the book right there, when we moved in here we signed an agreement, don't disturb your neighbor. I stay up all night long. I got one big room, boom, boom, boom. I'm telling you, I wrote a letter, gave it to, what you call, they don't pay no attention. And Friday night, it ain't just start happening, long time. I have been here 11 years, boom, boom, boom. From Friday, Saturday, Sunday, Monday, Tuesday, that's all I heard. Oh, you supposed to run all night long, boom, boom, boom all night? I have no rest. He told me to move, go to another apartment. That isn't right. I said I'm not going anywhere. I'm not disturbing you. I keep my noise down. Nobody never hear my noise.

COMMISSIONER CRIPPEN: Is that the apartment directly above you?
MELINDA AUSTIN: No, it's on the side. I tell them -- he said he can't sleep with the noise with the TV on. But don't disturb me. I'm older lady. I'm 73.

CHAIRPERSON CHERELLO: They probably wanted to relocate her to a different apartment where there was no --
MR. MANFREDI: What's your unit number?
MELINDA AUSTIN: 214. I can't get no rest.

CHAIRPERSON CHERELLO: There's another side to every story.
MELINDA AUSTIN: Don't just ignore me and do nothing.
COMMISSIONER WHITE: Who told you to move, Ms. Melinda?
MELINDA AUSTIN: My neighbor told me, say move to another apartment, but he got the music going boom, boom, boom.

CHAIRPERSON CHERELLO: Oh, your neighbor told you the move?
MELINDA AUSTIN: Yes, to my side, the neighbor. And you tell them -- I'm a nice person. You hurt my feelings, and I don't say anything to you. The only thing I say, keep your noise down. And actually, a couple of months ago I cried so hard, shaking, I went and knocked on the door. And the people over there, this at night now, when I went to the door, come in, I'm looking for you anyway, I'm looking for you anyway, I said I'm not looking for no trouble. He told me, is it too loud, then knock on the door. I don't do it no more. I was shaking, crying, almost had a heart attack. The lady called the police and the police came over here, and he shook his finger, and I asked him, please, don't shake your finger in my face. I got so upset when nothing I can do. You know I had to be a nice person, but somebody do this in your face. I did nothing but cry. So that's the story.

COMMISSIONER CRIPPEN: Did you speak to anyone at the Housing Authority?
MELINDA AUSTIN: I wrote a letter.
COMMISSIONER CRIPPEN: Was it directed to Mr. Rogers?
MELINDA AUSTIN: Not to Mr. Rogers, no. I send a letter -- I didn't send it. Mr. Doug was here, I wrote this letter, and he was in his office, that office, I gave it to him in the office. He got a photocopy. I forgot to bring it down here. But he did send letters out, he said he puts it by everybody's door. I have been calling him a couple of times telling him about -- I just called him.

COMMISSIONER CRIPPEN: The neighbor man?
MELINDA AUSTIN: Yes, the neighbor man. I called him last week, no Monday, Tuesday, but I think he wasn't in Tuesday.
COMMISSIONER WHITE: Talking about Mr. Priester.
MELINDA AUSTIN: I told him to call me back, but he must be on vacation. He used to call me, you know. I'm going to take care of it. I send him a letter. It's been going on a long time. So that's all.
COMMISSIONER CRIPPEN: That's obviously someone is violating their lease. They're not respecting your peace and quiet.

MELINDA AUSTIN: I brought my book down here. I see it in the book. When you sign the lease you say you don't disturb your neighbor. And that's what I do, I do not disturb my neighbor. I don't look at TV half the time. I have it so low. I read a lot.

COMMISSIONER CRIPPEN: I think Joe will probably look into that.

MR. MANFREDI: Definitely. I'll get your contact information right after the meeting.

MELINDA AUSTIN: Thank you.

LORRAINE INESTROZA: Good evening, Mr. Mayor, commissioners. My name is Lorraine Inestroza. I have been a resident of Morristown my whole life and probably six generations. Back in September 2015 I applied for senior housing and was put on a waiting list. I happened to accompany by daughter to a meeting in March because she had been on a waiting list for public housing for ten years, and we were there to remedy that. That specific evening Mr. Rogers announced he was going to start networking out to other states because there was an excess of efficiency apartments on Ann Street. So I raised my hand, I said to him I have been on the list since September. I don't know what procedure you follow, but I would gladly accept one of them. He instructed Douglas to go through the list. I think Douglas said he was still on the 2014 list. They went through the list. And Morristown, as small as it is, and everybody knows everybody, I -- like I said, I applied in September of 2015, a friend of mine applied in March of 2016, and her income is substantially higher than mine, and she is already a resident of Early Street. A man who applied the same day as myself, whose income is substantially higher than mine, is already a resident of Early Street. I called Colleen, and I asked her -- my first question to her was, did you try to reach me, did you send me something? Did I miss it? Did I not reply? No, I haven't contacted you, we haven't gotten to you yet. I said, fine, explain to me how your process works, because somebody who has applied after me is already living there, has already moved in.

She said I really don't know. And I said should I direct my question to, should I call the mayor's office so I can get an answer, how did I get an answer? I said, do you have any efficiencies left, she said no, we don't. I said, can you direct me to someone to give me an answer on why my name was bypassed. Is it because my income was lower than the other people who have already received apartments. She wouldn't comment. She put me through to Douglas. The first question that Douglas asked me was what my source of income was, which if it's earned income I don't think -- as long as it's an earned income I think that's the only requirement, as opposed to where it's coming from. So I'm a little miffed, I'm a little annoyed to say the least. I would like to get some answers. I was prepared to come to the meeting last month but it was canceled, so I'm here tonight. And maybe somebody could direct me on where to get an answer.

CHAIRPERSON CHERELLO: Mr. Rogers contacted your daughter.

LORRAINE INESTROZA: This is not in regards to my daughter. Did you hear what I just said? It's about me.

Mr. Rogers announced he was going to start networking out to other states because there was an excess of efficiency apartments on Ann Street. So I raised my hand, I said to him I applied in September of 2015, a friend of mine applied in March of 2016, and her income is substantially higher than mine, and she is already a resident of Early Street. A man who applied the same day as myself, whose income is substantially higher than mine, is already a resident of Early Street. I called Colleen, and I asked her -- my first question to her was, did you try to reach me, did you send me something? Did I miss it? Did I not reply? No, I haven't contacted you, we haven't gotten to you yet. I said, fine, explain to me how your process works, because somebody who has applied after me is already living there, has already moved in.

CHAIRPERSON CHERELLO: You were both here the same night I recall. I also recall having a conversation with Mr. Rogers because we do have an abundance, had, of efficiencies, and I don't know what happened, unless -- Doug was supposed to --

LORRAINE INESTROZA: Go through the list.

CHAIRPERSON CHERELLO: -- go through the list.

LORRAINE INESTROZA: I don't think my income was high enough for them. That's the point I'm going to. I'm going to put that out there.

MR. MANFREDI: Ma'am, I can find out from Mr. Priester and go through the file and get an answer. Let's get the answer for you.

LORRAINE INESTROZA: Thank you. And I just want to piggy back something really quickly that Mary said, and I won't take as much time, I think the building at Manahan Village in such a disservice, it's a dishonor to Marion, it's named after her, it's a disservice to the residents. I'm very active in the recovery
community. There's so many things that can be
done with that building, or a little space in
the corner of that building that would benefit
the residents of Morristown. I don't know whose
decision it was to close it, even if it was
authorized. I mean -- and the fact it's in such
a state of disrepair is disgusting. I think
that's disgusting.

COMMISSIONER WHITE: One question for
you, was your daughter satisfied?

AUDIENCE MEMBER: My daughter is in a
contractual lease that she has to fulfill until
August. And Mr. Rogers made a comment that they
reached out to her and she didn't respond. She
did in fact. Douglas is aware she's in a lease,
and she isn't going to break it. So she's in a
lease until either the beginning of August or --

COMMISSIONER WHITE: But they did
contact her?

LORRAINE INESTROZA: Yes.

ANDORA HALE: Hi, Andora Hale,
apartment 304, Ann Street. This is just
something brief and short. It's about the
maintenance in the building. When I first moved
here they had approximately two to three men
that would work throughout the building. Now
it's down to one man. Now they have him out
here cleaning the parking lot as well. He
cannot -- it's too much for one person to do his
job properly. These rugs have never been
shampooed in the hallways since I've been here.
They're full of dirt and allergens. I have a
lot of bad allergies. It's just -- there's dust
mites even. You can walk down the hall, and
then I go back in my apartment and I've got
little bits. It must be coming from the dust
mites. I went to the doctor about it, and he
said to mention something. It's just -- it's
not clean. And maybe the floors, like that out
there, maybe they can strip it every six months
or something, and just keep the place clean. I
have gone to senior citizen buildings in Newark
that you could eat off the floor, and I feel so
embarrassed. I live in a town where we
should -- we should have things in a better
condition, and it puts us to shame, it really
does. I am embarrassed. And I think the man --
also when you call for -- once I locked my keys
in the apartment about a year and a half ago,
someone else did the same, and when you call
them they're always -- they live in Newark.
They complain that they have to come all the way
up here. And I had to get my medication. And I
couldn't get in to get my medicine or anything.
So I ended up -- my daughter came and got me and
took me to her house.

CHAIRPERSON CHERELLO: I don't know how
we hired so many people who don't live in town
over the years.

ANDORA HALE: It's ridiculous.

COUNCILWOMAN DAVIS: When there are so
many unemployed people that live right here in
Morristown.

CHAIRPERSON CHERELLO: I agree. We
have people in the Town of Morristown, and we
have people hired from all over creation. I
agree with you on that.

ANDORA HALE: And they complain with an
attitude. Or when you ask for -- like when my
toilet was running, and he says just shake the
knob.

CHAIRPERSON CHERELLO: Well, maybe we
will have a stipulation that you have to be a
town resident to be hired here from now on.

ANDORA HALE: It should be someone that
is in town and responsible.

CHAIRPERSON CHERELLO: I know the
police and fire have that. Well, we're federal.
I don't know if we can do that. But we will
see.

ANDORA HALE: That incident just
happened a three weeks ago, a lady had to go to
the hospital with the rescue squad, and I heard
this banging and banging and banging, and it was
a Sunday, and I opened my door finally after 15
minutes of this banging, and it was a police
officer out there trying to get in because the
lady's daughter had called that her mother had
passed out in the apartment, and when they
called maintenance, and the guy was nasty to
him, this is what the officer told me, that when
they did reach the Housing Authority person, he
was rude and said, well, I'm in Newark, you have
to wait until I get there. What if the lady
fell and was dying?

CHAIRPERSON CHERELLO: I don't know how
we hired all these people from outside of town.
I have no idea.

ANDORA HALE: My other complaint is the
noise. I'm in 304, and like Melinda said, the
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1 lady over me runs water constantly, you can hear
2 it going through the walls, like the pipes. It
3 actually leaks out of my kitchen. They have
4 fixed that problem, but it took three years for
5 it to get fixed. You can hear it with the
6 bathtub running and all that. I don’t know what
7 she does, but I timed it. She was up at 10
8 o’clock, then she was up at one o’clock, and it
9 goes on for 15, 20 minutes or more at a time.
10 Maybe she can’t sleep well herself. But why is
11 she making all that noise?
12 COMMISSIONER WHITE: Did you complain
13 to housing about it?
14 AUDIENCE MEMBER: No, because I’m not a
15 complainer. I’d rather wait and come to the
16 meetings.
17 COMMISSIONER WHITE: This is not the
18 forum for it. First you have to talk to
19 maintenance.

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20 ANDORA HALE: I didn’t know who it was
21 for the longest, but I found out who it was. I
22 suspected it was her, but I wasn’t sure, and she
23 was washing clothes one day, and I said what
24 apartment are you in.
25 COMMISSIONER CRIPPEN: Even if you

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1 for the cars for parking, because parking is a
2 big thing to deal with in town. Do you give the
3 people who come visit you, do they have passes
4 they can put on their car so they put them on
5 their dashboard?
6 AUDIENCE MEMBER: Yes.
7 MAYOR DOUGHERTY: I strongly suggest
8 you tow the rest of them. If you want to stop
9 the parking, tow, that’s what we do, tow the
cars. You have the authority.
10 MR. MANFREDI: Thank you, mayor.
11 COMMISSIONER CRIPPEN: Thank you.
12 AUDIENCE MEMBER: I just want to say
13 one thing. The last meeting we had talking
14 about the air conditioning, have you come to a
15 conclusion?
16 CHAIRPERSON CHERELLO: In the hallways?
17 AUDIENCE MEMBER: Yes.
18 CHAIRPERSON CHERELLO: I don’t think we
19 have the money. I’m sorry.
20 AUDIENCE MEMBER: I had to ask.
21 CHAIRPERSON CHERELLO: Because we had
22 to put the whole unit back in. It was all
23 ripped out.
24 Ms. Davis?

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1 COUNCILWOMAN DAVIS: Just a couple of
2 things. I’m happy to hear about the trespassing
3 signs. Do you have an idea of how long it will
4 take for you to get those signs up? Because I
5 know the signs that are currently there, it took
6 a really long time to get those up.
7 CHAIRPERSON CHERELLO: We just passed
8 the resolution tonight.
9 MR. MANFREDI: I’ll work with the
10 staff. It should be done quickly. I can’t see
11 any reason it would take time.
12 COUNCILWOMAN DAVIS: Can we also come
to some sort of agreement about a person on site
that has the authority to reach out to Basking
13 Ridge Towing? Because, I mean, it’s great to
14 have the signs, but the signs really don’t mean
15 anything. Like myself, I’m a resident, so it
16 puts me in a different kind of situation because
17 I’m not just the liaison, I’m a resident, and I
18 have been a victim of some guy cursing me out in
19 the dark and it’s not cool. So if there’s a way
20 that we can send a message that you’re not
21 joking, we are towing cars, those stickers are
22 going out, because they go up at Early Street,
23 and I imagine the same holds true for here. We

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really need to make the same for Manahan Village, because we have the biggest population of the people in Housing Authority in Manahan Village, so it can get crazy.

COMMISSIONER CRIPPEN: That's the advantage of having the towing, once you start towing the cars it will stop.

CHAIRPERSON CHERELLO: We have been towing the cars.

COUNCILWOMAN DAVIS: You really haven't. And if you come once in a month --

CHAIRPERSON CHERELLO: We have.

COUNCILWOMAN DAVIS: I'm sorry, sir, I feel like maybe I know better than you because I live there, and I'm at home all the time.

CHAIRPERSON CHERELLO: It's at night.

COUNCILWOMAN DAVIS: I'm very clear about that, it's actually around three o'clock in the morning. What happens when people come home from work at six, or they have to catch a ride to work because -- I have had to park at my mother's house on Ridgedale Avenue because there was no parking. I've called the police myself.

My neighbor was the one who had all the cars, and he went and rung the doorbell, just because

he knew me and he was like, I'll do what I can. But if you guys enforce this, then the police will have no choice but to be compliant. If they're not, you talk to me, you talk to the mayor, I meet with the chief, I meet with the business administrator, and everybody is held accountable. So that's very important. Because I think the issue among tenants really is just that their complaints go unheard. All of you are appointed. Every one of you is appointed. And these meetings are to be held once a month. There's no explanation for there not being enough people to vote on what's going on in the Housing Authority. There's no explanation for people coming here looking forward to these meetings so they can air their grievances and they're not being heard. It's unreasonable. So if you want to improve relations between yourselves and the tenants, it's in your best interest to be listeners. Don't be rude, don't use your hands when you're talking to them, hear them, because these are their issues, and they deserve to be heard. They're all on fixed incomes, which is why they qualified for these apartments, and every penny counts. Do you know what it's like to be mistreated by someone and you have to pay them for something? It's awful. They deserve the same quality of life. Their inability to pay two or three or $4,000 a month for a residence in no way should be indicative of the way they're being treated, and it should be dealt with. And for myself, I'm going to do whatever is necessary that is within my power to see it's dealt with. If it means going to HUD, if it means having my business administrator accompany me to HUD, this has to be dealt with. You can't just keep talking about what you're going to do and not do anything.

And the second thing is with regard to Ms. Rodriguez. Is it fair to say she's getting some sort of special treatment because she's a resident commissioner? She was just appointed, and she's never here. Doesn't she live in this building?

VICE CHAIRMAN HOLMAN: Now she does.

COUNCILWOMAN DAVIS: She was living at Early Street.

VICE CHAIRMAN HOLMAN: As of June 30th she moved into this building.

COUNCILWOMAN DAVIS: And like Ms. Reena said, being in Morristown, we know everybody. If you know me, I went to school with your daughter. We know everybody. There's no explanation why a woman who just arrived here, moved into Early Street with no trouble, and now she's already on the top of the list to get a one bedroom apartment on Ann Street. That's a serious issue. If you guys are not being informed about it, then maybe that's something you should address with your director, because you're his boss.

CHAIRPERSON CHERELLO: Well, I do know we just finished an audit of our Section Eights. As soon as those findings come out we're going into residential. And that's what you're talking about. I think we're going to see a lot more abuse in residential than we saw in Section Eight, which was quite a bit.

COUNCILWOMAN DAVIS: I agree. I waited 14 years I was on the list to get apartment. I speak to women at the bus stop who say, oh, I came and spoke to such and such, and six months later I had an apartment, or I was on the list for a year, and they're not even from here. There's some serious discrepancies. And if it's
important to me, it's important to the people like Ms. Reena who are in need of affordable housing in a place she called home her whole life. It's important, and it needs to be important to you.

CHAIRPERSON CHERELLO: It is, but you also you're saying you waited 14 years?

COUNCILWOMAN DAVIS: Yes.

CHAIRPERSON CHERELLO: Well, there's a lot of people up here, and over there at 31 Early Street at that time. We went through different directors, different board members, so it's --

COUNCILWOMAN DAVIS: In no way am I suggesting that you are personally responsible for issues. This is an issue that needs to be addressed, and you are the deciding board, and it should be most important to you that these people are dealt with properly.

CHAIRPERSON CHERELLO: You know what, and I know we've had to -- I took a walk with Mary through Manahan Village, and she can be a -- she just gets on me like you won't believe. But I got back, called Mr. Rogers, said Mr. Rogers, we're going to have to get Sonny and go down there, because Mary pointed out a lot of things that need to be addressed. But I said it's years of neglect, not in the last 18 months, years of neglect down there. So it's going to take some time.

COUNCILWOMAN DAVIS: You want to say what you want about Ms. Booze, she cares about her community, she cares about the appearance of her community, and she cares about the people in her community. She's absolutely the right person to be in contact with.

CHAIRPERSON CHERELLO: We will have to get into this, I'd like to see every shrub pulled out and new plantings. Some of those shrubs have been there for 20 years.

COUNCILWOMAN DAVIS: You can talk to the Shade Tree Commission. They have a grant right now where they're looking for places to plant trees. They're happy to come to beautify the community. It's necessary.

CHAIRPERSON CHERELLO: They should have been ripped up years ago. So Mary has some good points.

COMMISSIONER WHITE: I just want to say to the councilwoman that you brought up one point that was very valid to me. You brought up a lot of valid points. I just want you to know it does, like on your board, take four commissioners to have a meeting. And I am in touch with Commissioner Holman, Commissioner Sally, and we say yes all the time, and we get called back and we hear there's not a quorum. So I don't know who the other three is. I don't know why it's -- because we only need one more. So I don't know how that's been running lately, but I'm very concerned about it. I was chair for two years, and I was chair before that, and we have never ran this board the way it's being run now. So I just want you to know we are aware of it, we are not pleased with it, and we just don't understand why we can't get a quorum when we have six.

COUNCILWOMAN DAVIS: There's no explanation.

VICE CHAIRMAN HOLMAN: It's sad when the chairperson, the holdover chair, cannot make a meeting so we can have four people.

COMMISSIONER WHITE: And I had to sacrifice that a lot when I was chair.

VICE CHAIRMAN HOLMAN: Commissioner Rodriguez has been in attendance to I think maybe two meetings, and one was a special meeting in January over on Early Street, and she's been on the board since September.

CHAIRPERSON CHERELLO: Mr. Manfredi, could you look into this and pull the records for the last five or six years on who's available and who's not available? We should have that.

VICE CHAIRMAN HOLMAN: Just go back to September.

CHAIRPERSON CHERELLO: Last September it all started. You're right. It all started last September. What the hell happened last September?

COMMISSIONER WHITE: I want every board member that's here to know, I think everybody's saying there's no quorum when there is a quorum. Everybody is going to miss a meeting.

COUNCILWOMAN DAVIS: It's important when you are part of a deciding board that you -- I want to go on vacation, I want to go away, but I'm committed to stuff like this.

CHAIRPERSON CHERELLO: It's also important that fellow commissioners respect
COUNCILWOMAN DAVIS: You should take that advice, because your attitude leaves a lot to be desired. And I understand --
CHAIRPERSON CHERELLO: My attitude was formed for a reason.
COUNCILWOMAN DAVIS: My mother always expressed to me to lead by example. And if you lead by example and you're met with hostility, then you can revisit it in another way. But it's an embarrassment. This is a wonderful town. I went to school in Newark. I know what it's like to be in an awful place. This is a beautiful town. And it's such a privilege for us to be here, and help the people that we live among. There's no reason why you should be here as the leader and argue with your vice chair, or not listen to the people that are here. I'm not done talking. When these people come up here to this microphone it's their opportunity to air their grievance, and it's a disservice on your end to be disruptive while they are speaking. That's all I'm saying. It's very sensitive to me. I know most of the people that are in this room. I know all of the people that are in this room. Some of these people are friends of my parents. I grew up with their children. And they deserve to be treated properly. That's very important. You should consider that. And I don't have anything else to say.
CHAIRPERSON CHERELLO: Can we have a motion to go into closed session, please?
MR. MANFREDI: Yes. Councilwoman, give me your email address before you go.
COUNCILWOMAN DAVIS: Certainly. I'll give you my card.
MR. MANFREDI: I just need a brief amount of time in closed session. Do we have a first and second to go into closed session?
COMMISSIONER CRIPPEN: I'll move.
CHAIRPERSON CHERELLO: Do we have a second?
VICE CHAIRMAN HOLMAN: Second.
MR. MANFREDI: Everyone in favor?
304 82:22 85:25
30th 92:23
31 71:12 72:8 94:10
3209 59:6
35 46:18,20 47:8
  48:10,12,13,19
39 72:7,23 73:1
3rd 5:1

4
4,000 92:4
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40 65:22
45 3:5 53:11

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9th 52:17