

MORRISTOWN HOUSING AUTHORITY
BOARD OF COMMISSIONERS
29 Ann Street
Thursday, July 7, 2016
Commencing at 6:00 P.M.

RE: Regular Open Public Meeting

TRANSCRIPT
OF THE
PROCEEDINGS

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

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

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

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

A P P E A R A N C E S:

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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1 CHAIRPERSON CHERELLO: I, Michael
 2 Cherello, chairperson of the Board of
 3 Commissioners of the Housing Authority of the
 4 Town of Morristown, presiding over this meeting,
 5 do hereby state it is now six o'clock in the
 6 evening on July 7, 2016, and we are convening at
 7 29 Ann Street in Morristown, New Jersey, and do
 8 hereby announce publicly that proper notice of
 9 this special meeting was provided in accordance
 10 with the New Jersey Open Public Meetings Act.
 11 (Roll call was taken with all members
 12 noted being present.)
 13 CHAIRPERSON CHERELLO: Pledge of
 14 Allegiance.
 15 (Flag was saluted.)
 16 CHAIRPERSON CHERELLO: We will have a
 17 moment of silence, please.
 18 (A moment of silence is observed.)
 19 CHAIRPERSON CHERELLO: We will now move
 20 on to resolutions. We have Resolution 2016-15,
 21 a resolution ratifying the Housing Authority's
 22 approval of the water heater --
 23 COMMISSIONER WHITE: Aren't we having
 24 the public comment first?
 25 CHAIRPERSON CHERELLO: No, not on

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1 VICE CHAIRMAN HOLMAN: If I may, didn't
 2 they replace that boiler before?
 3 COMMISSIONER SALLY: Water heater.
 4 VICE CHAIRMAN HOLMAN: Water heater?
 5 COMMISSIONER SALLY: This is a water
 6 heater.
 7 CHAIRPERSON CHERELLO: Any other
 8 discussion?
 9 Roll call, please.
 10 (Whereupon, roll call was taken with
 11 all commissioners voting in favor.)
 12 CHAIRPERSON CHERELLO: Resolution
 13 2016-18, a resolution ratifying the Housing
 14 Authority's approval of a promotion and raise
 15 for Colleen Walters.
 16 COMMISSIONER WHITE: I'll move it.
 17 VICE CHAIRMAN HOLMAN: Second.
 18 CHAIRPERSON CHERELLO: Any discussion?
 19 Roll call, please.
 20 (Whereupon, roll call was taken with
 21 all commissioners voting in favor.)
 22 CHAIRPERSON CHERELLO: Resolution
 23 2016-19, resolution ratifying the award of a
 24 contract to Advance Video Surveillance for the
 25 purchase and installation of a security camera

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1 tonight's agenda.
 2 COMMISSIONER WHITE: Okay.
 3 CHAIRPERSON CHERELLO: Resolution
 4 ratifying the Housing Authority's approval of
 5 the water heater replacement at 45 Clyde Potts
 6 Drive. Again, every one of these are all
 7 actions that the board took, and we're now just
 8 simply making them official.
 9 MR. MANFREDI: Yes, if I may for the
 10 board, as you know I've asked for this meeting.
 11 These resolutions had been previously approved
 12 by the board members, and rather than go through
 13 the summer without the opportunity to ratify
 14 them, I've asked for a special meeting so the
 15 board can now ratify them and put them in
 16 compliance under the Open Public Meetings Act.
 17 So the resolutions you're seeing tonight have
 18 been approved, but now we're approving them
 19 again.
 20 CHAIRPERSON CHERELLO: Do I have a
 21 motion?
 22 COMMISSIONER CRIPPEN: I'll move to
 23 approve.
 24 COMMISSIONER SALLY: I'll second.
 25 CHAIRPERSON CHERELLO: Discussion?

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1 system at Manahan Village effective June 3rd,
 2 2016. Do I have a motion?
 3 COMMISSIONER WHITE: I'll move it.
 4 COMMISSIONER CRIPPEN: I'll second.
 5 CHAIRPERSON CHERELLO: Any discussion?
 6 Roll call, please.
 7 (Whereupon, roll call was taken with
 8 all commissioners voting in favor.)
 9 CHAIRPERSON CHERELLO: Resolution
 10 2016-21, a resolution approving and authorizing
 11 the posting of no trespassing signs at various
 12 locations in Manahan Village. Do I have a
 13 motion?
 14 COMMISSIONER WHITE: I'll move it.
 15 CHAIRPERSON CHERELLO: Second?
 16 COMMISSIONER CRIPPEN: I'll second.
 17 CHAIRPERSON CHERELLO: Discussion?
 18 COMMISSIONER HOLMAN: Yes.
 19 MR. MANFREDI: Commissioners, if I may
 20 give you some information, this is the only one
 21 before you tonight that is not a ratification,
 22 but it was raised earlier so I asked -- I
 23 actually put it on the agenda for the board to
 24 discuss so that if the board wanted to implement
 25 the signs which we had discussed I think back at

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1 our January resolution, we could do it, rather
 2 than let the summer proceed without them. So
 3 that's the reason why it's on your agenda.
 4 VICE CHAIRMAN HOLMAN: I'm not
 5 objecting to the signs, my concern is that the
 6 residents are saying even though we have the
 7 signs there, when they come home they still
 8 don't have a parking space. If they call
 9 Morristown Police Department they have been told
 10 it's private property, and they have to call Mr.
 11 Pounder in order for Mr. Pounder -- they can't
 12 call the number that's listed for the towing
 13 company, the towing company has to be notified
 14 by Mr. Pounder in order to get authorization for
 15 the tow.
 16 MR. MANFREDI: If I may, commissioner,
 17 this is a no -- just so you know, this is a no
 18 trespassing sign, which doesn't directly relate
 19 to our parking. This stemmed from the issues of
 20 loitering that had come up I think -- I believe
 21 I'm going back now to the last meeting we had
 22 where it was discussed.
 23 VICE CHAIRMAN HOLMAN: But the
 24 loitering is still -- they're parking there and
 25 taking up parking spaces and loitering. It's

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1 trespassing statute.
 2 COMMISSIONER SALLY: It's not going to
 3 say private property?
 4 MR. MANFREDI: No, it's going to say no
 5 trespassing.
 6 COMMISSIONER SALLY: How big are the
 7 signs, because some of the signs I've seen
 8 lately are really humongous.
 9 VICE CHAIRMAN HOLMAN: They're almost
 10 the size of that window. How much larger can
 11 they get?
 12 COMMISSIONER SALLY: I think it takes
 13 away from the general appearance when you got
 14 signs that big.
 15 COMMISSIONER HOLMAN: Some of those
 16 signs is a big as one of those windows, really
 17 big signs. So adding additional signs, I'm not
 18 against the signs, but if we want to have these
 19 signs, then by all means a resident should be
 20 able to call Morristown Police Department. They
 21 can't run out there and give nobody a citation
 22 for trespassing.
 23 MR. MANFREDI: No, they can't.
 24 VICE CHAIRMAN HOLMAN: Even if they go
 25 and ask them to leave off their property, now

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1 the same thing.
 2 MR. MANFREDI: In order for us to --
 3 there's two ways we can go. In order for the
 4 Housing Authority to take any action we need to
 5 put people on notice that don't live here they
 6 can't loiter. Legally we need a sign. Whether
 7 or not the police are going to enforce for us is
 8 an open question. But if they don't, we can
 9 enforce it by issuing summonses to people that
 10 don't belong there in municipal court. We
 11 prefer the police enforce it. Either way we
 12 need a sign before we can go further with it.
 13 COMMISSIONER SALLY: I have a question.
 14 We had signs down there. Have they been
 15 removed, or are you looking for bigger signs?
 16 Because there are signs all over.
 17 MS. SARGENT: I think we are looking to
 18 replace them and make them bigger because some
 19 are rusty and stuff. I think they're looking to
 20 make the signs bigger. I think they had a
 21 meeting with the police chief to see if they can
 22 enforce the law for no trespassing.
 23 MR. MANFREDI: And one of the things
 24 that we wanted is not only make them larger, but
 25 we have to cite the actual defined no

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1 you're behind my building, you're underneath my
 2 window, can you please move. The repercussion
 3 that they have to suffer --
 4 MR. MANFREDI: No, the police
 5 department should enforce it. And the first
 6 thing they're telling us is without a sign
 7 they're not going to act on it. Maybe I can
 8 suggest something.
 9 COMMISSIONER WHITE: We have our
 10 councilwoman here tonight, maybe we can relay
 11 that back to the council, because they're
 12 obviously supposed to be enforcing it if they're
 13 called.
 14 COUNCILWOMAN DAVIS: I have a meeting
 15 with the police chief tomorrow. I'm happy to
 16 talk about it.
 17 MR. MANFREDI: That would be helpful.
 18 I sent an email but didn't receive a response.
 19 COUNCILWOMAN DAVIS: It's more
 20 effective in person.
 21 MR. MANFREDI: Maybe when you're there,
 22 councilwoman, you can call me and we can speak
 23 about it. If we can expedite a conversation
 24 with him it would give us input as to how to
 25 enforce it. And then maybe given the board's

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1 concerns about unsightliness, these signs can
2 be -- I'm wondering if there's a buildings and
3 grounds committee somewhere we can identify
4 where they're going to be placed so.
5 COMMISSIONER CRIPPEN: Is there any
6 plan at this point?
7 AUDIENCE MEMBER: Excuse me, can you
8 all turn that up? When you're talking about
9 signs and things I need to be able to hear it.
10 All I see is you're opening your mouth and
11 closing it.
12 MR. MANFREDI: Because I'm not the
13 executive director I don't have all that. And I
14 know I called this evening's meeting. I knew it
15 was an important issue to the board.
16 CHAIRPERSON CHERELLO: Ms. Davis, when
17 speaking with the chief, the meeting with the
18 chief tomorrow, there seems to be disagreement
19 on what's town property and what's Housing
20 Authority property. Some police officers think
21 the playground and the sidewalk is Housing
22 Authority property. Now --
23 COUNCILWOMAN DAVIS: I've heard that.
24 CHAIRPERSON CHERELLO: How anyone can
25 think that is beyond me. Because I know one of

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1 actually faces the park, if I'm behind that
2 building I'm loitering. I can sit in the front
3 of the building where my neighbors sit out
4 during a nice day, but it's loitering if you're
5 just hanging out in the parking lot.
6 CHAIRPERSON CHERELLO: Again, this is a
7 discussion you have to have with the chief,
8 because that's where what they're saying to us.
9 COUNCILWOMAN DAVIS: I agree with Mr.
10 Manfredi. I think it's really important that
11 the Housing Authority can relay to the tenants
12 that they're concerned about this issue as well,
13 and they're willing to work with the police. I
14 think the signs are a good start. Once the
15 signs are in place you have to be willing to act
16 on it. And with regard to the parking
17 situation, I have been where Mr. Pounder has --
18 he puts these orange stickers on the windows,
19 but he only does it on Early Street. I don't
20 know what happens here. I think it's important
21 you do that on the Clyde Potts side, because
22 that's a very serious issue. And these kids
23 come, they're yelling and cursing at the people
24 that want to park. I have been yelled at,
25 cursed at. It's not a safe situation if you're

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1 your concerns is all the drinking and loitering
2 on the right side of the street coming in, and
3 I've heard that when the police come they say
4 it's private property. That's town property.
5 They can absolutely arrest anyone for drinking
6 on that side of the street. And I understand
7 the sidewalk goes all the way back to the Marion
8 Sally building.
9 COUNCILWOMAN DAVIS: The concern is
10 really on the left side of the street when you
11 make a right into Clyde Potts, the loitering and
12 drinking and the noise, it's all taking part on
13 the left side of the street.
14 CHAIRPERSON CHERELLO: They go back and
15 forth. Now, I talked to one of the police
16 captains, and he said the problem they have is
17 when they go and approach someone they always
18 say, oh, I'm here with Joe, he lives there.
19 Well, then you're not trespassing.
20 COMMISSIONER WHITE: If he's not at
21 Joe's house he's loitering.
22 COUNCILWOMAN DAVIS: If you're visiting
23 with someone then you should be within their
24 domain, otherwise it's considered loitering even
25 as residents. If I live in that building that

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1 trying to park your car after a long day at
2 work. But if you're at risk of getting a ticket
3 or this unsightly sticker on your window, you
4 might be a little more like to reconsider. But
5 you guys have to really push them to do that.
6 COMMISSIONER CRIPPEN: This sounds like
7 it's a much larger discussion of what keeps
8 coming back is the parking issue, and that
9 really needs to be pulled apart and resolved and
10 in a better manner. I've seen other properties
11 where they'll post the tow company's phone
12 number and residents can call the tow company.
13 MR. MANFREDI: We have to do that.
14 COMMISSIONER CRIPPEN: And the tow
15 company, in an effort to make money, they'll
16 respond when tenants call. That's a separate
17 discussion other than what's before us right now
18 which is the signs. And obviously it's going to
19 be a lot easier for the police to respond and to
20 enforce the trespassing if the signage is clear,
21 and people are loitering in plain view of a
22 trespassing sign it's going to be much easier
23 for the police to act upon that. So I think
24 this is a good first effort. It's not the only
25 step, not the last step, but we should approve

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1 this and start there, and tackle some of the
 2 associated problems that are being discussed.
 3 COUNCILWOMAN DAVIS: I know I'm not
 4 supposed to talk during this, but might I
 5 suggest there be a 24 hour reachable person on
 6 site that can be called to reach out to the
 7 towing company. Because if Mr. Pounder is in
 8 Newark, it's two o'clock in the morning, he's
 9 not going to wake up and answer your call.
 10 There should be someone that is reachable 24
 11 hours a day, because it's a 24 hour a day
 12 problem.
 13 COMMISSIONER CRIPPEN: I'm not familiar
 14 with the towing company with what they have set
 15 up and how reachable they are. I'm not familiar
 16 with that arrangement.
 17 COUNCILWOMAN DAVIS: People can't reach
 18 out to the towing company.
 19 COMMISSIONER CRIPPEN: Because they
 20 don't have the number, the number isn't posted?
 21 COUNCILWOMAN DAVIS: No, that's not
 22 what I'm saying.
 23 COMMISSIONER CRIPPEN: Oh, they're not
 24 given permission.
 25 COUNCILWOMAN DAVIS: The number, the

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1 (Whereupon, roll call was taken with
 2 all commissioners voting in favor.)
 3 CHAIRPERSON CHERELLO: At this time I
 4 think we're going to turn it over to Alberto,
 5 because he --
 6 MR. MANFREDI: If I may, Mr. Chairman,
 7 I want to give the board some background on
 8 this. And first let me ask the board's
 9 preference on whether they'd like to address
 10 this matter in open or closed session. What
 11 this is is for some time we've been receiving a
 12 request from the builder, developer of the
 13 property adjacent to 29 Ann Street, where we are
 14 tonight, to utilize on a temporary basis, to
 15 rent some of our parking spaces to use for their
 16 construction trailer and other equipment. And
 17 so since this is a decision only the board can
 18 make, part of the reason I asked for the meeting
 19 was that so this issue could be addressed by the
 20 board and a decision could be made. What we
 21 brought for each of you this evening is a map
 22 showing you exactly what the current parking lot
 23 is, together with an identification of the areas
 24 that the developers asked the Housing Authority
 25 to lease, and some of the details of it. And

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1 statute, all of that is present on the sign, but
 2 if the number is on there for a --
 3 MR. MANFREDI: The numbers are there
 4 because the council mandated the law requires it
 5 be there. I believe what Mr. Rogers is
 6 implementing is having Mr. Pounder do sweeps of
 7 the area, but that's not a limitation on
 8 someone's ability to call.
 9 COMMISSIONER CRIPPEN: So can a
 10 resident call the number that's posted?
 11 MR. MANFREDI: I believe they can.
 12 COUNCILWOMAN DAVIS: No, they cannot.
 13 COMMISSIONER WHITE: They can't. They
 14 want you to give management a call.
 15 COMMISSIONER CRIPPEN: That might not
 16 be a legal issue, that might be a policy issue
 17 that can be worked through to improve that. But
 18 again, I think that's a separate discussion, a
 19 continuing discussion outside of the additional
 20 signs.
 21 COMMISSIONER WHITE: I agree with you
 22 on that.
 23 CHAIRPERSON CHERELLO: Anymore
 24 discussions on the no trespassing signs?
 25 Having none, roll call, please.

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1 then we can tell you what they have offered.
 2 And the decision is obviously the board's. With
 3 that said, do you want to discuss it, proceed in
 4 open session?
 5 COMMISSIONER WHITE: I think we should.
 6 MR. MANFREDI: Okay. If anybody would
 7 like to see, it's a little unwieldy, but we have
 8 the entire map, and we will show it to you,
 9 because we can see it here, but if you'd like to
 10 you can see it on the plat.
 11 MR. CAMACHO: One of the reasons we
 12 wanted to have the meeting -- my name is Alberto
 13 Camacho. I'm also with the firm Manfredi &
 14 Pellechio, general counsel. And I met
 15 personally with Diversified Realty, who is
 16 handling this project that's next door to you at
 17 30 Court Street. And that project, what they're
 18 looking to do, and one of the things that they
 19 want to do is they reached out to us, because
 20 they want to have a good relationship with us to
 21 make sure that moving forward they can avoid the
 22 issues with the residents as far as their
 23 construction is concerned, which we certainly
 24 appreciate them reaching out, and we said let's
 25 discuss what this project is about. So they're

1 obviously in the process of putting together
 2 their project over there. They expect I believe
 3 it would be for about a year and a half, a year
 4 and a half to two years to complete as far as
 5 this portion is concerned. So what they have
 6 suggested and what they have requested is if the
 7 board would allow a lease for a two-year period
 8 of time of the visitor spaces, which is the
 9 spaces only against the wall, 11 of those
 10 spaces, that would be dedicated for the
 11 developer's use as far as cars parked there, and
 12 also the remainder of the spaces, because there
 13 are a total of 16 spaces against that property
 14 line there, the remainder of those spaces, five
 15 spaces, would be for a temporary construction
 16 trailer which would sit on that lot.

17 Now, the proceeds of this, and one of
 18 the things that I know the chair felt strongly
 19 about, is that any of the proceeds of such a
 20 lease, if the board were to choose that, would
 21 be directed towards Ann Street specifically.
 22 And I think that was one of the things which we
 23 discussed with the realtor already as far as
 24 just ensuring that if this were to be
 25 acceptable, that that would be a condition of

1 trailer. That is the proposal.

2 On the map, what we can see is against,
 3 and this is for the board's attention, against
 4 the property line here, again, the dedicated
 5 spaces. In this area would be where the
 6 construction trailer would be. Now, on the map
 7 it also shows a staircase. Now, that staircase
 8 is something which the town has required as of
 9 this point. But the developer, he's going to,
 10 and they're in the process of asking the town if
 11 they can have that waived as far as that
 12 requirement, because certainly that's not
 13 something which we're in favor of having any
 14 sort of staircase that would come onto our
 15 property, because that would obviously be
 16 something which would have to be maintained in
 17 some respect. And certainly we wouldn't be in
 18 favor of that. So that is shown here. But just
 19 so you're aware, they are in the process of
 20 asking the town to have that waived as far as a
 21 requirement.

22 Some of the things which we discussed,
 23 and again, these were general discussions, as we
 24 wanted to bring it to the board, some of the
 25 things which were discussed is the possibility

1 that, because it would be important to make sure
 2 that the money goes directly to this building
 3 and for the use of the residents here
 4 specifically.

5 Now, the proposal, obviously we had a
 6 number of concerns, concerns as far as overall
 7 concerns with the project, noise concerns,
 8 concerns with regard to their use of the lot in
 9 general, which is another reason why in doing a
 10 lease we could try and lock them into an actual
 11 documented sense with regard to the conditions
 12 for their use, them coming onto the property and
 13 utilizing those spaces. Now, again, some of our
 14 concerns were are they going to utilize it as a
 15 loading zone. They have indicated that's not
 16 the case. They have a dedicated loading zone,
 17 and we can show you on the map. There's a
 18 dedicated loading zone on Court Street which
 19 they would utilize for all of their construction
 20 uses. The only thing they're going to be
 21 utilizing these parking spaces for is for
 22 vehicles, for potentially an incoming or
 23 outgoing truck they would have sitting there on
 24 a very temporary basis for the delivery of some
 25 materials, and obviously for the construction

1 of moving the flag pole, which is really
 2 obscured by a number of trees over in the corner
 3 there of your property line, to have that moved
 4 more toward the front of the building where it
 5 typically would be. And that would be paid for
 6 potentially by the developer. And another
 7 portion of this would be the landscaping that
 8 they are doing with regard to their building,
 9 that they would also look for landscaping the
 10 area as far as over the property line right
 11 against this area so that it would be in
 12 conjunction with what they're doing, and also
 13 would certainly fix a lot of that area as far as
 14 some of the overgrowth and things like that.

15 The financial offer as of now, and a
 16 again, we are certainly looking to counter this,
 17 and again it's up to the board, they brought a
 18 general request for \$500 a month, which is
 19 extremely low. And that adds up -- when you
 20 split that up that's about \$30 or so a space.

21 Now, we did take a look at some
 22 comparables, and the comparables come in around
 23 between \$75 and \$100 for a space a month. That
 24 would be more in the range that the board would
 25 be looking at. And again, that would be 16

1 spaces you're looking at over a two-year period.
 2 And one of the things that I know the executive
 3 director talked about was potentially having
 4 that money come in as a lump sum payment up
 5 front so that could be utilized towards some
 6 projects for this particular -- for this
 7 building and for your residents.

8 So that's really the initial
 9 discussions we had. But we want to open up to
 10 the board as far as any discussion and
 11 questions.

12 COMMISSIONER WHITE: First of all, I
 13 pay \$100 a month for one space.

14 MR. CAMACHO: Absolutely.

15 COMMISSIONER WHITE: When you talk
 16 about the steps, is that a -- they want to ask
 17 the town, but is that an OSHA requirement for
 18 safety, is it a UCC requirement, or is it a town
 19 ordinance?

20 MR. CAMACHO: It's a good question.
 21 They did not --

22 COMMISSIONER WHITE: I believe that's
 23 an OSHA --

24 MR. CAMACHO: I believe it was a fire
 25 issue.

1 CHAIRPERSON CHERELLO: From them.

2 MR. MANFREDI: This property was
 3 originally bought by Pulte Homes in 2005, and
 4 they made an application to the land use board
 5 in town to develop the property. At that time
 6 they actually paid the Housing Authority \$5,000
 7 in one lump sum payment for that utility
 8 easement. And Mr. Gardner was the director
 9 then. And they also bought an option at that
 10 time to use one area for a construction trailer,
 11 but the project never went through, so the
 12 Housing Authority never consummated anything.
 13 What happened was Diversified Realty purchased
 14 it, and as part of the purchase they acceded to
 15 the utility easement, but that's the only item
 16 that's there now, which is fairly common to have
 17 a utility easement. Other than that, the
 18 Housing Authority has agreed to nothing at all.
 19 All we've done is secure information for you,
 20 the board, because the decision lies with the
 21 board. And we wanted you to have all the
 22 information that we were able to get. We worked
 23 with their architect in terms of making sure we
 24 can ask questions and found out everything we
 25 could about it. We did a title search to make

1 COMMISSIONER WHITE: The town is not
 2 going to be able to waive that.

3 CHAIRPERSON CHERELLO: Well, here's the
 4 problem with that, they never got our approval
 5 for it. The Housing Authority never gave them
 6 approval for that staircase.

7 VICE CHAIRMAN HOLMAN: Did the Housing
 8 Authority give approval for the space?

9 MR. CAMACHO: Absolutely not.

10 MR. MANFREDI: We've done nothing. And
 11 a little history on this.

12 VICE CHAIRMAN HOLMAN: I'm asking the
 13 chairperson, because he said the Housing
 14 Authority did not give approval for that, did
 15 they give approval for the space.

16 MR. MANFREDI: No approvals have been
 17 given for anything. That's why we're here
 18 tonight.

19 CHAIRPERSON CHERELLO: There is an
 20 easement approval for utilities. However, that,
 21 my understanding is that that is something that
 22 is totally acceptable, and we really don't have
 23 any control over it.

24 COMMISSIONER WHITE: Utilities from
 25 where, from us?

1 sure we know what our boundary lines were and
 2 make sure there are no other surprises in the
 3 chain of title, which there are none.

4 COMMISSIONER CRIPPEN: I guess the
 5 first question is, before we get to the money,
 6 how does it affect the residents that reside
 7 here? Are the cars issued parking stickers? Do
 8 they apply for parking stickers? Do we know how
 9 many cars park here?

10 COMMISSIONER SALLY: They get parking
 11 stickers when they live here.

12 COMMISSIONER CRIPPEN: I drive by
 13 pretty regularly to try to see how full the lot
 14 is. I don't know how many people officially
 15 park here that. There does always seem to be
 16 spots available. But I wasn't sure how the
 17 parking arrangements worked here. We don't want
 18 people to not be able to park in their own lot.
 19 I'm not sure how you determine that.

20 MR. MANFREDI: Absolutely. I think
 21 from what we've been told, and I need to defer
 22 to others, is the general consensus is that in
 23 Ann Street there is ample parking, and these are
 24 the visitor spots, and that's where they would
 25 be basically taking, that area. That was one of

1 the first questions. We put that to Mr. Rogers,
2 and I think Mr. Cherello spoke too, saying are
3 we going to have that exact situation, otherwise
4 that would be an insurmountable concern if it
5 would deprive residents of parking.

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

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

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

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

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

25 MR. CAMACHO: No, they're not.

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

14 COMMISSIONER WHITE: At least they're
15 honest.

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

22 COMMISSIONER SALLY: I'm just thinking,
23 I understand about evolution and things, bills
24 and that kind of stuff, but these are senior
25 citizens who live here. And I'm not here every

1 MR. MANFREDI: Right now the status of
2 the site is in excavation as you can see.
3 There's a very small -- I just walked it earlier
4 before the meeting. You'll see there's a
5 smaller construction trailer here. What we've
6 been told by the architect and construction
7 manager is that as they go to the next phase,
8 they're looking to put a much larger
9 construction trailer here to take those spaces.

10 MR. CAMACHO: I think size-wise the
11 trailer would be not too much larger than that
12 trailer. It would only fit about five of the
13 spots. So I think from the trailer size it
14 should be about the same. It would be in a spot
15 where there are vehicles right now.

16 COMMISSIONER SALLY: Didn't I hear you
17 say they might even have delivery trucks that
18 would be coming into this area here?

19 MR. CAMACHO: Absolutely. That was one
20 of our main concerns, wait a second, this is not
21 going to be a loading zone.

22 COMMISSIONER SALLY: That's a big
23 concern of our residents.

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

1 day, but I'm sure all this that's going on out
2 there right now has got to be terrible for them.
3 But even setting that aside, it's over there.
4 But as a senior living here, to have to deal
5 with coming out, trying to get in your car, and
6 you got people standing out there waving you to
7 hold because some truck is trying to come in
8 here, I don't think that's fair to them. I
9 really don't. I don't think it's fair to them.

10 MR. CAMACHO: I absolutely understand
11 that. The only thing I can say is we did ask
12 about that, whether or not there's going to be
13 ongoing traffic in and out, and they said no.
14 But again, that doesn't mean it's not going to
15 happen. We absolutely understand that. I think
16 one of the points that we had going into this
17 was obviously this is a disturbance to the
18 residents already, the fact that this
19 construction is occurring to begin with. And we
20 said, well, if they're going to potentially, and
21 I think Ms. Crippen asked the question whether
22 or not they were utilizing the spots already,
23 the answer as far as we know, they're not. But
24 I think that one of the concerns was they may
25 very well pull a couple of cars in there

1 already. And if we enter into a lease for a
 2 specific amount of spaces, and can obviously
 3 structure that lease in a legal way where we can
 4 control it a little bit. That may actually be
 5 helpful in dictating that. But again, that's
 6 just one of the thoughts that we have in going
 7 forward.
 8 COMMISSIONER CRIPPEN: Are they looking
 9 for a response?
 10 VICE CHAIRMAN HOLMAN: Excuse me. I
 11 had my hand up for quite sometime and it was
 12 ignored.
 13 My concern is what about the safety for
 14 the residents that live in this building. Has
 15 anyone thought about that? Has anyone taken
 16 their, the safety for our residents, has anyone
 17 taken that into consideration?
 18 MR. MANFREDI: Commissioner, I want to
 19 say, our job was to get the information and
 20 bring it to you and ask them the hard questions.
 21 We agree. There are serious concerns. That's
 22 why you hear us saying, this is what we asked
 23 them, this is what we were told. This is how it
 24 might be dealt with. We're not advocating this
 25 at all. We're just telling you we are just

1 year, or \$12,000, going to benefit our residents
 2 who live here at 29 Ann Street?
 3 COMMISSIONER CRIPPEN: I understand
 4 what you're saying.
 5 CHAIRPERSON CHERELLO: It's not going
 6 to be \$6,000.
 7 COMMISSIONER SALLY: Well, at \$500 a
 8 month.
 9 COMMISSIONER CRIPPEN: That's just an
 10 initial offer. My only point is if there is no
 11 need, and say that it might be something worth
 12 considering, it doesn't sound like we have all
 13 the information at this point to make a decision
 14 on that.
 15 COMMISSIONER WHITE: Like I said, I pay
 16 \$100 a month for one spot. If we are looking
 17 for additional money for the residents here, I'm
 18 sure there are people that would be well
 19 interested in renting those spots for more than
 20 that, and they wouldn't have construction going
 21 on, if it's about money. But I don't think it
 22 should be about money. Again, I think it should
 23 be, as a Commissioner Holman said, it should be
 24 about the safety of our residents, and I don't
 25 think that this is a safe situation. It's

1 bringing the information.
 2 VICE CHAIRMAN HOLMAN: That doesn't
 3 answer my question, has anyone taken into
 4 consideration the safety of our residents.
 5 CHAIRPERSON CHERELLO: Yes.
 6 Absolutely.
 7 COMMISSIONER CRIPPEN: It sounds like
 8 that's why they're asking about loading docks
 9 and --
 10 MR. MANFREDI: That's why we asked the
 11 questions, because we wanted to say what are you
 12 going to say to us, how convincing are you going
 13 to be, how credible does this sound, can it be
 14 policed, so we can give bring it to you. The
 15 decision is yours.
 16 COMMISSIONER CRIPPEN: The bottom line
 17 is it would be easy to say no because there's so
 18 many unknowns. However, when the tradeoff is
 19 additional money for the property, then -- I
 20 don't know if you can take time to somehow
 21 better gauge the temperature of the residents
 22 and the usage. I mean, this is just -- it
 23 sounds like there are more questions that need
 24 to be answered.
 25 COMMISSIONER SALLY: How is \$6,000 a

1 something I wouldn't want to put them in that
 2 position. I mean, with what Marion said with
 3 the noise already on the other side of them,
 4 it's one thing they can't control, but to bring
 5 it over here, and you're backing up your car
 6 and -- and I know how construction goes. Trust
 7 me, it's not going to be a one day thing, it's
 8 not going to be, oh, if we have a problem one
 9 day maybe, it's going to be every day. Because
 10 trucks come in, they come in early in the
 11 morning, you're going to have to -- they're
 12 going to have to sit somewhere when one unloads,
 13 the other one unloads. It's an ongoing thing.
 14 This is going to be two years. I don't see it.
 15 Again, back to where will the residents'
 16 visitors park when their children come, when
 17 their friends come, their family, where will
 18 they park? It's for them, not for Diversified.
 19 There's a lot of other places they can park.
 20 But I don't think Ann Street should be one of
 21 them. That's my personal opinion. And are we
 22 taking a vote tonight?
 23 MR. MANFREDI: We need your instruction
 24 from the board. The option is either turn it
 25 down -- remember, when they come to you they

1 tell you what their best situation is, their
 2 lowest amount of money, their best thing. You
 3 can either shut it down and tell them no, go
 4 look elsewhere, you can say we're never going to
 5 allow this, that or the other thing, or we want
 6 a lot more money, and see if they come back.
 7 It's your choice how you want to proceed. I
 8 just want to give you as much information as we
 9 could get for you. And also let me let you
 10 know, when someone in private business comes to
 11 you and makes their offer, it's their lowest
 12 offer and everything they want. They expect you
 13 to come back if you're interested. If you're
 14 not, we're instructed to say we're sorry it's
 15 not going to be entertained.

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

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

24 COMMISSIONER CRIPPEN: It's quite
 25 possible if you say no at this point they may

1 I can see accidents and lawsuits.

2 VICE CHAIRMAN HOLMAN: Yes.

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

8 VICE CHAIRMAN HOLMAN: Going to be
 9 worse.

10 ANDORA HALE: So what do we do then?

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

18 ANDORA HALE: Constantly. That's been
 19 our complaint for years. I have been here 11
 20 years. We always complain about that. That
 21 comes up at meetings in the past. I can look
 22 out my window in the evening and see the young
 23 people park their cars if they find an empty
 24 space, they just put their car right in it and
 25 get out and walk down to the bar. They come

1 come back with an alternate plan, cars only,
 2 smaller spaces, you know, that's --

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

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

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

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

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

1 back and they're drunk. I've even seen condoms
 2 in the parking lot.

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

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

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

13 COMMISSIONER SALLY: Because too many
 14 people kept hitting it.

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

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

22 CHAIRPERSON CHERELLO: From what you
 23 recall, do we still have, when we took it out,
 24 did we leave the electrical and all that other
 25 stuff there?

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1 COMMISSIONER SALLY: I think it is
 2 there. I think it is.
 3 CHAIRPERSON CHERELLO: Maybe that's what
 4 we should do, regardless of what we decide
 5 tonight on anything, is reinstall a gate, and
 6 that would take care of problems of people
 7 parking here improperly.
 8 Come state your name, please.
 9 PATTY MORTON: My name is Patty Morton,
 10 I live at 29 Ann Street. And like Ann was
 11 saying, people come in and out that don't live
 12 here, in and out, in and out. And my car got
 13 torn to pieces. I left, when I came back my car
 14 was torn to pieces. I had to pay it out of my
 15 pocket, and I don't think it's fair. Everybody
 16 has come here to park. Everybody just fly
 17 through the parking lot. Everybody come here to
 18 park. And my car was torn all to pieces, and
 19 nobody responsible for it. Do you have an
 20 answer to that?
 21 CHAIRPERSON CHERELLO: No.
 22 COMMISSIONER WHITE: Did the Housing
 23 Authority reimburse you?
 24 PATTY MORTON: No, they did not. They
 25 told me they wasn't responsible because they

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1 need. These people here, we're not young
 2 people. If I was to park way over there, I
 3 couldn't do it, I couldn't do the walk. And I'm
 4 not going to risk another surgery. So it's a
 5 very bad idea. And also, nobody has mentioned,
 6 it doesn't concern us, the other building that's
 7 going on on Mount Kemble Avenue. I don't know
 8 how that got approved. That's an accident
 9 waiting to happen, blind spot when you turn
 10 around, so -- but that's already done. I don't
 11 know if you're familiar with it. But for the
 12 safety of people, that's the main thing. We're
 13 not young people. We're not that old, but we're
 14 not that young. And there's another thing,
 15 there's a bus that comes, MAPS, a lot of people
 16 have to -- they can't drive to the hospitals,
 17 and the MAPS bus is a big, big bus, and they are
 18 a wonderful benefit, wonderful. I used them
 19 through the whole winter. That's a big bus.
 20 And I don't know how they're going to -- it's
 21 not a small bus, so --
 22 COMMISSIONER WHITE: That's a good
 23 point.
 24 SHIRLEY STORJION: That has to be taken
 25 into consideration. So safety is number one. I

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1 didn't know who did it.
 2 COMMISSIONER WHITE: They said they
 3 were going to do it.
 4 MR. MANFREDI: Ma'am, let me speak to
 5 you after, get your information. We do have a
 6 blanket insurance policy.
 7 COMMISSIONER WHITE: They were going to
 8 pay the deductible.
 9 PATTY MORTON: I got the estimate, I
 10 turn it into the Housing Authority, and nobody
 11 paid for it.
 12 COMMISSIONER WHITE: You give him your
 13 information after, give it to him.
 14 PATTY MORTON: I don't know where the
 15 papers is now. Thank you very much.
 16 COMMISSIONER WHITE: Just give him your
 17 information. Anybody else from the public want
 18 to talk about the parking? We're on the subject
 19 of the parking now.
 20 SHIRLEY STORJION: Shirley Storjion. I
 21 live in apartment 107 in this building. I've
 22 had two surgeries. No matter how much money is
 23 presented, no matter how much money, it doesn't
 24 solve the problem, because money doesn't solve
 25 every problem. But common sense is what you

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1 don't care how much money it costs, because
 2 ultimately the money that you get will be spent
 3 on insurance and lawsuits, etcetera, etcetera.
 4 COMMISSIONER WHITE: You're absolutely
 5 right.
 6 VICE CHAIRMAN HOLMAN: Thank you.
 7 COMMISSIONER WHITE: We didn't think
 8 about that.
 9 VICE CHAIRMAN HOLMAN: Also when you
 10 have the fire trucks that have to come in and
 11 out.
 12 COMMISSIONER WHITE: Fire trucks is
 13 another issue.
 14 MR. MANFREDI: Mr. Chairman --
 15 CHAIRPERSON CHERELLO: I sense a
 16 consensus from the board, so why don't we have a
 17 motion on what we would like to do, and then we
 18 will have a second and then a vote. So if
 19 someone wants to put up a motion.
 20 COMMISSIONER WHITE: Can I make a
 21 motion that we vote on this tonight?
 22 CHAIRPERSON CHERELLO: Yes.
 23 COMMISSIONER WHITE: Whether or not we
 24 want to entertain Diversified in terms of the
 25 parking spaces. I make that motion.

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1 MR. MANFREDI: Sure.
2 CHAIRPERSON CHERELLO: That's what
3 we're doing.
4 VICE CHAIRMAN HOLMAN: Second.
5 CHAIRPERSON CHERELLO: Okay. What's
6 the motion?
7 COMMISSIONER WHITE: The motion is that
8 we move to vote tonight on whether we want to
9 entertain or to reject the Diversified offer.
10 CHAIRPERSON CHERELLO: What motion
11 would you like to make? Would you like to
12 accept or reject it?
13 COMMISSIONER WHITE: I'm going to vote
14 on that.
15 CHAIRPERSON CHERELLO: That's what I'm
16 asking.
17 COMMISSIONER WHITE: I said I'm making
18 a motion that we vote on whether or not we are
19 going to accept the offer of Diversified. Do I
20 need to say something else, Joe?
21 CHAIRPERSON CHERELLO: I'm sorry, I
22 thought you were making a motion for us to vote
23 on whether or not we wanted to do it. And what
24 I was saying to you is just --
25 COMMISSIONER WHITE: That's what I'm

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1 making a motion for.
2 CHAIRPERSON CHERELLO: So do we want to
3 do it or not?
4 MR. MANFREDI: You can reject it
5 entirely, you can send us back with additional
6 demands or questions --
7 COMMISSIONER WHITE: I'll make a motion
8 we reject it.
9 VICE CHAIRMAN HOLMAN: I second that.
10 COMMISSIONER SALLY: In its entirety?
11 COMMISSIONER WHITE: In its entirety.
12 MR. MANFREDI: So the vote before the
13 board is whether to reject the offer of
14 Diversified Realty Advisors to rent the spaces
15 in its entirety. So that's what the board is
16 voting on, whether you want to reject it in its
17 entirety.
18 COMMISSIONER WHITE: Right. We don't
19 want to go back on it any more.
20 MR. MANFREDI: Is there a roll call?
21 CHAIRPERSON CHERELLO: Just one thing I
22 do want to point out. As I said before, there
23 was -- there's an easement for utility lines.
24 And that easement for utility lines runs in
25 between our curb and their piece of property.

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1 So when they start to dig there, don't everybody
2 go crazy, because they have permission to do
3 that.
4 MR. CAMACHO: It's a ten foot easement
5 from the property line, and it will cover a lot
6 of those spaces anyway when they have to put in
7 those utilities. But obviously that's limited
8 only to when they have to work on those utility
9 lines that are underneath the property right
10 there.
11 COMMISSIONER CRIPPEN: When they're
12 working on those utilities, they'll have to work
13 on it from the parking lot side to work on those
14 utilities.
15 MR. CAMACHO: Right. And they'd be
16 entitled to under the terms of the easement.
17 But obviously we'd hold them to that
18 specifically and for those purposes only.
19 CHAIRPERSON CHERELLO: I just wanted
20 everybody to be clear on that. Can we have a
21 roll call, please?
22 MR. MANFREDI: If I may for clarity, so
23 everyone is clear, the resolution before the
24 board is a vote to reject in its entirety the
25 offer from Diversified Realty Associates to rent

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1 part of the Ann Street parking lot.
2 COMMISSIONER WHITE: That's correct.
3 CHAIRPERSON CHERELLO: Right.
4 MR. MANFREDI: Just for clarity of the
5 record.
6 CHAIRPERSON CHERELLO: Roll call.
7 (Whereupon, roll call was taken with
8 all commissioners voting in favor.)
9 MR. MANFREDI: Thank you for your time
10 on that matter. That matter is now resolved.
11 And I don't want to impose on the board further,
12 but I just have a few matters in closed session
13 that will be brief after public comment. So our
14 next is public comment.
15 VICE CHAIRMAN HOLMAN: I'm not sure if
16 this should be addressed in closed session or
17 should it be addressed in open session. We
18 already received an email asking there be no
19 meetings in July and August, but you called a
20 special meeting, which is important. But we
21 also need to have a regular board meeting in
22 July for our budget, because the budget is due I
23 believe, and has been due in August, like August
24 1st.
25 CHAIRPERSON CHERELLO: I have a

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1 question on that. Marion, historically we've
 2 not had meetings in July and August.
 3 VICE CHAIRMAN HOLMAN: Normally we
 4 would have had meetings all year. We haven't
 5 had. This is our third meeting all year.
 6 MR. MANFREDI: Can we deal with that in
 7 closed session?
 8 VICE CHAIRMAN HOLMAN: Like I said, I
 9 didn't know whether it should be in closed
 10 session or addressed now.
 11 CHAIRPERSON CHERELLO: We can deal with
 12 it in closed session if you want. Okay.
 13 MR. MANFREDI: So we're in public
 14 comments now.
 15 SHIRLEY STORJION: Shirley Storjion,
 16 apartment 107, this building, Ann Street. The
 17 issue that I'm bringing up is this, I was
 18 charged \$35 for hair to be taken out of the
 19 sink. The hair color was a reddish brown. I
 20 know it's funny, but \$35 --
 21 COMMISSIONER WHITE: That's a lot of
 22 money.
 23 SHIRLEY STORJION: I'm going to read
 24 something from the housing booklet that was
 25 given to me about repairs and replacements.

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1 have to make a decision on what the price would
 2 be, and I don't recall us --
 3 COMMISSIONER CRIPPEN: And tenants
 4 would have to be given proper notice.
 5 CHAIRPERSON CHERELLO: I don't recall,
 6 unless it goes back a ways --
 7 SHIRLEY STORJION: But that's a moot
 8 issue.
 9 CHAIRPERSON CHERELLO: Not if you get
 10 your \$35 back.
 11 SHIRLEY STORJION: No, I'm not asking
 12 you for \$35, I'm making it known to everybody
 13 that I was charged \$35 for a 15 minute repair of
 14 red hair that came out of the sink, a bathroom
 15 sink. That's all. I want everybody to know
 16 that.
 17 CHAIRPERSON CHERELLO: Let us look into
 18 that. And I do know we did set some fees on
 19 some things. I don't recall a \$35 plumbing
 20 charge on minor plumbing issues.
 21 SHIRLEY STORJION: I asked other
 22 residents. They have never been charged.
 23 CHAIRPERSON CHERELLO: That's what I'm
 24 saying. I know we had some fees in place, but I
 25 don't recall that one.

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1 "Your apartment is well built and well equipped,
 2 but we know that some things will wear out from
 3 normal wear and tear. The Housing Authority
 4 will make these kinds of normal repairs without
 5 charge." So, what I've done is to -- I didn't
 6 think about -- this happened a couple of months
 7 ago, and I've had a tough year, so I didn't
 8 think too much about this \$35. So that I wrote
 9 a note to Doug Priester to ask him if I could
 10 have my money back, to reconsider, what. Now,
 11 in -- also, back then about the repairs, Doug
 12 told me that they're going to start charging for
 13 repairs. The person who repaired my sink, he
 14 was there 15 minutes, did a good job, very nice
 15 fellow, he was there 15 minutes and took out
 16 this hair. And I didn't know what to say. Mr.
 17 Priester said that they're going to make a list
 18 of how much they're going to charge for repairs.
 19 Now, personally, I didn't believe that he could
 20 do that, because there are people here on
 21 Medicaid, not me, and is it subject to rent, is
 22 it subject to what? I mean, in the booklet it
 23 says normal wear and tear. I never even comb my
 24 hair in front of the sink.
 25 CHAIRPERSON CHERELLO: The board would

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1 SHIRLEY STORJION: Normal wear and
 2 tear.
 3 COMMISSIONER WHITE: Mrs. Sargent, do
 4 you know what it costs? I know you're over in
 5 maintenance.
 6 MS. SARGENT: Usually the work order
 7 goes through Sonny, Mr. Pounder, and Mr. Pounder
 8 will take a make a decision on the charge. I
 9 don't think it was ever established a
 10 maintenance fee exactly for specific things,
 11 except for like a lockout and things like that.
 12 We know that's specific. So I'm not sure
 13 exactly what the problem was with her sink. I
 14 don't know. I'd have to go back and check the
 15 work order and see.
 16 VICE CHAIRMAN HOLMAN: So Cynthia, you
 17 have said whatever, like with her sink, Pounder
 18 sets the price?
 19 MS. SARGENT: He doesn't set the price.
 20 Usually what happens is once a maintenance guy
 21 signs off on the work order, I'll go to Mr.
 22 Pounder, and I'm not sure what exactly, there
 23 was a part that needed to be replaced, I'm not
 24 sure exactly what happened with that sink, with
 25 your sink, if it was just unclogged, I don't

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1 know. But he'll normally put a price on that
 2 work order, and he'll give it to Ms. Henry, and
 3 she will send out a maintenance charge. But
 4 like I said, I don't know exactly what happened
 5 with her sink, if it was something else.
 6 CHAIRPERSON CHERELLO: We will look
 7 into that.
 8 COMMISSIONER CRIPPEN: That could be a
 9 judgment call when -- if it's above wear and
 10 tear or not. That may have been an error in
 11 judgment.
 12 SHIRLEY STORJION: It says here also,
 13 if you are careless and purposely ruin something
 14 then you should pay for it, but --
 15 COMMISSIONER CRIPPEN: It may have been
 16 an error in judgment.
 17 SHIRLEY STORJION: Expensive error in
 18 judgment.
 19 MR. MANFREDI: I'll pull the work order
 20 and check that.
 21 ALBERTA GRANBY: Good evening. My name
 22 is Alberta Granby. I'm here again on the same
 23 problem, on the noise over my head. I'm still
 24 sleeping on the couch. I'm still having
 25 problems from -- I'm on the couch. I'm 90 years

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1 ALBERTA GRANBY: All right. Whether
 2 I'm 19 or 90, it shouldn't make any difference.
 3 I'm not satisfied. I have a roof over my head.
 4 I've lived here for many years. This is the
 5 worst year of my life.
 6 MAYOR DOUGHERTY: Joe, will you make
 7 sure that happens?
 8 MR. MANFREDI: I will.
 9 TAWANA COTTON: Hi, my name is Tawana
 10 Cotton. I'm a resident at Manahan Village. And
 11 so first I wanted to ask about the garden that
 12 the residents were talking about. We're asking
 13 permission to have -- and I found an email that
 14 I sent over to Mr. Priestler, because at the time
 15 the executive director was out again for being
 16 sick or surgery or something like that. And it
 17 was March 9th when I sent this letter. And I
 18 just want to read it really quick. Says, Dear
 19 Mr. Priestler, this is a followup email regarding
 20 our conversation. The tenants of Morristown
 21 Public Housing Authority would like to bring
 22 several programs to the resident center and need
 23 to know guidelines in order to do so. If
 24 management should be so kind as to provide us
 25 with terms and conditions regarding residents'

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1 old. But it shouldn't make any difference if
 2 I'm 19. Nobody should be satisfied if they have
 3 a roof over their head and can't sleep in their
 4 bed, and that's what I'm doing for two years.
 5 COMMISSIONER SALLY: That was brought
 6 up at the meeting in January, and they were
 7 supposed to look into that. And nobody --
 8 ALBERTA GRANBY: And they never have.
 9 COMMISSIONER CRIPPEN: Have you noticed
 10 the notice to cease --
 11 ALBERTA GRANBY: I got one dated 1915
 12 for noise.
 13 COMMISSIONER CRIPPEN: For the
 14 apartment above you?
 15 ALBERTA GRANBY: No, they didn't put it
 16 in her door directly, they sent it to everybody.
 17 COMMISSIONER CRIPPEN: It should have
 18 been done directly.
 19 ALBERTA GRANBY: Well, you make all
 20 kinds of decisions, can't you make one on this?
 21 Or do I have somebody I can go above Mr. Rogers'
 22 head? Can I go above Mr. Rogers' head?
 23 MAYOR DOUGHERTY: Yes, you can. The
 24 lawyer will direct you to who his supervisor is.
 25 You absolutely can.

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1 use of the resident center building it would be
 2 greatly appreciated. One, we would like to have
 3 a Saturday morning breakfast program for the
 4 children at Manahan Village, and initially will
 5 only serve cold food in sealed containers or
 6 individually wrapped packages. Do we need a
 7 food handler's license if we wanted to
 8 occasionally serve hot breakfast? Two, tenants
 9 would like to have a food share program at the
 10 center. We requested permission to garden on
 11 the gated rooftop of building 45, and I put in
 12 parenthesis raised bed containers, and donate
 13 the food to the food share program. Number
 14 four, what is the policy of offering a group
 15 dance class to adults or teenagers who live in
 16 Manahan Village, specifically classes taught
 17 with a DVD, no official instructor. I gave him
 18 an exact like size, it's advertised in an
 19 infomercial in case he wanted to Google it. The
 20 tenants would like to have a special meeting
 21 with a few members of the Board of Commissioners
 22 who are over at buildings and grounds or any
 23 available member. Although there are other
 24 programs, these in question may have specific
 25 guidelines to follow so I felt it was important

1 to include these programs in this email. Please
 2 give me a call when you receive this email. I
 3 would like to email a flyer -- so basically what
 4 I'm saying is that back in March I sent this
 5 email out. So when I met with Mr. Rogers to
 6 further discuss it, he later sent me an email,
 7 and saying that about the garden, he said that
 8 we feel, I guess that means the board, basically
 9 feels that at this time they realize this is the
 10 end of June, we recommend only planting flowers.
 11 Some vegetables may thrive, but an early frost
 12 can damage them prior to harvest. So my concern
 13 is, this wasn't a new thing, it was brought to
 14 his attention back in March. And I also brought
 15 with me a vegetable planting calendar, so I just
 16 wanted to correct some of this thinking of when
 17 the frost would come. Last frost date would be
 18 4/18, the first frost date would be 10/20. So I
 19 wasn't sure why we were having --
 20 CHAIRPERSON CHERELLO: I talked to you
 21 about this, and when I had left it, you and
 22 Sonny were going to map out the area that you
 23 wanted to do, because the roof, we can't do it
 24 on the roof. So the last I knew you were going
 25 to get together with Mr. Pounder, you were going

1 know, will the animal warden come in and do
 2 that, Ms. Davis? Would the animal control come
 3 in on that?
 4 MAYOR DOUGHERTY: For the town, on
 5 Housing Authority property?
 6 CHAIRPERSON CHERELLO: Suppose they're
 7 in the park on the town side, and they come
 8 across on our side?
 9 COUNCILWOMAN DAVIS: The park is cared
 10 for every day.
 11 CHAIRPERSON CHERELLO: I don't know
 12 where the ground hogs live.
 13 COUNCILWOMAN DAVIS: Well, they do live
 14 on the property at Manahan Village. There are
 15 holes in different areas. There's one by my
 16 building actually, a few holes. So I mean, if
 17 maintenance could get out and check it out, that
 18 would be great. I don't know -- I don't think
 19 that the town is responsible.
 20 MAYOR DOUGHERTY: What we can do is ask
 21 the animal control officer to call the Housing
 22 Authority and give a recommendation on -- she's
 23 pretty good.
 24 COMMISSIONER CRIPPEN: They're
 25 difficult to eradicate. We would need

1 to pick out the area, we were going to have
 2 maintenance till the property for you. We even
 3 talked about a fence that we were going to put
 4 up for you. All that --
 5 TAWANA COTTON: Absolutely. That's why
 6 I was curious to know why I got this basically
 7 from Mr. Rogers June 24 stating that a fence
 8 would not prevent vandalism of the garden area,
 9 it would just keep the -- you could put a fence
 10 up to keep animals out. I just felt it was
 11 conflicting, because it said we, so we I thought
 12 meant the board.
 13 COMMISSIONER CRIPPEN: This did not
 14 come from the board.
 15 CHAIRPERSON CHERELLO: Let me look into
 16 that. Because I had a conversation with you,
 17 and I thought we had an agreement. One thing I
 18 do want to say is I was with Mary Booze down in
 19 Manahan Village for an extensive period of time,
 20 and you have to do something about the ground
 21 hogs there. They're running around, they're the
 22 size of dogs. I've never seen so many and never
 23 seen them so big. So you can do all the
 24 planting you want, you don't get rid of the
 25 ground hogs you won't get anything. But I don't

1 professional help to do that.
 2 TAWANA COTTON: So basically I stood up
 3 here because I wanted to give you a time frame
 4 of when stuff was sent out back in March, and --
 5 CHAIRPERSON CHERELLO: Now, you did get
 6 approval for your --
 7 TAWANA COTTON: Yes, thank you.
 8 CHAIRPERSON CHERELLO: -- food program.
 9 So we're straight on that.
 10 TAWANA COTTON: We are straight on
 11 that. I just wanted to know when --
 12 COMMISSIONER CRIPPEN: That's the only
 13 issue that came before the board was the food
 14 program.
 15 TAWANA COTTON: And that was my
 16 concern, because I thought in January that all
 17 the commissioners were supposed to get a Housing
 18 Authority email so that tenants could send
 19 emails, like a group email, asking permission
 20 for things, and it's now July. So it's
 21 difficult when you're just communicating with
 22 one person.
 23 VICE CHAIRMAN HOLMAN: What is the
 24 condition of the resident center now? Because I
 25 have pictures from May. The conditions of the

1 floors, the garbage cans. And I'd like to pass
 2 them around so the board can see.
 3 TAWANA COTTON: The boards on the back
 4 of the -- actually coming up on the back of the
 5 deck, they're like coming up. I mean, I knew
 6 that upstairs --
 7 VICE CHAIRMAN HOLMAN: And the floors
 8 when you come into the center as if it's rented
 9 out, what condition are the floors in? Because
 10 I had pictures here that I'm going to pass
 11 around to the board, since you brought it up,
 12 the condition of the floors and garbage cans,
 13 and the condition of the garbage cans where they
 14 just put a garbage bag on top of this. So I'd
 15 like for the board to look at this and see how
 16 the building was rented out in May. That's the
 17 garbage can when they just put a black bag over
 18 it, and that's the garbage left in the bottom of
 19 the garbage can.
 20 TAWANA COTTON: I think Mary wants to
 21 come up and speak about that.
 22 VICE CHAIRMAN HOLMAN: That's the
 23 condition of the floors that the building has
 24 been left in ever since the building has been
 25 taken from the residents. It was in better

1 on the deck is coming up. And we sit here. I
 2 thought we was policy makers, but I don't know
 3 who making the policy to tell Roy Rogers what he
 4 can do. Because right now I think he's saying
 5 he can do what he wants to do. To tell me we
 6 don't have money to fix an air conditioner in a
 7 1.2 million dollar building, it didn't fit well
 8 with me. I know we have the capital money we
 9 can spend. We have a lot of money we can use to
 10 fix the air conditioner. You don't rent the
 11 building for nine, ten years, whatever, and what
 12 did you do with the money? So I'd like to know
 13 from Mike Cherello, I walked with him the other
 14 night, I was very disturbed when I asked about
 15 the parking, he said we was thinking about
 16 giving everybody a parking space, their own
 17 private space. I said that's okay, because when
 18 I moved in here that's what we had, our own
 19 parking space. You made a sign that you put up
 20 in Manahan Village, a lot of words, no meeting,
 21 a lot of words. It was so much to read about
 22 towing the cars and everything. I heard Ms.
 23 Dorothy Holman say you have to call Sonny. Why
 24 I need to call Sonny when I come home from
 25 church or the bar or wherever to see why I can't

1 condition when it was in the residents' hands.
 2 That's the residents' building. So I'm not
 3 understanding why the building is not being kept
 4 the way it should be kept. That's a disgrace.
 5 MARY BOOZE: Good evening, Mary Booze,
 6 3209 Flagler Street. I'm here in reference to
 7 the air conditioning in the resident center,
 8 when I was told they don't have funding for -- I
 9 mean, you all didn't want to hear us in this
 10 meeting tonight. But anyway, the air
 11 conditioning in the resident center, when I
 12 spoke to Roy Rogers he told us we couldn't
 13 afford to get the air conditioning fixed. I
 14 said to him the federal government paid 1.2
 15 million dollars to give the resident center to
 16 the residents. I don't know who sit up here and
 17 let Roy Rogers come in here and take over the
 18 resident center. I'm concerned he was out of
 19 line. We had these commissioners sitting up
 20 here that always knew it was his boss. All of
 21 at once he come in here and be the boss of the
 22 commissioners. He never should have shut down
 23 the resident center. Right now it's shut down
 24 for nine months. It's filthy over there. The
 25 floors dirty, the deck is coming apart, the wood

1 get a parking space. I did suggest we change
 2 the color of the parking stickers, because we
 3 don't have enough for one family to have four
 4 cars, and they got four stickers. And I don't
 5 know who gave them out, why they gave them out,
 6 but that's not feasible with me. I have nowhere
 7 to park. When I go somewhere I ask someone to
 8 come pick me up so I don't lose my parking
 9 space. One family living on Flagler Street, I
 10 didn't know the system, I didn't know you could
 11 put two families in one house, and all of them
 12 got grown kids and all have got cars. That's
 13 not feasible. Then you give them a all a red
 14 sticker. If you change the color of the red
 15 stickers, maybe we can get some parking spaces
 16 down there. I can recall when you used to call
 17 the police and they would come down, and they
 18 would ticket the cars, and they would have them
 19 towed. When I spoke to Roy Rogers about meeting
 20 with the chief of police and whoever is in
 21 charge of the area that I'm in, I was told that,
 22 no, you do it, you and Vera White because she's
 23 on buildings and grounds. So now I see Jeanine
 24 is on buildings and grounds and Mike. I need to
 25 meet with you because something need to be done

1 with the parking. This lady have four parking
 2 spaces and she has a car with no parking sticker
 3 and she backs that in. That's not being
 4 feasible. That's one thing. We want the
 5 resident center back to the residents. That's
 6 where it belong to.

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

19 MR. MANFREDI: Mary, stop speaking.
 20 You're defaming me. I didn't bring Mr. Rogers
 21 here, and I don't control the board. Every
 22 person on this board voted for Mr. Rogers. I
 23 didn't bring him in here, I don't control him.
 24 Don't say that.

25 MARY BOOZE: I asked you who do you

1 residents of Manahan Village. And the sign said
 2 it's dedicated to the residents of Manahan
 3 Village. I stood before you several times with
 4 the same complaint. And I hope we have a
 5 meeting this month, and I hope we have it in the
 6 residents' building, not Roy Rogers' building,
 7 the residents. The sign on the wall said this
 8 building is dedicated to me, okay, of the
 9 residents of Manahan Village. That's me. So
 10 you all sit there. I know you come in the
 11 building, but you never look to your left. You
 12 come in, you sit at the table, and you have your
 13 meeting and you go back through the door. You
 14 don't even know how dirty the building is. We
 15 haven't been in it nine months. That's a
 16 disgrace. And we got you all sitting up there
 17 talking about it, all you policy makers, you all
 18 decide what's going to happen in my life. It's
 19 not working. It started from the lawyer all way
 20 around the table, it's not working. And it need
 21 to stop. They usually say if it's not broke
 22 don't fix it, if it's broke fix it. Well this
 23 stuff is broke so it need to be fixed.

24 That's -- I'm not finished.

25 Anyway, Manfredi, I love you too, but

1 work for, you said the commissioners.

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

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

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

13 MARY BOOZE: You represent this board,
 14 so you knew they was going in the wrong
 15 direction. As far as I'm concerned you didn't
 16 give them no information. You didn't give them
 17 the right road to go on to get their money. So
 18 that's me. That's the way I feel. And I know
 19 you have been a lawyer here for a long time, and
 20 I have been knowing you for a long time, I have
 21 been knowing Mike, but something went down that
 22 wasn't clean, and you got to clean it up. Roy
 23 Rogers had no business coming in here, and you
 24 all sit on the board and let him lock the
 25 building that the federal government gave to the

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

8 So we need to do something about the
 9 resident center, we need to stop staying we
 10 don't have money. You let Roy Rogers take the
 11 building from us to give the maintenance man.
 12 He was complaining that the maintenance man was
 13 making too much overtime, and one word. Then he
 14 broke that. The same night he decide that he
 15 was going to close the building, and the
 16 residents was going to take -- the maintenance
 17 men was going to take over. They was going to
 18 open the building for everything, clean the
 19 building for everything. Every time the
 20 residents have something at that building they
 21 have to wait on the maintenance man. We stood
 22 out one night for 30, 40 minutes waiting on the
 23 maintenance man to come open the building so the
 24 residents could have a meeting in their
 25 building. And we have to stand out in the rain.

1 I mean, that's not feasible. Every time you
 2 want to go somewhere in the building we have to
 3 call. I went upstairs, the whole ceiling
 4 upstairs falling down. Lock the building. We
 5 don't have to check to see what's going on in
 6 the building. We just going to lock them out,
 7 because Mary Booze got too much mouth. I do
 8 have a lot, and I know where to put it. But you
 9 lock the building. Nobody goes up there to see.
 10 I went up there and said to Sonny, the ceiling
 11 upstairs is falling down. You know what they
 12 did, they changed every lock on the door to keep
 13 me from going in there because I work there.
 14 You took my job away. You didn't know whether I
 15 was going to have food on my table or what. But
 16 you snatched it up, \$200 a month that you was
 17 going giving me to operate a 1.2 million dollar
 18 building, you snatched it away. I went
 19 upstairs, saw the building was falling down,
 20 brought it back to the people that you're
 21 supposed to bring it to, they changed the locks.
 22 They even changed the locks on the resident
 23 council office so we couldn't even get in our
 24 own office let alone let us in our own building.
 25 That's ridiculous. I think the policy makers up

1 lot of this stuff. I see what's going on, but
 2 there was never anything brought before us. He
 3 reports directly to Mr. Cherello. That's who
 4 you need to voice that to.
 5 MARY BOOZE: I said this to Mike
 6 Cherello. I know it wasn't voted on, and I know
 7 it was an undercover job, a dirty job. I said
 8 to Mike Cherello when I walked him through
 9 Manahan Village, I said I can't believe that you
 10 fought so hard to get back on a non-paying job
 11 so you could work with Roy Rogers. I said it's
 12 a disgrace. I said, Mike, I've known you too
 13 many years, and you used to be for the
 14 residents. I said, but when Roy Rogers got
 15 here, you turned your back. You didn't even
 16 know what the residents was all about. And
 17 didn't I say these words to you? I said I'm
 18 very disappointed in you.
 19 CHAIRPERSON CHERELLO: You said it
 20 absolutely. You told me that. You said that --
 21 MARY BOOZE: Then you took the building
 22 from us.
 23 CHAIRPERSON CHERELLO: For an hour you
 24 told me that. You took me around.
 25 MARY BOOZE: I took him through for two

1 there need to make some decisions and give the
 2 building back to the residents, not September,
 3 in July. Thank you.
 4 COMMISSIONER WHITE: Let me say this to
 5 you, Mrs. Booze, and I hear everything you're
 6 saying, and I know you know how this board
 7 operates because you have been around here
 8 longer than me. This board makes -- policies
 9 are set by four votes. Not three, not two, not
 10 one. They're set by four votes. Now, when they
 11 closed that building, the director reports
 12 directly to the chief.
 13 MARY BOOZE: The chairperson. I know.
 14 COMMISSIONER WHITE: So if he did
 15 anything in terms of shutting that building down
 16 he could not do it without permission from the
 17 chair, and this board never voted. Nothing ever
 18 came before us to vote or make any policies on
 19 that resident center. Because we would never
 20 agree to what has been happening in the last six
 21 or seven months. I just want you to understand
 22 that. Yes, we are policy makers, but policies
 23 have to be brought before us, and we have not
 24 heard of any of this stuff that you're talking
 25 about, except for tonight when you're saying a

1 hours. Because every time I look up there
 2 sitting at the resident center with a meeting
 3 and I'm standing out there looking.
 4 CHAIRPERSON CHERELLO: Let me ask you a
 5 question, I don't recall this board ever
 6 approving you to get any money.
 7 MARY BOOZE: You didn't look at the
 8 record then.
 9 CHAIRPERSON CHERELLO: I don't recall
 10 this board ever hiring.
 11 MARY BOOZE: You probably wasn't on the
 12 board.
 13 CHAIRPERSON CHERELLO: I don't know, I
 14 go back awhile.
 15 MARY BOOZE: You wasn't on the board
 16 when they built the building.
 17 CHAIRPERSON CHERELLO: I'll have to
 18 look that up. I don't think the board
 19 authorized to give you \$200 a month.
 20 MARY BOOZE: You think I just went over
 21 there and sit there --
 22 CHAIRPERSON CHERELLO: I don't know how
 23 it happened.
 24 COMMISSIONER WHITE: Marion, do you
 25 recall when the board authorized that?

1 COMMISSIONER SALLY: I think it was.
 2 And it was also because she's a resident, and
 3 because she --
 4 COMMISSIONER WHITE: Exactly.
 5 CHAIRPERSON CHERELLO: Do you recall
 6 when it occurred?
 7 COMMISSIONER SALLY: No. Give me --
 8 but I remember there was something done, and she
 9 received the \$200 a month, because residents who
 10 worked for us --
 11 CHAIRPERSON CHERELLO: I understand
 12 that. I just don't recall Mary getting -- I
 13 don't recall having that come in front of me.
 14 And I don't recall the woman getting paid \$250
 15 to clean the building either. I don't recall
 16 that coming up.
 17 VICE CHAIRMAN HOLMAN: Who was getting
 18 \$250 to pay the building?
 19 COMMISSIONER SALLY: \$125 to buff the
 20 floor and everything.
 21 CHAIRPERSON CHERELLO: It was two
 22 something after a meeting, after a resident use.
 23 You were actually losing money.
 24 MARY BOOZE: Mike, can I say something?
 25 You probably was there but your mind wasn't on

1 benefit the residents, she in the wrong place.
 2 I notice when I went the Housing Authority, oh,
 3 you can't park there, that's Teresa's parking
 4 spot. I said Teresa own a parking spot down
 5 here. I couldn't believe it. This is Mike, Roy
 6 Rogers, Teresa park here, Roy Rogers park next
 7 to her. Teresa live at 39 Early Street, they
 8 give her a parking space at 31 Early Street so
 9 she could have somewhere to park. When you come
 10 over there to pay your rent or whatever, you
 11 have nowhere to park. If you park in Teresa's
 12 spot you're wrong. If I go over and Roy Rogers
 13 is not there I park in his spot because he don't
 14 need one either. But either way you park over
 15 there you got in a wrong spot, because everybody
 16 got a name. That's for the residents. I park
 17 in Ms. Rodriguez's parking spot, that's my
 18 parking spot. Well, where am I supposed to park
 19 when I want to come over here for a meeting or
 20 pay my rent. You gave Ms. Rodriguez a parking
 21 spot. She get a parking ticket, you pay it. So
 22 I have a problem with that. I have a problem
 23 with Ms. Rodriguez living at 39 Ann Street --
 24 Early Street. Where she come from? Never been
 25 here long enough. Do you know where she at now,

1 the residents, because during that time you
 2 wasn't a chairperson. As soon as you got in
 3 that seat that say you was chairperson, your
 4 time expired September 5th, you went uptown you
 5 said to whoever, Rebecca and all them, I need to
 6 be back on the Board of Commissioners because I
 7 haven't finished my job. I would love to see
 8 you stay on the Board of Commissioners, but step
 9 out as the chairperson. Give up that chair.
 10 I can recall when we got this Teresa
 11 over here, you all went to the town to get this
 12 resident commissioner on 31 Early Street, which
 13 was Teresa. Teresa got on the Board of
 14 Commissioners. I have not got a chance to meet
 15 her yet but once, and she been here for awhile.
 16 We don't need a commissioner that is not
 17 concerned. And what her problem is, when you
 18 voted here, I was here the night you voted for
 19 her to change the chairperson, because it was
 20 time to vote for a new chairperson, Mike's vote
 21 first, I don't know who votes second and third,
 22 but whatever way Mike vote Teresa vote. She's a
 23 resident commissioner. I haven't got a chance
 24 to see her but once. But if she's a resident
 25 commissioner, and it's something that's going to

1 she wasn't at 39 long enough to be commissioner,
 2 because she don't know nothing about her job.
 3 But you all transferred her to 29 Ann Street.
 4 Who did that? Not me. The chairperson. I want
 5 to know how did Rodriguez jump from one
 6 apartment --
 7 CHAIRPERSON CHERELLO: Mary, we have a
 8 closed session, probably a lengthy closed
 9 session we have to go into.
 10 MARY BOOZE: I want you to tell me in
 11 the next meeting how did Ms. Rodriguez get
 12 upstairs to 29 Ann Street. I need to know this.
 13 I heard Roy Rogers and I heard you say oh, we
 14 got a long waiting list. But how in the -- how
 15 she get from one apartment to another when you
 16 got a long waiting list. You got people on the
 17 list that need an apartment, but you move one
 18 woman from Early Street to Ann Street, why? I
 19 mean, what's going on? I mean, tell me, Mike,
 20 because as the chairperson you are the one that
 21 make the decision.
 22 CHAIRPERSON CHERELLO: Well, actually I
 23 know, but you don't want to hear it. So we
 24 really have to go into closed session.
 25 MARY BOOZE: Can I go in there with

1 you?
 2 CHAIRPERSON CHERELLO: No you can't.
 3 You only think you're on the board, you're
 4 really not.
 5 MARY BOOZE: I don't want to be on the
 6 board.
 7 CHAIRPERSON CHERELLO: Mary, please.
 8 Whoever has to make a public comment, this was a
 9 special meeting for certain items, so please, we
 10 have probably two hours of closed session we
 11 have to deal with.
 12 MELINDA AUSTIN: My name is Melinda
 13 Austin, 29 Ann Street street, apartment 214,
 14 Morristown, New Jersey. I'm not going to be
 15 long. It's complaining about the noise. In the
 16 book, I have the book right there, when we moved
 17 in here we signed an agreement, don't disturb
 18 your neighbor. I stay up all night long. I got
 19 one big room, boom, boom, boom. I'm telling
 20 you, I wrote a letter, gave it to, what you
 21 call, they don't pay no attention. And Friday
 22 night, it ain't just start happening, long time.
 23 I have been here 11 years, boom, boom, boom.
 24 From Friday, Saturday, Sunday, Monday, Tuesday,
 25 that's all I heard. Oh, you supposed to run all

1 say move to another apartment, but he got the
 2 music going boom, boom, boom.
 3 CHAIRPERSON CHERELLO: Oh, your
 4 neighbor told you the move?
 5 MELINDA AUSTIN: Yes, to my side, the
 6 neighbor. And you tell them -- I'm a nice
 7 person. You hurt my feelings, and I don't say
 8 anything to you. The only thing I say, keep
 9 your noise down. And actually, a couple of
 10 months ago I cried so hard, shaking, I went and
 11 knocked on the door. And the people over there,
 12 this at night now, when I went to the door, come
 13 in, I'm looking for you anyway, I'm looking for
 14 you anyway, I said I'm not looking for no
 15 trouble. He told me, is it too loud, then knock
 16 on the door. I don't do it no more. I was
 17 shaking, crying, almost had a heart attack. The
 18 lady called the police and the police came over
 19 here, and he shook his finger, and I asked him,
 20 please, don't shake your finger in my face. I
 21 got so upset when nothing I can do. You know I
 22 had to be a nice person, but somebody do this in
 23 your face. I did nothing but cry. So that's
 24 the story.
 25 COMMISSIONER CRIPPEN: Did you speak to

1 night long, boom, boom, boom all night? I have
 2 no rest. He told me to move, go to another
 3 apartment. That isn't right. I said I'm not
 4 going anywhere. I'm not disturbing you. I keep
 5 my noise down. Nobody never hear my noise.
 6 COMMISSIONER CRIPPEN: Is that the
 7 apartment directly above you?
 8 MELINDA AUSTIN: No, it's on the side.
 9 I tell them -- he said he can't sleep with the
 10 noise with the TV on. But don't disturb me.
 11 I'm older lady. I'm 73.
 12 CHAIRPERSON CHERELLO: They probably
 13 wanted to relocate her to a different apartment
 14 where there was no --
 15 MR. MANFREDI: What's your unit number?
 16 I didn't hear your apartment number.
 17 MELINDA AUSTIN: 214. I can't get no
 18 rest.
 19 CHAIRPERSON CHERELLO: There's another
 20 side to every story.
 21 MELINDA AUSTIN: Don't just ignore me
 22 and do nothing.
 23 COMMISSIONER WHITE: Who told you to
 24 move, Ms. Melinda?
 25 MELINDA AUSTIN: My neighbor told me,

1 anyone at the Housing Authority?
 2 MELINDA AUSTIN: I wrote a letter.
 3 COMMISSIONER CRIPPEN: Was it directed
 4 to Mr. Rogers?
 5 MELINDA AUSTIN: Not to Mr. Rogers, no.
 6 I send a letter -- I didn't send it. Mr. Doug
 7 was here, I wrote this letter, and he was in his
 8 office, that office, I gave it to him in the
 9 office. He got a photocopy. I forgot to bring
 10 it down here. But he did send letters out, he
 11 said he puts it by everybody's door. I have
 12 been calling him a couple of times telling him
 13 about -- I just called him.
 14 COMMISSIONER CRIPPEN: The neighbor
 15 man?
 16 MELINDA AUSTIN: Yes, the neighbor man.
 17 I called him last week, no Monday, Tuesday, but
 18 I think he wasn't in Tuesday.
 19 COMMISSIONER WHITE: Talking about Mr.
 20 Priester.
 21 MELINDA AUSTIN: I told him to call me
 22 back, but he must be on vacation. He used to
 23 call me, you know. I'm going to take care of
 24 it. I send him a letter. It's been going on a
 25 long time. So that's all.

1 COMMISSIONER CRIPPEN: That's obviously
 2 someone is violating their lease. They're not
 3 respecting your peace and quiet.
 4 MELINDA AUSTIN: I brought my book down
 5 here. I see it in the book. When you sign the
 6 lease you say you don't disturb your neighbor.
 7 And that's what I do, I do not disturb my
 8 neighbor. I don't look at TV half the time. I
 9 have it so low. I read a lot.
 10 COMMISSIONER CRIPPEN: I think Joe will
 11 probably look into that.
 12 MR. MANFREDI: Definitely. Ill get
 13 your contact information right after the
 14 meeting.
 15 MELINDA AUSTIN: Thank you.
 16 LORRAINE INESTROZA: Good evening, Mr.
 17 Mayor, commissioners. My name is Lorraine
 18 Inestroza. I have been a resident of Morristown
 19 my whole life and probably six generations.
 20 Back in September 2015 I applied for senior
 21 housing and was put on a waiting list. I
 22 happened to accompany by daughter to a meeting
 23 in March because she had been on a waiting list
 24 for public housing for ten years, and we were
 25 there to remedy that. That specific evening Mr.

1 She said I really don't know. And I said who
 2 should I direct my question to, should I call
 3 the mayor's office so I can get an answer, how
 4 did I get an answer? I said, do you have any
 5 efficiencies left, she said no, we don't. I
 6 said, can you direct me to someone to give me an
 7 answer on why my name was bypassed. Is it
 8 because my income was lower than the other
 9 people who have already received apartments.
 10 She wouldn't comment. She put me through to
 11 Douglas. The first question that Douglas asked
 12 me was what my source of income was, which if
 13 it's earned income I don't think -- as long as
 14 it's an earned income I think that's the only
 15 requirement, as opposed to where it's coming
 16 from. So I'm a little miffed, I'm a little
 17 annoyed to say the least. I would like to get
 18 some answers. I was prepared to come to the
 19 meeting last month but it was canceled, so I'm
 20 here tonight. And maybe somebody could direct
 21 me on where to get an answer.
 22 CHAIRPERSON CHERELLO: Mr. Rogers
 23 contacted your daughter.
 24 LORRAINE INESTROZA: This is not in
 25 regards to my daughter. Did you hear what I

1 Rogers announced he was going to start
 2 networking out to other states because there was
 3 an excess of efficiency apartments on Ann
 4 Street. So I raised my hand, I said to him I
 5 have been on the list since September. I don't
 6 know what procedure you follow, but I would
 7 gladly accept one of them. He instructed
 8 Douglas to go through the list. I think Douglas
 9 said he was still on the 2014 list. They went
 10 through the list. And Morristown, as small as
 11 it is, and everybody knows everybody, I -- like
 12 I said, I applied in September of 2015, a friend
 13 of mine applied in March of 2016, and her income
 14 is substantially higher than mine, and she is
 15 already a resident of Early Street. A man who
 16 applied the same day as myself, whose income is
 17 substantially higher than mine, is already a
 18 resident of Early Street. I called Colleen, and
 19 I asked her -- my first question to her was, did
 20 you try to reach me, did you send me something?
 21 Did I miss it? Did I not reply? No, I haven't
 22 contacted you, we haven't gotten to you yet. I
 23 said, fine, explain to me how your process
 24 works, because somebody who has applied after me
 25 is already living there, has already moved in.

1 just said? It's about me.
 2 CHAIRPERSON CHERELLO: You were both
 3 here the same night I recall. I also recall
 4 having a conversation with Mr. Rogers because we
 5 do have an abundance, had, of efficiencies, and
 6 I don't know what happened, unless -- Doug was
 7 supposed to --
 8 LORRAINE INESTROZA: Go through the
 9 list.
 10 CHAIRPERSON CHERELLO: -- go through the
 11 list.
 12 LORRAINE INESTROZA: I don't think my
 13 income was high enough for them. That's the
 14 point I'm going to. I'm going to put that out
 15 there.
 16 MR. MANFREDI: Ma'am, I can find out
 17 from Mr. Priester and go through the file and
 18 get an answer. Let's get the answer for you.
 19 LORRAINE INESTROZA: Thank you. And I
 20 just want to piggy back something really quickly
 21 that Mary said, and I won't take as much time, I
 22 think the building at Manahan Village in such a
 23 disservice, it's a dishonor to Marion, it's
 24 named after her, it's a disservice to the
 25 residents. I'm very active in the recovery

1 community. There's so many things that can be
 2 done with that building, or a little space in
 3 the corner of that building that would benefit
 4 the residents of Morristown. I don't know whose
 5 decision it was to close it, even if it was
 6 authorized. I mean -- and the fact it's in such
 7 a state of disrepair is disgusting. I think
 8 that's disgusting.
 9 COMMISSIONER WHITE: One question for
 10 you, was your daughter satisfied?
 11 AUDIENCE MEMBER: My daughter is in a
 12 contractual lease that she has to fulfill until
 13 August. And Mr. Rogers made a comment that they
 14 reached out to her and she didn't respond. She
 15 did in fact. Douglas is aware she's in a lease,
 16 and she isn't going to break it. So she's in a
 17 lease until either the beginning of August or --
 18 COMMISSIONER WHITE: But they did
 19 contact her?
 20 LORRAINE INESTROZA: Yes.
 21 ANDORA HALE: Hi, Andora Hale,
 22 apartment 304, Ann Street. This is just
 23 something brief and short. It's about the
 24 maintenance in the building. When I first moved
 25 here they had approximately two to three men

1 them they're always -- they live in Newark.
 2 They complain that they have to come all the way
 3 up here. And I had to get my medication. And I
 4 couldn't get in to get my medicine or anything.
 5 So I ended up -- my daughter came and got me and
 6 took me to her house.
 7 CHAIRPERSON CHERELLO: I don't know how
 8 we hired so many people who don't live in town
 9 over the years.
 10 ANDORA HALE: It's ridiculous.
 11 COUNCILWOMAN DAVIS: When there are so
 12 many unemployed people that live right here in
 13 Morristown.
 14 CHAIRPERSON CHERELLO: I agree. We
 15 have people in the Town of Morristown, and we
 16 have people hired from all over creation. I
 17 agree with you on that.
 18 ANDORA HALE: And they complain with an
 19 attitude. Or when you ask for -- like when my
 20 toilet was running, and he says just shake the
 21 knob.
 22 CHAIRPERSON CHERELLO: Well, maybe we
 23 will have a stipulation that you have to be a
 24 town resident to be hired here from now on.
 25 ANDORA HALE: It should be someone that

1 that would work throughout the building. Now
 2 it's down to one man. Now they have him out
 3 here cleaning the parking lot as well. He
 4 cannot -- it's too much for one person to do his
 5 job properly. These rugs have never been
 6 shampooed in the hallways since I've been here.
 7 They're full of dirt and allergens. I have a
 8 lot of bad allergies. It's just -- there's dust
 9 mites even. You can walk down the hall, and
 10 then I go back in my apartment and I've got
 11 little bites. It must be coming from the dust
 12 mites. I went to the doctor about it, and he
 13 said to mention something. It's just -- it's
 14 not clean. And maybe the floors, like that out
 15 there, maybe they can strip it every six months
 16 or something, and just keep the place clean. I
 17 have gone to senior citizen buildings in Newark
 18 that you could eat off the floor, and I feel so
 19 embarrassed. I live in a town where we
 20 should -- we should have things in a better
 21 condition, and it puts us to shame, it really
 22 does. I am embarrassed. And I think the man --
 23 also when you call for -- once I locked my keys
 24 in the apartment about a year and a half ago,
 25 someone else did the same, and when you call

1 is in town and responsible.
 2 CHAIRPERSON CHERELLO: I know the
 3 police and fire have that. Well, we're federal.
 4 I don't know if we can do that. But we will
 5 see.
 6 ANDORA HALE: That incident just
 7 happened a three weeks ago, a lady had to go to
 8 the hospital with the rescue squad, and I heard
 9 this banging and banging and banging, and it was
 10 a Sunday, and I opened my door finally after 15
 11 minutes of this banging, and it was a police
 12 officer out there trying to get in because the
 13 lady's daughter had called that her mother had
 14 passed out in the apartment, and when they
 15 called maintenance, and the guy was nasty to
 16 him, this is what the officer told me, that when
 17 they did reach the Housing Authority person, he
 18 was rude and said, well, I'm in Newark, you have
 19 to wait until I get there. What if the lady
 20 fell and was dying?
 21 CHAIRPERSON CHERELLO: I don't know how
 22 we hired all these people from outside of town.
 23 I have no idea.
 24 ANDORA HALE: My other complaint is the
 25 noise. I'm in 304, and like Melinda said, the

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.
 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

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
 10 cars. You have the authority.
 11 MR. MANFREDI: Thank you, mayor.
 12 COMMISSIONER CRIPPEN: Thank you.
 13 AUDIENCE MEMBER: I just want to say
 14 one thing. The last meeting we had talking
 15 about the air conditioning, have you come to a
 16 conclusion?
 17 CHAIRPERSON CHERELLO: In the hallways?
 18 AUDIENCE MEMBER: Yes.
 19 CHAIRPERSON CHERELLO: I don't think we
 20 have the money. I'm sorry.
 21 AUDIENCE MEMBER: I had to ask.
 22 CHAIRPERSON CHERELLO: Because we had
 23 to put the whole unit back in. It was all
 24 ripped out.
 25 Ms. Davis?

1 mention it to the maintenance men, the message
 2 doesn't always I'm assuming get back to the
 3 office where the legal things happen. So
 4 probably best to call the office directly, and
 5 where they can address it legally and in writing
 6 to take care of the problem. We've heard some
 7 of these maintenance issues across the board.
 8 And I think there have been efforts to improve
 9 the way they operate. It's very difficult to
 10 change the staff overnight.
 11 ANDORA HALE: I understand that. It's
 12 the attitudes, the response and attitudes.
 13 COMMISSIONER CRIPPEN: No reason for
 14 that.
 15 AUDIENCE MEMBER: That's their job. I
 16 came from a family where we had our own
 17 business, I know how to deal with people. When
 18 I was working I was always a supervisor, so I
 19 know how to relate to people.
 20 CHAIRPERSON CHERELLO: Thank you very
 21 much. Again, thank you everyone for your
 22 comments.
 23 MR. MANFREDI: The mayor has to leave.
 24 MAYOR DOUGHERTY: I have to leave. Can
 25 I ask one question? Do you give out stickers

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
 13 to some sort of agreement about a person on site
 14 that has the authority to reach out to Basking
 15 Ridge Towing? Because, I mean, it's great to
 16 have the signs, but the signs really don't mean
 17 anything. Like myself, I'm a resident, so it
 18 puts me in a different kind of situation because
 19 I'm not just the liaison, I'm a resident, and I
 20 have been a victim of some guy cursing me out in
 21 the dark and it's not cool. So if there's a way
 22 that we can send a message that you're not
 23 joking, we are towing cars, those stickers are
 24 going out, because they go up at Early Street,
 25 and I imagine the same holds true for here. We

1 really need to make the same for Manahan
 2 Village, because we have the biggest population
 3 of the people in Housing Authority in Manahan
 4 Village, so it can get crazy.
 5 COMMISSIONER CRIPPEN: That's the
 6 advantage of having the towing, once you start
 7 towing the cars it will stop.
 8 CHAIRPERSON CHERELLO: We have been
 9 towing the cars.
 10 COUNCILWOMAN DAVIS: You really
 11 haven't. And if you come once in a month --
 12 CHAIRPERSON CHERELLO: We have.
 13 COUNCILWOMAN DAVIS: I'm sorry, sir, I
 14 feel like maybe I know better than you because I
 15 live there, and I'm at home all the time.
 16 CHAIRPERSON CHERELLO: It's at night.
 17 COUNCILWOMAN DAVIS: I'm very clear
 18 about that, it's actually around three o'clock
 19 in the morning. What happens when people come
 20 home from work at six, or they have to catch a
 21 ride to work because -- I have had to park at my
 22 mother's house on Ridgedale Avenue because there
 23 was no parking. I've called the police myself.
 24 My neighbor was the one who had all the cars,
 25 and he went and rung the doorbell, just because

1 what it's like to be mistreated by someone and
 2 you have to pay them for something? It's awful.
 3 They deserve the same quality of life. Their
 4 inability to pay two or three or \$4,000 a month
 5 for a residence in no way should be indicative
 6 of the way they're being treated, and it should
 7 be dealt with. And for myself, I'm going to do
 8 whatever is necessary that is within my power to
 9 see it's dealt with. If it means going to HUD,
 10 if it means having my business administrator
 11 accompany me to HUD, this has to be dealt with.
 12 You can't just keep talking about what you're
 13 going to do and not do anything.
 14 And the second thing is with regard to
 15 Ms. Rodriguez. Is it fair to say she's getting
 16 some sort of special treatment because she's a
 17 resident commissioner? She was just appointed,
 18 and she's never here. Doesn't she live in this
 19 building?
 20 VICE CHAIRMAN HOLMAN: Now she does.
 21 COUNCILWOMAN DAVIS: She was living at
 22 Early Street.
 23 VICE CHAIRMAN HOLMAN: As of June 30th
 24 she moved into this building.
 25 COUNCILWOMAN DAVIS: And like Ms. Reena

1 he knew me and he was like, I'll do what I can.
 2 But if you guys enforce this, then the police
 3 will have no choice but to be compliant. If
 4 they're not, you talk to me, you talk to the
 5 mayor, I meet with the chief, I meet with the
 6 business administrator, and everybody is held
 7 accountable. So that's very important. Because
 8 I think the issue among tenants really is just
 9 that their complaints go unheard. All of you
 10 are appointed. Every one of you is appointed.
 11 And these meetings are to be held once a month.
 12 There's no explanation for there not being
 13 enough people to vote on what's going on in the
 14 Housing Authority. There's no explanation for
 15 people coming here looking forward to these
 16 meetings so they can air their grievances and
 17 they're not being heard. It's unreasonable. So
 18 if you want to improve relations between
 19 yourselves and the tenants, it's in your best
 20 interest to be listeners. Don't be rude, don't
 21 use your hands when you're talking to them, hear
 22 them, because these are their issues, and they
 23 deserve to be heard. They're all on fixed
 24 incomes, which is why they qualified for these
 25 apartments, and every penny counts. Do you know

1 said, being in Morristown, we know everybody.
 2 If you know me, I went to school with your
 3 daughter. We know everybody. There's no
 4 explanation why a woman who just arrived here,
 5 moved into Early Street with no trouble, and now
 6 she's already on the top of the list to get a
 7 one bedroom apartment on Ann Street. That's a
 8 serious issue. If you guys are not being
 9 informed about it, then maybe that's something
 10 you should address with your director, because
 11 you're his boss.
 12 CHAIRPERSON CHERELLO: Well, I do know
 13 we just finished an audit of our Section Eights.
 14 As soon as those findings come out we're going
 15 into residential. And that's what you're
 16 talking about. I think we're going to see a lot
 17 more abuse in residential than we saw in Section
 18 Eight, which was quite a bit.
 19 COUNCILWOMAN DAVIS: I agree. I waited
 20 14 years I was on the list to get apartment. I
 21 speak to women at the bus stop who say, oh, I
 22 came and spoke to such and such, and six months
 23 later I had an apartment, or I was on the list
 24 for a year, and they're not even from here.
 25 There's some serious discrepancies. And if it's

1 important to me, it's important to the people
2 like Ms. Reena who are in need of affordable
3 housing in a place she called home her whole
4 life. It's important, and it needs to be
5 important to you.

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

8 COUNCILWOMAN DAVIS: Yes.

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

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

20 CHAIRPERSON CHERELLO: You know what,
21 and I know we've had to -- I took a walk with
22 Mary through Manahan Village, and she can be
23 a -- she just gets on me like you won't believe.
24 But I got back, called Mr. Rogers, said Mr.
25 Rogers, we're going to have to get Sonny and go

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

18 COUNCILWOMAN DAVIS: There's no
19 explanation.

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

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

25 VICE CHAIRMAN HOLMAN: Commissioner

1 down there, because Mary pointed out a lot of
2 things that need to be addressed. But I said
3 it's years of neglect, not in the last 18
4 months, years of neglect down there. So it's
5 going to take some time.

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

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

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

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

24 COMMISSIONER WHITE: I just want to say
25 to the councilwoman that you brought up one

1 Rodriguez has been in attendance to I think
2 maybe two meetings, and one was a special
3 meeting in January over on Early Street, and
4 she's been on the board since September.

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

10 VICE CHAIRMAN HOLMAN: Just go back to
11 September.

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

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

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

24 CHAIRPERSON CHERELLO: It's also
25 important that fellow commissioners respect

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1 fellow commissioners and not attack them all the
2 time.
3 COUNCILWOMAN DAVIS: You should take
4 that advice, because your attitude leaves a lot
5 to be desired. And I understand --
6 CHAIRPERSON CHERELLO: My attitude was
7 formed for a reason.
8 COUNCILWOMAN DAVIS: My mother always
9 expressed to me to lead by example. And if you
10 lead by example and you're met with hostility,
11 then you can revisit it in another way. But
12 it's an embarrassment. This is a wonderful
13 town. I went to school in Newark. I know what
14 it's like to be in an awful place. This is a
15 beautiful town. And it's such a privilege for
16 us to be here, and help the people that we live
17 among. There's no reason why you should be here
18 as the leader and argue with your vice chair, or
19 not listen to the people that are here. I'm not
20 done talking. When these people come up here to
21 this microphone it's their opportunity to air
22 their grievance, and it's a disservice on your
23 end to be disruptive while they are speaking.
24 That's all I'm saying. It's very sensitive to
25 me. I know most of the people that are in this

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1 (All commissioners vote in favor.)
2 (Closed session takes place.)
3 MR. MANFREDI: Nothing further. Motion
4 to adjourn. All in favor?
5 (All commissioners vote in favor.)
6 (Meeting was adjourned.)
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1 room. I know all of the people that are in this
2 room. Some of these people are friends of my
3 parents. I grew up with their children. And
4 they deserve to be treated properly. That's
5 very important. You should consider that. And
6 I don't have anything else to say.
7 I'm really excited about the
8 trespassing signs, and I hope this happens
9 quickly. I'm certain you'll jump on it right
10 away. This is a serious issue, and these people
11 are not playing with you.
12 CHAIRPERSON CHERELLO: Can we have a
13 motion to go into closed session, please?
14 MR. MANFREDI: Yes. Councilwoman, give
15 me your email address before you go.
16 COUNCILWOMAN DAVIS: Certainly. I'll
17 give you my card.
18 MR. MANFREDI: I just need a brief
19 amount of time in closed session. Do we have a
20 first and second to go into closed session?
21 COMMISSIONER CRIPPEN: I'll move.
22 CHAIRPERSON CHERELLO: Do we have a
23 second?
24 VICE CHAIRMAN HOLMAN: Second.
25 MR. MANFREDI: Everyone in favor?

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