MORRISTOWN HOUSING AUTHORITY
BOARD OF COMMISSIONERS
31 Early Street
Morristown, NJ 07960
Monday, June 22, 2014
Commencing at 6:00 P.M.

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TRANSCRIPT
RE: Regular Open Public Meeting
OF THE
PROCEEDINGS

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MEMBERS PRESENT:
MICHAEL A. CHERELLO, Chairman
DOROTHY HOLMAN, Vice-Chairman
VERA WHITE, Commissioner
MARION E. SALLY, Commissioner
JEANINE CRIPPEI, Commissioner
ALSO PRESENT:
ROY ROGERS, Executive Director
LEANORA GROSS, Assistant Executive Director
CYNTHIA SARGENT, AMP Manager
JEAN WASHINGTON, Accounts Manager
LIZETH TAVERAS, Administrative Specialist
DARLINGTON POUNDER, Senior Mechanic

APPEARANCES:

JOSEPH MANFREDI & ASSOCIATES, P.C.
50 Harrison Street
Hoboken, New Jersey 07030
BY: JOSEPH MANFREDI, ESQ.
Attorney for the Morristown Housing Authority

REPORTED BY:

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CHAIRPERSON CHERELLO: I, Michael Cherello, chairperson of the Board of Commissioners of the Housing Authority of the Town of Morristown, presiding officer at this meeting do hereby state it is now six o'clock in the evening on June 22, 2015, and we are convening at 31 Early street, Morristown, New Jersey, and hereby announce publicly that proper notice of this regular meeting has been provided in accordance with the New Jersey Open Public Meetings Act.

Roll call.

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

CHAIRPERSON CHERELLO: We will have a pledge of allegiance.

(Flag was saluted.)

CHAIRPERSON CHERELLO: We will have a moment of silence. And I'm sure we will all think about the events in South Carolina in the past week.

(A moment of silence was observed.)

CHAIRPERSON CHERELLO: First public comment.

MARY BOOZE: Mary Booze, 3209 Flagler
Street, Morristown, New Jersey. I'm here with a lot of complaints tonight. I'm not trying to beat around the bush. I'm here for a lot of reasons. I spoke to our executive director last week in reference to a lot of things that I had, some of my concerns. It's the landscaping, it's the garbage, it's the air conditioners, it's so many things that is really going unattended to. And right now that makes we feel we're not really I guess tenants down there in Manahan Village, because every time I call it's we working on it. So he invited me to the meeting tonight. He said we have the commissioners meetings Mondays, so why don't you come. I said, guess who's coming to dinner, Mary Booze. So here I am. So I'd like to know what can we do. Resident center, it's burning up. We haven't had air conditioning in there in over a year. And we still working on it. Got to be a reason. The federal government didn't pay 1.2 million dollars for a building you can't enjoy sitting in. Brought five fans over there that must be blowing out hot air. It's ridiculous. I saw the garbage man down there today, matter of fact, I got mice in my house. Because
when I inquired about the garbage, I was told that we working on it. So I want us to stop working on everything and do something. Because we still working on the air conditioners for over a year, we working on the garbage bins that we enclosed in that every dumpster is sitting on the outside of the garbage can. As they say enclosure, I call it a fence, they told me it was an enclosure. There's nothing closed in there. The garbage man was down today putting wheels on the garbage bins. Why, I don't know, because when I went on Flagler Street the garbage was stinking so bad it was unreal. They take it from one dumpster and fill the next one up. And I would like to see somebody in Manahan Village today just to see the condition that is down there. I mean, this shouldn't be. We got seven people, five or six people sitting here on the board, and we got a director there, and every time I call it's, we working on it. So when I call about the garbage, we working on it. I call about the landscaping, we working on it. So I figure by next week I should be able to have the trees from the landscape sitting in my living room on my sofa, that's how tall the
trees is. I said, when we going to trim the
trees, he said in the fall. When is the fall,
in September. Nobody trim the tree all year
since it got hot. It rains every other day, so
they getting taller and taller. The bushes are
outrageous down there. So I don't know who can
look into this, but it really, really needs to
be looked into.

The resident center, they did come over
there, and I guess something was backing up over
the resident center, they came over, and I
expressed to Mr. Rogers Friday what was
happening in the kitchen at the resident center.
The hole under the sink is ripped out. It's a
complete mess over there at the resident center.
We got bugs, we got everything over there. And
that's too much money just to sit there and do
nothing. We still working on a resident
council, but it don't happen overnight. So
they're sending me a whole package so we can
really get up and get the resident council
rolling. But I just wish somebody would take
just 20 minutes, ten minutes, to ride down
Flagler Street, ride down Clyde Potts Drive and
look at the condition of the garbage, the
bushes, the trees.
This morning I spoke to Cynthia in
reference to the dogs that come down there and
run the whatever, the ducks away, she said, oh
they still come. This morning we had about 25
of them on the property, duck, duck, duck, duck,
all over the place. So we need to start working
on something and do something.

Thank you very much.

CHAIRPERSON CHERELLO: Any other
comments from the public? We will close the
first public meeting, and we will move on to
approval of minutes.

COMMISSIONER HOLMAN: Can they get some
answers?

MARY BOOZE: I need some answers.

CHAIRPERSON CHERELLO: Do it in new
business.

COMMISSIONER WHITE: He was going to put
it under new business, but we're going to
address it.

CHAIRPERSON CHERELLO: I actually met
with the mayor and Mr. Rogers about the garbage,
so we are working on it.

COMMISSIONER CRIPPEN: Mary, I would
love to come down tomorrow, and I don't know if that's appropriate, but if anyone else from the housing authority could meet --

MARY BOOZE: Tonight, you could come down tonight.

COMMISSIONER CRIPPEN: I'd need someone to guide me around.

COMMISSIONER WHITE: I can show you.

CHAIRPERSON CHERELLO: I have a meeting at 11:30. After that we can go.

COMMISSIONER CRIPPEN: I can go this evening right after the meeting. That way I can speak about it much more intelligently.

COMMISSIONER HOLMAN: Mary is on buildings and grounds.

COMMISSIONER CRIPPEN: Would you be willing to meet me as well so you can show me your perspective?

MARY BOOZE: Tonight?

COMMISSIONER CRIPPEN: Is that convenient?

MARY BOOZE: Whenever you want to come I will be available.

COMMISSIONER CRIPPEN: I'll meet you after this meeting.
MARY BOOZE: I don't want to stand there all night, so give my phone number.

COMMISSIONER WHITE: I know how to get there. I lived there. I'll show you. You're going to address it.

CHAIRPERSON CHERELLO: Yes, under new business.

COMMISSIONER WHITE: I do have some things to say, especially about the resident center.

CHAIRPERSON CHERELLO: Approval of minutes.

COMMISSIONER SALLY: Before we approve the minutes can I say something about the minutes?

CHAIRPERSON CHERELLO: Sure.

COMMISSIONER SALLY: On page 21 through page 25, all references for Gracie Dawkins is -- her name is not Ms. Hawkins, it's with a D, Dawkins. That's 21 through 25. And on page 29, there's one more reference to her, at the top, Hawkins, and it should be Ms. Dawkins. Thank you.

CHAIRPERSON CHERELLO: Any other comments on the minutes? Then if we can have a
COMMISSIONER SALLY: I'll make a motion.
COMMISSIONER CRIPPEN: I'll second it.
CHAIRPERSON CHERELLO: Motion and second to approve the minutes.
Roll call, please.
(Roll call was taken with all voting in favor.)
CHAIRPERSON CHERELLO: Executive report?
MR. ROGERS: Yes, I provided a written report approximately a week ago to the board. If anyone has any comments or questions I'd be glad to address them.
CHAIRPERSON CHERELLO: I don't, other than perhaps when we get to new business we do have some mentioning of work to be done at Manahan Village, so we can bring that up at that time.
COMMISSIONER CRIPPEN: I do have a question about the pre-REAC inspections. Which did they in fact begin today?
MR. ROGERS: Yes.
COMMISSIONER CRIPPEN: Is the goal to get into 100 percent of the units and common areas?
MR. ROGERS: Yes.

COMMISSIONER HOLMAN: I have a question about the grills, especially for the senior areas. Who's going to be responsible for the grills?

MR. ROGERS: The operation of the grills will be the responsibility of the maintenance department.

COMMISSIONER HOLMAN: Will they be having access to them at any time, or do they have to put in a request for them?

MR. ROGERS: Put in a request and have a maintenance person there.

COMMISSIONER HOLMAN: How much notice would you need?

MR. ROGERS: We really didn't set out any rules. We already had one picnic I think --

COMMISSIONER WHITE: One taken?

MR. ROGERS: No, no, two or three weeks ago 39 had a cookout, and they gave -- in that case they gave us a two week notice. And Mr. Pounder had one of his maintenance people there for the operation of the grill.

COMMISSIONER HOLMAN: I only ask because I know some of them do have people that come in
from out of town unexpectedly and want to use
the grills, so how would they --

MR. ROGERS: The grills are only for
the --

COMMISSIONER HOLMAN: Special holidays
or --

MR. ROGERS: They're only for the senior
group as a whole. In other words, if they're
going to plan a function and everyone is
invited, that's when the grill will be used.
They're not for individual --

COMMISSIONER HOLMAN: Just to know if
someone asks, if they want to have a party or
something.

MR. ROGERS: That's a good point.
I also wanted to add that we have two
pay phones, one in this building and one in
Manahan Village that we're paying approximately,
not approximately, paying $91.28 a month for
each phone. And I'm going to have those retired
with the board's permission.

COMMISSIONER WHITE: I don't think they
have used them in years.

CHAIRPERSON CHERELLO: Mr. Rogers and I
did have a conversation about that, and if there
is a resident who needs to use a phone, they can use the office phone.

COMMISSIONER WHITE: The only problem I had, and the reason it was kept there is because when they have the parties, when they rent the building, what we used to do was we would have, we still do, we pay a resident to kind of be security for the party. And if anything was to happen then they had a phone on site to dial 911. Of course now people have cell phones, so, you know, I guess we can get around that. But that was the reason for having a working phone in the building is because of security reasons when they had those parties. But if somebody is going to be security, they'll have to have a cell phone.

COMMISSIONER HOLMAN: Isn't there a phone behind the desk?

COMMISSIONER WHITE: It was, but it hasn't been -- the phone behind the desk -- only People Helping People had -- when People Helping People was there they had it on but it wasn't ours.

CHAIRPERSON CHERELLO: So many people have cell phones.
COMMISSIONER HOLMAN: I didn't even think, realize the phone was still there.

COMMISSIONER WHITE: The pay phone is still there.

CHAIRPERSON CHERELLO: So if the board doesn't have a problem with that, Mr. Rogers can proceed with that and save us $200 a month.

COMMISSIONER WHITE: That's a lot of money for a year.

COMMISSIONER HOLMAN: Do we have to vote on that?

CHAIRPERSON CHERELLO: No, I don't think so.

COMMISSIONER HOLMAN: Just take it out?

CHAIRPERSON CHERELLO: Any other questions on the report?

We will move on to committee reports, and we will start with personnel. Do you have any -- personnel, do you have a report on the resolutions for tonight?

COMMISSIONER SALLY: The personnel committee, which is Vice-Chairperson Holman and myself, met with Mr. Rogers last week. And he discussed with the personnel committee some changes that he wanted to make in the
maintenance department, which would mean moving some of the maintenance staff around to designated buildings, assigning them to designated buildings, which we thought was a really good idea. And he wanted to make some changes in the staff where he had two part-time people, he wanted to make them full-time versus hiring another staff person. He was happy with the work that these two part-timers had been doing. So he wanted to do that. And he wanted to promote two maintenance people to a higher position, because they'd proven themselves and they worked very, very hard, and we were amenable to that. So we are in support of the recommendations that he wants to make. And you have the four resolutions pertaining to that.

CHAIRPERSON CHERELLO: Okay. Very good. Thank you.

Old business? Do we have any old business we'd like to touch on?

COMMISSIONER CRIPPEN: This thing with garbage is --

CHAIRPERSON CHERELLO: Why don't we do that under new, because it's all kind of -- all combined together.
COMMISSIONER CRIPPEN: Can we touch on the community center as part of the old business?

COMMISSIONER WHITE: That's going to be new business as well.

CHAIRPERSON CHERELLO: Basically we're going to talk about Manahan Village under new business. So since we put off all old business to new business, schedule of bills. We'd like to make a motion to pay our bills.

COMMISSIONER CRIPPEN: Just a question?

MR. MANFREDI: We need a motion.

COMMISSIONER WHITE: I make a motion to move the bills, pay the bills.

CHAIRPERSON CHERELLO: And I need a second.

COMMISSIONER HOLMAN: I'll second.

COMMISSIONER CRIPPEN: Thank you for keeping me straight.

I was just curious, I notice that we use as our general suppliers for products Morristown Lumber and General Plumbing Supply. And being a newbie, are we pretty exclusively using them for materials and supplies as opposed to -- and is there a reason why we haven't gone
to a Home Depot or a maintenance warehouse?

MR. ROGERS: We do use Home Depot a lot. But we are in the process of -- Mr. Pounder and I are working together on the procurement, and we're going to have a little bit hopefully improved inventory control. And we are also trying to get the most competitive price on products. So what you see there is the end result of what's cost effective to get it from Morristown Lumber or the plumbing store, but we do look at other places. We are not just stuck on those.

COMMISSIONER CRIPPEN: I think maintenance warehouse is Home Depots, and I think their prices are extremely competitive as opposed to --

MR. ROGERS: I think you'll see where we paid an invoice to Home Depot this month.

COMMISSIONER CRIPPEN: Yes, I saw that in the bills. General supplies, toilet seats and all --

MR. ROGERS: And sometimes we have -- I'm trying to cut down on those, but when we have an emergency where they have to run and get plumbing, we try to get away from --
COMMISSIONER CRIPPEN: But it is priced out regularly?

MR. ROGERS: Yes.

CHAIRPERSON CHERELLO: Any other questions on our bills? Could I have a roll call on the bills, please?

(Roll call was taken with all voting in favor.)

CHAIRPERSON CHERELLO: We're now to resolutions. Joe, I can read the resolutions just as they are?

MR. MANFREDI: Yes. Because we have to adopt them in open session. There's already been discussion on them.

CHAIRPERSON CHERELLO: Resolution 2015-26, resolution approving and authorizing a raise for Garvin Martin. Can I do these all at once since they're -- all but the last --

COMMISSIONER WHITE: Some are raises and some are promotions. I don't know if that's a big difference.

MR. MANFREDI: We should read them all.

CHAIRPERSON CHERELLO: I'll do them one at a time. Do I have a motion?

COMMISSIONER CRIPPEN: I'll move.
COMMISSIONER HOLMAN: I second.

CHAIRPERSON CHERELLO: Roll call.

(Roll call was taken with all voting in favor.)

CHAIRPERSON CHERELLO: Resolution

2015-27, resolution approving and authorizing a raise for German Ramirez. Do I have a motion?

COMMISSIONER WHITE: I'll move it.

COMMISSIONER HOLMAN: Second.

CHAIRPERSON CHERELLO: Roll call.

(Roll call was taken with all voting in favor.)

CHAIRPERSON CHERELLO: 2015-28, a resolution approving and authorizing the promotion and raise for Terry Findley.

COMMISSIONER SALLY: I'll move it.

COMMISSIONER WHITE: Second it.

CHAIRPERSON CHERELLO: Roll call.

(Roll call was taken with all voting in favor.)

CHAIRPERSON CHERELLO: Resolution

2015-29, resolution approving and authorizing a promotion and raise for Trey Wilfon (ph).

COMMISSIONER WHITE: I'll move it.

COMMISSIONER SALLY: I'll second it.
CHAIRPERSON CHERELLO: Roll call.

(Roll call was taken with all voting in favor.)

CHAIRPERSON CHERELLO: Resolution 2015-30, a resolution approving and authorizing the appointment of Roy Rogers as its fund commissioner for New Jersey Public Housing Authority Joint Insurance Fund for fund year 2015.

COMMISSIONER SALLY: I'll move it.

COMMISSIONER WHITE: Second it.

CHAIRPERSON CHERELLO: Roll call.

(Roll call was taken with all voting in favor.)

CHAIRPERSON CHERELLO: We are now at new business. And we will take this time to address some of the concerns Mary has. And I know you keep getting told we're working on it, but having been involved somewhat, it's true, we are working on it. We met with the mayor. He fielded a bunch of complaints about the garbage. He's been fielding complaints about the parking. We're moving on both those subjects. And both those subjects really affect each other, because what we are having -- my understanding is we're
having cars park at night in front of the
dumpsters, and because the cars are there, the
garbage company comes in in the morning, turns
around and leaves. So everything is
interconnected. So we're going to have to move,
and we have lines painted, but that makes no
difference. We're going to have to make sure --
we're going to have to start towing people.
That will get people the message. Start towing
people away from the front of the garbage, then
the garbage company can come in. We're also
looking, we talked to the mayor about going in a
different direction with the garbage, having the
town garbage disposal company come, since
they're in town every day, which I'm trying to
work out the logistics of that, and whether or
not we can do that. So that's the situation
with the garbage.

COMMISSIONER WHITE: Can I say something
about that? Because I do understand that
sometimes the cars are blocking the garbage.
I've seen it done, and I've seen them come down
and could not move it. But it is not every
case. And the problem really, because I get so
many calls about the garbage, and I look at it,
it is a disgrace, it is a stinking disgrace. And what I'm concerned about is, okay, because if you got somebody who you hired who won't come back, I think you need to get rid of them. So I'm glad you're having that conversation. But until that happens, the maintenance need to get down there and clean that garbage up. There's no excuse. I mean, the residents need to take better consideration about where they're putting it, but since they haven't yet, it's no excuse for it to sit there all day every day without somebody coming down and cleaning it up and putting it in the proper containers. That's the big problem. When we go down there tonight you'll see it's all over the place. Nobody did anything today. I didn't go down there today. I'm looking at Sonny because I know -- I didn't go down there today, but whenever I go down, and I get called a lot on that garbage, it is horrible and disgusting, and nobody should have to live under those circumstances.

CHAIRPERSON CHERELLO: No. And believe me --

COMMISSIONER HOLMAN: And it creates rodents.
COMMISSIONER CRIPPEN: Is there a patrol or a tour of the outside grounds a regular activity, first thing a.m., last thing p.m. by staff?

COMMISSIONER WHITE: No. I mean, I don't want to say no.

MR. ROGERS: Let me say something. Probably in the last four weeks we've been on a daily basis, I got you got it today but maybe you didn't, but we do manually go down there and take the garbage out of the recyclable bins, put the garbage in the proper bins. We also, if the garbage truck couldn't get access to the garbage, we go down there and take the garbage out and put it in a large dumpster that we got at 39. We've done a lot of manual garbage pickup. In fact, a week ago this past Saturday we paid a guy, a maintenance man to come in, because on a Friday afternoon I rode through Manahan Village and discovered some of the garbage hadn't been picked up. So we had the maintenance man come in for two hours on Saturday and manually take it and put it up here in our 30 yard dumpster. We've also -- I assume the garbage people were there today to put the
casters on the -- we've got two cubic yard containers, and one half of them have the casters on them and one half doesn't. And we're getting casters put on all of them so we can in fact go down there and put them back in the proper place and rotate them. Because recyclables, the paper and cardboard gets picked up on Thursday, and the glass and plastic gets picked up on Wednesday, and then our garbage gets picked up every morning three days a week, Monday, Wednesday and Friday. And we're just trying to control it. Once we get hopefully the no parking signs and everything installed, hopefully that will alleviate the problem.

COMMISSIONER CRIPPEN: Do we have a timeline for the parking signs?

MR. ROGERS: Right now we're talking to the towing company. I would hope to have those installed in the next 30 to 60 days at most. They're big signs, 36 inch square, and got to be put in posts in the ground.

COMMISSIONER WHITE: That long, 30 to 60 days?

COMMISSIONER SALLY: That's a long time.

COMMISSIONER WHITE: That's all summer,
and you got the heat, it's a long time. I want to piggy back on the question she asked, Commissioner Crippen. Is somebody going in the morning and then going in the evening to check to make sure that it's neatly -- that's something that should be done.

COMMISSIONER CRIPPEN: At least while we're in this transition phase.

MR. POUNDER: Every day we go do the garbage. Every morning we offload them dumpsters. A lot of times we have problems with the cars that are parked there all night. The garbage trucks come and he get can't get to the garbage, he leaves. We've called -- since we had the enclosures put in the truck don't want to move the dumpster that's in front. So to get the garbage can, they're not -- the truck is not equipped, and he can't pull the other one out. So I called the company and I arranged for casters to be put on all the dumpsters so that we can pull them out and switch them every time they come in order to -- for the glass or cardboard. I send guys down there all day, I have Garvin and I have Glen Jefferson, I have Terry. They offload dumpsters, almost every day
offloading dumpsters. But because people are parking there, the tenants are parking in front of the garbage can, we can't get to them, that the garbage men leave the garbage and go where they have to go. After that happens we go down and offload the garbage. I call the garbage company on several occasions. That's why he came up with the thing about the casters, putting casters on them so we can move them in and out. Some cars are parking in the parking spaces, they parking too far back where the truck can't get his arms up in there and pick the dumpster up. And with the parking -- it's with the parking, you know, the signs not being there, not being able to tow the cars that violate -- I mean, it's like -- it's more than one element, it's more than one thing that prevents them from picking up the garbage. Maintenance is trying to maintain the garbage. Down there every day doing it. And I called Terry and Wilfon in on Saturdays to go down there and maintain, offload the full dumpsters. It's not like we are not trying to do it. When you go down there five o'clock in the morning you can't barely get a car up there let alone a
garbage truck.

COMMISSIONER WHITE: But the question is when you get off --

MR. MANFREDI: If I may commissioner, what's happening, the no parking effort has been approved by the town. It's part of a comprehensive effort to have signs in all locations. If I'm hearing this correctly, why don't we get a sign on an emergency basis right at the location where Mr. Rogers and Mr. Pounder just identified, and if I have an emergency procurement I can get that done. We signed the contract late last week with the towing company, they got us their insurance, they're ready to go. So that would work. Let's start towing immediately in that area if I can get the sign done. Does that work?

MR. ROGERS: But we have the area in front of the dumpster striped and no parking already.

COMMISSIONER CRIPPEN: You got to start pulling cars out of there.

COMMISSIONER SALLY: You need those signs up.

MR. MANFREDI: If we tow we're okay.
COMMISSIONER HOLMAN: We have a contract with the sanitation department, and they don't make an attempt, and won't come back, that's crazy. We're paying them to do a job. Blue Diamond picks up our garbage. And if by chance, like a holiday they come through, and they don't come that day, they come the following day, and it's not their scheduled day. We get it Tuesdays and Fridays. If that's a holiday like Monday, and it's an enormous amount of garbage, and they miss us on Tuesday, on Wednesday they're back.

MR. ROGERS: We have, I shouldn't say we have, we're working on a very old garbage disposal contract. I'm in the process of going out for bids if we don't go in with the town to get the contract. I'll have the proper language in there.

COMMISSIONER HOLMAN: Blue Diamond is the town.

CHAIRPERSON CHERELLO: That's what we're trying to -- we met with the mayor and the town attorney and the business administrator, and we're trying to work out the logistics of getting Blue Diamond to pick us up, and then we
will reimburse the town the way we -- so we're working on that. Again, we're working on it. It doesn't -- I think Blue Diamond is very good.
I think if we can get Blue Diamond, I think we will be in good shape. Part of the problem, and Mrs. Sally will tell you, when we've gone out for bids in the past for garbage, you got to go out a couple times, because nobody puts bids in. So this is another reason why we're trying to piggyback off the town to get Blue Diamond. So it's -- everything happens at the wrong time of the year. That's the way it goes. Let's get the signs up for the towing, let's see if that alleviates, helps alleviate the problem right away. In the meantime, Sonny, you keep the guys -- just stay on top of that.

COMMISSIONER WHITE: So we shouldn't see nothing down there tonight then?

CHAIRPERSON CHERELLO: You'll see garbage tonight.

MR. POUNDER: It's not like they're not addressing it.

COMMISSIONER WHITE: What she asked is do you go down and monitor -- maybe you need those guys to pick up before you leave. When
you come down Flagler tonight I'm going to see
that one on the right-hand side flowing -- the
left-hand side, flowing over with garbage. I'm
going to go back by Janice's, she's got it all
by her windows, and then it's all on the street
on Clyde Potts Drive. I'm not saying it's
tonight, but every other night.

MR. POUNDER: There's a chance you could
see it. But you have to remember, we have
people dumping on us. This is where all the
contractors come to dump their garbage at
Manahan Village, all the contractors come.

COMMISSIONER WHITE: I'm not talking
about -- it's the residents' garbage I'm talking
about.

MR. POUNDER: In the morning time when
I get out, when we first get here we make an
run, we get the furniture, whatever they dump
during the night, and bring it up to the 40
yard. After they go back down and offload the
dumpsters if the garbage truck didn't come. At
that time I call the garbage truck or call the
garbage company and speak to the dispatcher
Bill. He'll tell me, oh, we was there. The
cars was blocking it off.
COMMISSIONER SALLY: Can I make a comment? I hear what you're saying, Mr. Pounder. But my concern right now really and truly is for residents. It's hot. I would not want that garbage sitting out in front of my house on the street. I'd be on the phone so fast. Somebody have to do something. So I just heard Mr. Manfredi come up with what I thought was an excellent idea, and that is to put those signs up right there by all the dumpsters. I don't think you can do it in one or two, I think they need to go up all over Manahan Village by the dumpsters right away. Because once you do that and somebody's car -- it's only going to take one time. Once they come out in the morning and that car is not there, there's going to be nobody parking by the dumpsters, guaranteed. Especially once they have to go and pay for it. I'm serious. So if we can't get all of those signs up immediately, I think they need to go up immediately right there so they don't block that garbage from being picked up. Because that right there, and it's hot right now. It's horrible.

COMMISSIONER CRIPPEN: I think by the
same token as Mr. Pounder is explaining, other people dumping stuff in our bins, there's signs that should go up for that too. And that's -- I'm sure that's a prosecutable if you can catch them.

MR. MANFREDI: You need a picture of them.

COMMISSIONER CRIPPEN: We need to have security cameras.

CHAIRPERSON CHERELLO: We had security cameras. As we all know we received a $250,000 grant for security cameras just for Manahan Village, so they'll be going up. And it's for not just for security, for unlawful actions, but also we can zero in on the dumpsters. We can see what's going on, and that's in the works. So we're working on it. But we're actually working on it. We're just not saying it, we're working on it. But we will take these immediate steps. We will do this first thing tomorrow morning, Mr. Rogers?

MR. ROGERS: I have to ask Mr. Manfredi, are you saying just to put them on the enclosures, because we don't have --

MR. MANFREDI: Yes, I think to break
this in two, so we're were not slowed down with
the overall progress, is to get these just where
they're blocking our contractor from dumping
them.

MR. ROGERS: We can't put them in the
ground, right?

MR. MANFREDI: I need permission from
the town to put them up.

COMMISSIONER WHITE: You can put those
up --

MR. MANFREDI: They're big large signs,
three feet by two feet mandated by law. I need
to put them in the ground somehow. I need them
visible so if somebody comes and challenges us,
I can say look, it's right there.

CHAIRPERSON CHERELLO: Let's put them
in, and if the town says something to us --

COMMISSIONER WHITE: We will deal with
it.

CHAIRPERSON CHERELLO: We already had a
corversation with the mayor about the garbage.
I don't think he's going to get on us too much
about us taking steps --

COMMISSIONER WHITE: Just tell him it's
an emergency, and go to work, go up and ask what
permits are required, throw it up there and go
to work. It's an emergency. We can work before
they plan to review it.

COMMISSIONER SALLY: Especially by the
dumpsters.

CHAIRPERSON CHERELLO: And I don't think
the town, because he said he's received numerous
phone calls, so has the administrator, I don't
think they're going to get on us about us taking
steps, and if they do then we will deal with it.

As far as the geese, we do have that
man and his dog there on a regular basis, I see
his bill almost every month. It's $800 we pay
that man. I'd like to do a more permanent thing
with the geese, but we can't do that.

COMMISSIONER HOLMAN: Are you saying,
Mary, that we're paying and they're not showing
up?

MARY BOOZE: What I'm saying is I'm up
by five o'clock, I called Cynthia because I was
concerned to see about what going on about the
dog running the geese. She said they come, they
come early. I'm up by five and I don't see it.
And today I saw about 20, 25 of them walking
around on the property dropping the rocks.
CHAIRPERSON CHERELLO: Let's move right into the second, so we're now opening up the second public comment.

COMMISSIONER WHITE: We didn't talk about the air conditioner in the resident center. That is too long for me. It's been over a year. They've been ordering the part. They say the part was coming, and part been coming for months, and it hasn't come yet. What part are we waiting for?

MR. ROGERS: We're not waiting for a part.

COMMISSIONER WHITE: Sonny said it was a part.

MR. ROGERS: It was at one time. But right now we're under contract with the A&E, architect and engineer, to replace the air conditioner at Manahan Village. That's presently being engineered. As soon as that gets engineered it's going out for bid.

COMMISSIONER WHITE: That building is hot, people are trying to rent it, and go in it. Can't go in there without air.

MR. ROGERS: We're very close to going out for bids.
COMMISSIONER CRIPPEN: It's a custom engineer system.

COMMISSIONER WHITE: When you promise people last year that a part was coming and it was being shipped, and never get shipped, and find out there's another procedure going on, that's why people are annoyed.

COMMISSIONER CRIPPEN: Sure.

CHAIRPERSON CHERELLO: I think what we found out is the whole air conditioner is shot.

MR. ROGERS: At one time we thought it was a part. As I understand it, the part would take care of it. We have to replace the whole thing.

CHAIRPERSON CHERELLO: But that is --

COMMISSIONER WHITE: What's going on with the kitchen floor? We can get Mr. Pounder to answer that, or do we know?

MR. POUNDER: Over the winter they had some pipes that froze, froze under the entire kitchen floor. We had to go underneath the building. We had to tear down some of the underlayment and rip out the pipes and replace them, put them back. So that's what happened.

COMMISSIONER WHITE: Did we put them
back now? Because the floor is not back.

MR. POUNDER: The floor is going to be put back. It was an emergency. We had the floor -- water was leaking from underneath the building, and it was tearing up everything underneath the building. What we did is went up underneath the building and replaced all the pipe underneath the building that busted over the winter.

COMMISSIONER WHITE: I'm concerned with a lawsuit over that floor. We need a floor in there. It's not -- it's very unsafe.

COMMISSIONER CRIPPEN: Were those pipes under a slab?

MR. POUNDER: No.

COMMISSIONER CRIPPEN: There's a basement under there?

MR. POUNDER: The building sits on stilts when you go to the far end where the kitchen is, and it has an opening underneath it, and the pipes froze and bust. And during the wintertime we didn't even know that --

COMMISSIONER SALLY: They weren't covered?

MR. POUNDER: They were covered. They
still bust because I guess because of how cold it was. They still bust. We didn't even know they were busted. We didn't know they were busted until the tenant called us and told us there's water leaking from underneath the building. And that's when we went down.

COMMISSIONER CRIPPEN: Is that crawl space insulated?

MR. POUNDER: No. They had insulation and had the pipes insulated too, and still busted.

COMMISSIONER WHITE: The floor is going to be fixed when, do you know?

COMMISSIONER HOLMAN: We had a meeting down there in May, and it was like that. It's still like that? We had our special meeting there on May 11, and that kitchen was in that condition under the sink, and from the sink the floor is all torn up because it had cardboard boxes laying across it, and it's still like that today?

COMMISSIONER CRIPPEN: Is there a timeline for that to be completed?

MR. POUNDER: It will be taken care of.

COMMISSIONER WHITE: When?
MR. POUNDER: As soon as it's taken care of, before next week.

COMMISSIONER WHITE: Before next week?

MR. POUNDER: Yes.

COMMISSIONER CRIPPEN: Can I do more on the same subject?

CHAIRPERSON CHERELLO: Sure.

COMMISSIONER CRIPPEN: On the resident center, I just wanted to acknowledge Commissioner Sally's excellent write-up on the history of the resident center. And again, for a newbie like me it was very helpful and I understand how it came to be, and what the original purpose is, and designs were for. And they -- and retrospectively, great idea, great programs. I very much understand obviously, it's for the use of the residents at Manahan Village, and maybe the programs and targets were appropriate at the time. But I have to say from my perspective, it's painful to see such a great facility being so terribly under-utilized. And we saw how the last meeting went. And I think a repeat of that would be a sin. So what we can do proactively to better define purpose and use for that building. And I'm not sure how to
do that. Did we do another survey of the
residents?

COMMISSIONER WHITE: Let me say they are
working on the resident council. And that's
who -- because I was a part of that building, I
was there, I was a part of the resident council
when it first started. We were the ones that
fought to have the building built. The resident
council really gets to make the decisions. Once
they are established they are recognized by HUD.
I think we need to give them a little more time
so they can tell us what they want as opposed to
us telling them what we want. You're right, it
is very under-used, under-utilized, and it's
painful. But we are taking -- we have a little
program going on there now, we ran it by our
director, it's ran by the county, a program from
Morris County, and it's, what is it, a six week
program, very small program, but it's an
educational program for families and children.
I would like to see the resident council get
established. And they are meeting, they're
doing the things they need to do, taking the
steps. Because once they do that I think we
will see a lot more going on in that building.
It takes money of course to run it.

COMMISSIONER CRIPPEN: I concur the resident council is essential to helping direct that program. But again, this council is the one that approves the funding, and we are the one -- everyone has got to work together on it. If there's any way we can support each other --

COMMISSIONER WHITE: When they come up with ideas I'm sure they'll bring it up and sit down and discuss them. They do have some great ideas. Funding is always a problem. We will see what --

COMMISSIONER CRIPPEN: I wanted to thank you again for your write-up.

COMMISSIONER SALLY: Thank you.

CHAIRPERSON CHERELLO: Okay. Mary, you're up.

MARY BOOZE: The parking and the building. First of all I'm glad you know the building belong to the residents of Manahan Village. Like Ms. White said, we fought to get the building down there. The federal government didn't pay that kind of money to have the building sit there empty. I called HUD from Newark to find out how to get the paperwork, the
guidelines, so we can get the resident council working so we wouldn't have no problem with saying, oh, it wasn't done right. So it will be done right. We will have a resident council. And it is our building. And I just don't understand the building -- I can recall six or seven months ago we was making plans to put the parking signs up for no parking, for residents only. I seen a cab driver came down the other day, dropped about three or four people out of the cab, they got out of the cab, they got in the parking lot and got their car and went on about their business. But we still working on it. So when I come to go to church on Friday night and come home, I have nowhere to park. But on Saturday you can see people from out of town, New York license plates, they get in their car, going about their business. But we be working on these signs saying no parking, residents only, cars will be towed at owner's expense. That never happened. Every time I ask somebody about it, we working on it. The planning board got to make the decision. Whoever need to make a decision needs to go ahead and make it. Because I don't want to say
we're going down, I want us to come up. I just
cannot stand when I say I got mice, two or three
running around my house, when I call the
executive director to come down and look at the
garbage, he send them down there and push the
garbage bins away. And I said to Mike, who's
the exterminator, I guarantee one of those so
and so's is going to come in my house. Sure
enough, I had to call for special treatment, and
they came and put the trap down and caught two
of them. They don't come in twos, they come in
droves. I don't like to lose my thought. I
just can't continue to get, we working on it.
The air conditioner over for over a year, we
working on it. The kitchen, I talked to Roy
about that on Friday, we working on it. I send
my son down there to look and see what's going
on there. When I walk in that building and see
it looking like that, and like Ms. White said,
we fought to get that building. We just going
to let it sit there with nothing going on there?
I go every Monday and Wednesday and let those
people in. I feel bad because by the time I get
there, it's so hot in there. They brought five
fans in there blowing out hot air. We bought
air conditioners to put in the building. I
don't know why you didn't bring them and put
them in the ceiling. We got five or six, six
air conditioners, got something with a pipe
going up in the ceiling, we got air conditioners
over there. I feel sorry to sit over there. We
got two parties going on. I'm saying to the
people that are renting the building, okay, I'm
telling you right now it's hot in there. Said
to him, well, you know, it's hot, so you want to
have your birthday party, graduation party, so
it be. We can't continue to sit here and not
have some kind of voice in what's happening in
Manahan Village. I have been here many years,
and many, many years, and I never had -- every
time I called up it's the same words, we working
on it. And I feel like I just make a record of,
we working on it. So I'm going to put that on
Facebook or something and save money, we working
on it. So thank you. And I wouldn't have been
here, but I was invited.

CHAIRPERSON CHERELLO: You're always
invited.

MARY BOOZE: You know me for years, I'm
a fighter for what I believe, and if I don't
believe, I'm going to still fight. Thank you all. I'm leaving. I'm going to that hot building.

COMMISSIONER CRIPPEN: I have a question. For how long have you had a mouse problem specifically in your apartment?

MARY BOOZE: I haven't had any until we couldn't find out what to do with the garbage.

COMMISSIONER CRIPPEN: How long ago is that?

MARY BOOZE: Maybe three weeks ago, a month ago. How long ago was it when you came down and pushed the dumpster from one spot to the next one. Brought the whole staff down and moved the garbage. And they was just pushing and pushing, and finally get them pushed back. And then I said to Mike, I guarantee they coming to come in my house. Sure enough I got one. And the men was down today with the wheels on the garbage dumpsters, and I said I need to go out and talk to this man because this is where I live at. And I said, what are you doing, he said I'm trying to put wheels on so they can move them, one says recycling for paper and cardboard. Most of them can't put the wheels
on, I don't know why, can't get to them or whatever. I walk right behind because I said to one of the maintenance men, where is our maintenance supervisor, that he's not down here with this man putting these wheels on these garbage bins. This is what is happening with the landscapers and garbage, send the people down there every week. If I can cut grass and do nothing and get a paycheck, I'm going to do the same thing, nothing. The garbage and the landscaping is out of control. And I said to Roy Friday, next week, I'm going to have trees in my living room. While I sit on the sofa they're going to sit on the chair, because that's how tall the trees is. When he told me they don't cut them until September, I was lost. September, I got to look at these trees. I'm scared to go in the house because they're that tall.

MR. ROGERS: Normally trees are pruned in the spring and fall.

COMMISSIONER SALLY: Those aren't trees, they're bushes. They need to be cut.

MR. ROGERS: If you called me Friday I told Mr. Pounder and he contacted the
landscaper. When is it going to be done?

    MR. POUNDER: We have a cutting of
bushes twice a year.

    MARY BOOZE: I don't want them to cut
the trees down, I want them to cut the bushes
down.

    CHAIRPERSON CHERELLO: Did they already
do the spring cut?

    MARY BOOZE: No, nobody cut them.

    MR. POUNDER: I called them.

    CHAIRPERSON CHERELLO: It's a little
late. Actually we're probably right in that
window for the spring.

    MARY BOOZE: It's like we're not really
there. When somebody do something you should at
least check behind them sometimes. I never saw
the landscapers do such a lousy job.

    CHAIRPERSON CHERELLO: Mr. Pounder, when
you find out when he comes, could you please
make sure you're down there?

    MR. POUNDER: Yes.

    CHAIRPERSON CHERELLO: And don't have
them go crazy, make sure he cuts them back.

    COMMISSIONER SALLY: I'd like to say
something if I could. I go down periodically
and look around. And I know what they're saying about the garbage is true, but you know what really shocked me, last week or a week before last right after the landscapers left, they did a horrible, horrible job of cutting that grass.

MR. ROGERS: I agree.

COMMISSIONER SALLY: So you've seen it. I've never seen anything like it. Absolutely disgusting. Our grass, and I say this because I was very, very proud of that, looked like a green carpet, beautiful. Only let them -- I don't let them cut it really low, because it used to get burnt and dirt, but it was beautiful. Absolutely beautiful. The complex across the street looked like who did it. I came down that hill the other day and I was like, oh, my Lord, complex across the street, beautiful. Manahan Village, looked like who did it. And that really hurt me. Because I know what our residents have become accustomed to by landscaping. And the bushes Ms. Booze is talking about is right up against her living room area, and they should have been pruned down right at the beginning. They should not be up that high. We have seniors living there.
MR. ROGERS: Actually I wasn't involved in this contract, but my plans are to go out for bids for next year, and all that is going to be included in the contract. Right now I don't have leverage.

COMMISSIONER CRIPPEN: Can you tell me who's the current vendor?

MS. GROSS: What's the name of that contractor? I forget his name.

MR. POUNDER: Donofrio & Son.

MARY BOOZE: They don't pick up nothing.

COMMISSIONER SALLY: I'd like to say one other thing, if I may. Mr. Rogers, usually in September I would always get the trees trimmed and done, because there was a point in time when the trees were so low people could hide behind them, do all kinds of illegal stuff. About seven years ago I had them cut all the trees, and they were all beautiful, and you could stand down by the playground and see all of Manahan Village. You could see the lake, everything, because we had all those trees trimmed. Especially behind the building up by building eight, and in the back, because otherwise you're going to get hit with REAC. Those trees lean
over on the roof and causes some serious problems. You might want to take a look at that when you're talking about trimming trees, especially in the fall.

COMMISSIONER CRIPPEN: Trees, bushes, weeds, all of them.

COMMISSIONER WHITE: One thing I have to say, Commissioner Crippen was talking about us being the ones that make the ultimate decisions, and in a sense we are, but when it comes to them forming a resident council, their voices is just as loud or louder to HUD than us. They can overturn our decisions. We're not here just to tell them what they're going to do, we're here to make good decisions. I just want you to know that's the way it works. Once they become a resident council they do get to make decisions.

COMMISSIONER CRIPPEN: All the buildings that I worked on were all Section Eight, with resident councils. I'm familiar with the process. If you work together collectively and see what we can do on our end to help support, help them get better ideas. It's obvious with the last proposal that came up was a very last minute thing, and I understand that, but if some
legwork had been done ahead of time where there was some understanding on everybody's part, even the board or the housing authority wants to do independently a survey, but going forward maybe avoid that kind of situation where everyone is on the same page ahead of time.

COMMISSIONER WHITE: First of all we have to investigate what wants to come in. If they weren't successful somewhere else they're not going to be successful at the resident center.

CHAIRPERSON CHERELLO: And I think, and this is all working together, when the residents come with a proposal, that same process has to be followed.

COMMISSIONER WHITE: Absolutely right.

CHAIRPERSON CHERELLO: We all have to be in agreement. We all have to go through the process, and everybody has to be vetted, so we have to work together on it.

COMMISSIONER WHITE: I don't want to ever feel I'm over the residents. I feel like we're here because of them, and that we are here to serve them, not to rule them.

COMMISSIONER CRIPPEN: If we're doing
our thing and they're doing their thing, nothing
is going to happen. And reading through
Commissioner Sally's notes it seems there was
a --

COMMISSIONER WHITE: I remember the
housing authority tried to move into that
resident center. Actually they moved their
offices. We threw them out of there. Because
it wasn't made for them, it was built for the
residents. And HUD was in agreement. Like you
said, we did a lot of things collectively though
with the commissioners, a lot of beautiful
programs went on in their building because we
were able to work together.

MARY BOOZE: That's what it's all about,
working together. And not we working on it,
whatever.

CHAIRPERSON CHERELLO: We're working
together but we're working on it. It's a work
in progress. We will get it. And Mary, nothing
is going in there unless you give me the okay.

MARY BOOZE: No problem. Then I'm
leaving, because I should have left already.
The outside of the building really needs some
attention too, because I looked at it Thursday
or Friday, and there's mold, mildew. Everything is falling apart. So we can't just say, okay, we got a job, we working on it.

COMMISSIONER WHITE: We're going to get you a t-shirt says, we working on it.

MARY BOOZE: The building, beautiful name on the front of it, Marion Sally, resident, and Manahan Village, we not going to let the building fall down. Just got to be more concern. Nobody exterminating the building. I said to them whatever that's eating up the wood in the building, and --

COMMISSIONER WHITE: Termites in there?

MARY BOOZE: Yes. And it like, oh, that's because of rain. I don't care what it's doing, it's eating up the wood. So the building is just deteriorating. And you're telling us, oh, you can have a party there, you can have a dance there, but that's it. We need more things than that. We just trying to get the resident council. I think we can move while working on the resident council. I think we can utilize the building a little bit better. Thank you.

MR. ROGERS: I still have some new business. Sorry. With the personnel
committee's permission, we are reorganizing maintenance, we're going to have a group of maintenance people assigned to Manahan Village, and that's where they're going to stay all the time. And it's going to -- what we are going to do is make them responsibility centers.

COMMISSIONER WHITE: Did we identify any of those places yet, where they going to be?

MR. ROGERS: Yes.

COMMISSIONER WHITE: Where they going to be?

MR. ROGERS: We're going to put the maintenance in the resident center -- no.

MR. MANFREDI: Strike that.

COMMISSIONER HOLMAN: That was a joke.

MR. ROGERS: There's a very big basement under that, and I go down there and check it out, and we're going to put maintenance there. They're not going to come up here, they're going to stay there. So on the maintenance organization, we're working on it. And one of the reasons why we're doing that is because we have a whole bunch of special projects, and I guess I got a couple more tonight, but we are in the process of obtaining the no parking signs.
I'll speed that up. Was we got the engineering out for repaving the parking lots. And I need a motion or something from the board tonight, we're going to replace the air conditioning at 29 Ann Street. And the engineering for that is approximately $6200. And I'd like to have permission to continue to do that.

CHAIRPERSON CHERELLO: For the engineering survey?

MR. ROGERS: Yes.

COMMISSIONER CRIPPEN: Talking about common area air conditioning, hallways, lobby?

COMMISSIONER WHITE: Does he need a vote for that?

COMMISSIONER SALLY: Can I ask a question? We have AC in all community rooms at the senior buildings. This building, and building 39, does not have AC in the halls. Also building 39, because those fire doors are there, those doors have to be closed all the time. Those hallways are like saunas in the summertime. And you're going to put -- you're going to spend the money to fix the AC at 29 Ann Street when they have AC in their apartments?

CHAIRPERSON CHERELLO: Can I just, when
we met with the mayor, that was a big concern of his. He's fielding a lot of complaints about the air conditioning.

   COMMISSIONER SALLY: Because you know what they do, you know what the seniors do on Ann Street --

   CHAIRPERSON CHERELLO: They block the doors open and use it. We had a lengthy conversation, when you fixing the air at Ann Street. We said we're in the process of looking at --

   COMMISSIONER SALLY: We're working on it.

   CHAIRPERSON CHERELLO: Working on it. I understand what you're saying, but you got people complaining on this end, why aren't you getting it done, then saying, well, they're -- so people pulling you nine directions here. I agree with you. Why should they have it if they don't have it. But, you know --

   COMMISSIONER WHITE: He's the mayor of the whole town. He's got to put --

   CHAIRPERSON CHERELLO: Let's just --

   COMMISSIONER HOLMAN: Go in there on the double side, when you open the door, oh, my God.
That's not fair.

COMMISSIONER CRIPPEN: There's a design for air conditioning in those common spaces. It was designed originally into the system.

CHAIRPERSON CHERELLO: At 29 Ann it was. The other ones it wasn't.

COMMISSIONER WHITE: Can there still be a design that can go in, even though there wasn't one before?

MR. MANFREDI: That's why the A&E suggested it, the feasibility of it.

COMMISSIONER SALLY: He's talking about the feasibility at Ann Street? There's already one there.

MR. MANFREDI: That system is done for.

COMMISSIONER SALLY: That system is done for. That means you're going to have to replace or come up with a whole new system?

CHAIRPERSON CHERELLO: That's why we're asking the money so we find out what we have to do. This is just authorizing to investigate what needs to be done. Correct?

MR. ROGERS: Correct.

COMMISSIONER WHITE: Can I ask one more question. It's a personnel question. I know I
can't go too far with it. But Mr. Priester, he
is now over all three of the housing -- he's
over the seniors and he's over the family as
well.

MR. ROGERS: Manahan Village and Section
Eight.

COMMISSIONER WHITE: I didn't see any --
I was looking real good, and I know I voted on
four things here, but I didn't see any raise or
promotion for Mr. Priester.

MR. ROGERS: That happened a couple
months ago.

COMMISSIONER WHITE: It did? For all
three? I wasn't here. That's what happens when
you miss a meeting. So he did get compensated
for all three of those positions?

COMMISSIONER HOLMAN: He got $10,000 for
three.

COMMISSIONER WHITE: For three?

UNIDENTIFIED SPEAKER: Can I ask a
question? What are you doing for 31 Early
Street? We have a lot -- this is the oldest
building. We don't have like the other ones do.
We just have that sitting area. And the way you
got them seats, it's too close to the TV. We
not supposed to sit that close to the TV to look
at the TV.

CHAIRPERSON CHERELLO: We will --

MS. HAWKINS: We need more room.

CHAIRPERSON CHERELLO: We can move them
back.

UNIDENTIFIED SPEAKER: What you going to
do for the dining area?

MR. ROGERS: We will take care of that.

UNIDENTIFIED SPEAKER: You're talking
about the hallways over at 39, you come out our
building and up on the fifth floor and fourth,
we almost falling out because it's so hot, it's
so warm. We can't sit out there. We can't sit
out there and like look out the windows
sometimes, because it's too warm. Everybody
here don't have air conditioning.

CHAIRPERSON CHERELLO: Mr. Rogers, with
the approval of the board, let's move ahead with
the investigation into 29, and at the same time
can we look at some sort of temporary way to
move the air in the hallways in both these
buildings?

MR. ROGERS: I'll ask you now, I was
going to ask you later, on fire doors, isn't
there a way that the doors can be opened?

CHAIRPERSON CHERELLO: They're magnetic.

When the alarm goes off the doors close.

MR. ROGERS: So we can do that to those doors.

COMMISSIONER HOLMAN: No, according to the fire marshals that can't be done. I used to live in the building. And at the time I was on oxygen and I rode on a scooter. And when I opened that door even on oxygen, I'd have to sit there to catch my breath. And I complained, and I complained, and I got the same answer all the time, those doors had to remain closed.

MR. ROGERS: These doors do, but if you put the contraption on them, you retrofit them.

COMMISSIONER CRIPPEN: It demagnetizes. It's doable. It's an expense, installing the magnets and interlocking it with your fire alarm system but it's something that can be examined.

CHAIRPERSON CHERELLO: Real quickly, I was talking to the fire chief today, he was here for a call last week, and he just wanted to mention the lighting in the hallways he felt that, he had to take the stairways up, he thought they were kind of dark. So if we can
look at a brighter bulb. I think it was 39.

MR. ROGERS: In the stairwells?

CHAIRPERSON CHERELLO: Stairwells. He said he had a hard time seeing. So if we can, I just told him I'd mention it, so if you want to take a look, get a bright bulb in there.

COMMISSIONER CRIPPEN: Are they florescent?

CHAIRPERSON CHERELLO: Maybe we can go with the new LED.

MR. ROGERS: I've applied for LED lighting for all the buildings.

CHAIRPERSON CHERELLO: Home Depot sells them and they go right in. They're LEDs, so --

COMMISSIONER WHITE: I'd like to go into closed session to ask about the personnel matter just for one minute. I was a little confused about -- since I can't discuss it openly. I was a little confused about it.

CHAIRPERSON CHERELLO: Let's make a motion to go in closed session.

COMMISSIONER WHITE: Real quick. I make a motion to go into closed session.

CHAIRPERSON CHERELLO: Second?

COMMISSIONER HOLMAN: Second.
CHAIRPERSON CHERELLO: And after closed, we're going to go to adjournment. Thank you everyone for coming. We will look into moving the air in the hallways.

MARY BOOZE: I'd like to know when they going to start repairing the apartments. I have a letter from 2014 with a list of things need to be done in my apartment, and they haven't been addressed. There was a substantial raise for my rent.

CHAIRPERSON CHERELLO: Do you have a copy of that?

MARY BOOZE: Yes, I do.

CHAIRPERSON CHERELLO: Hand that to Mr. Rogers. We are going to go into closed session. We will have a copy of that. Sonny is going to give it to Mr. Rogers. If you follow up with Mr. Rogers, within the next couple of days he'll have an answer for you on that.

MARY BOOZE: Thank you.

COMMISSIONER CRIPPEN: Can I ask a brief question regarding that? If she has a letter I assume at some point work orders were made. Is a work order completion tracked?

MR. ROGERS: I just found out about this
last week. When we perform annual inspections, this is going on for years, we would write up all the maintenance problems that we found. We would send a letter to the tenant telling them that these items would be fixed. But then there was no follow-up. And they never did -- and that was just a form letter, and routine. Effective last week we changed that. So she said that letter was 2014.

COMMISSIONER CRIFFEN: What is the new process now?

MR. ROGERS: The process now, if we do an inspection and we find things wrong, we fix them.

COMMISSIONER CRIFFEN: Are they trackable work orders?

MR. ROGERS: Yes.

(Closed Session commences.)

(Open Session recommences.)

CHAIRPERSON CHERELLO: Before we adjourn, I want to --

MR. ROGERS: Do we have to do any action on the air conditioning at Ann Street, the $6200, do we have to have a motion on that?

MR. MANFREDI: Is that a new contract?
MR. ROGERS: It's a change order to the existing contract.

COMMISSIONER SALLY: We would have to do that in open session. We're back in open session?

MS. GROSS: We're back in open session.

COMMISSIONER SALLY: Are we going to vote?

CHAIRPERSON CHERELLO: We'd like to propose a resolution to investigate, have the architect investigate, look into the air conditioning system at 29 Ann Street, and it's approximately $6,200. Do I have a second on that motion?

COMMISSIONER CRIPPEN: Second.

CHAIRPERSON CHERELLO: Roll call, please.

(Roll call was taken with all voting in favor.)

CHAIRPERSON CHERELLO: Before we all leave, this is Lee's last meeting. And the board, the administration and board has seen fit to provide her with a nice plaque that she can hang in the bathroom and look at. And it reads, "Presented to Leanora Gross in appreciation for
28 years of outstanding service to the public housing. Best wishes on your retirement, June 22, 2015, Housing Authority, Town of Morristown."

(Applause.)

MS. GROSS: Thank you.

CHAIRPERSON CHERELLO: Congratulations.

COMMISSIONER WHITE: I do want to say thank you so much, because I know it was very difficult for you to take on that position, and you did a good job. And like I said, you left us in good standing.

MS. GROSS: Thank you.

MR. ROGERS: Mr. Chairman, we just have to talk or discuss the fact we're not going to have a July and August meeting. Right?

CHAIRPERSON CHERELLO: I think we need a resolution on that, or not?

MR. ROGERS: We don't have anything --

MR. MANFREDI: If we don't have anything scheduled we don't need a resolution.

CHAIRPERSON CHERELLO: The only thing we may have to do is a special meeting for approval of budget. And what we will do is when Mr. Rogers has it ready we will take a phone poll
for Wednesday at ten in the morning, and if we can have more commissioners there then we will have that meeting or whatever day that four commissioners can make it or everyone to approve the budget. All right?

COMMISSIONER WHITE: Did we make a motion to adjourn?

MR. MANFREDI: Motion to adjourn.

COMMISSIONER SALLY: Motion to adjourn.

(All in favor.)

(Meeting was adjourned.)