

MORRISTOWN HOUSING AUTHORITY
BOARD OF COMMISSIONERS
31 Early Street
Morristown, NJ 07960
Monday, June 22, 2014
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:

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

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

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

REPORTED BY:

BETH A. BENSON,
Certified Court Reporter
TAYLOR & FRIEDBERG, LLC
Certified Court Reporters
60 Washington Street
Morristown, NJ 07960
(973)285-0411

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 officer at this
5 meeting do hereby state it is now six o'clock in
6 the evening on June 22, 2015, and we are
7 convening at 31 Early street, Morristown, New
8 Jersey, and hereby announce publicly that proper
9 notice of this regular meeting has been provided
10 in accordance with the New Jersey Open Public
11 Meetings Act.

12 Roll call.

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

15 CHAIRPERSON CHERELLO: We will have a
16 pledge of allegiance.

17 (Flag was saluted.)

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

22 (A moment of silence was observed.)

23 CHAIRPERSON CHERELLO: First public
24 comment.

25 MARY BOOZE: Mary Booze, 3209 Flagler

1 Street, Morristown, New Jersey. I'm here with a
2 lot of complaints tonight. I'm not trying to
3 beat around the bush. I'm here for a lot of
4 reasons. I spoke to our executive director last
5 week in reference to a lot of things that I had,
6 some of my concerns. It's the landscaping, it's
7 the garbage, it's the air conditioners, it's so
8 many things that is really going unattended to.
9 And right now that makes we feel we're not
10 really I guess tenants down there in Manahan
11 Village, because every time I call it's we
12 working on it. So he invited me to the meeting
13 tonight. He said we have the commissioners
14 meetings Mondays, so why don't you come. I
15 said, guess who's coming to dinner, Mary Booze.
16 So here I am. So I'd like to know what can we
17 do. Resident center, it's burning up. We
18 haven't had air conditioning in there in over a
19 year. And we still working on it. Got to be a
20 reason. The federal government didn't pay 1.2
21 million dollars for a building you can't enjoy
22 sitting in. Brought five fans over there that
23 must be blowing out hot air. It's ridiculous.

24 I saw the garbage man down there today,
25 matter of fact, I got mice in my house. Because

1 when I inquired about the garbage, I was told
2 that we working on it. So I want us to stop
3 working on everything and do something. Because
4 we still working on the air conditioners for
5 over a year, we working on the garbage bins that
6 we enclosed in that every dumpster is sitting on
7 the outside of the garbage can. As they say
8 enclosure, I call it a fence, they told me it
9 was an enclosure. There's nothing closed in
10 there. The garbage man was down today putting
11 wheels on the garbage bins. Why, I don't know,
12 because when I went on Flagler Street the
13 garbage was stinking so bad it was unreal. They
14 take it from one dumpster and fill the next one
15 up. And I would like to see somebody in Manahan
16 Village today just to see the condition that is
17 down there. I mean, this shouldn't be. We got
18 seven people, five or six people sitting here on
19 the board, and we got a director there, and
20 every time I call it's, we working on it. So
21 when I call about the garbage, we working on it.
22 I call about the landscaping, we working on it.
23 So I figure by next week I should be able to
24 have the trees from the landscape sitting in my
25 living room on my sofa, that's how tall the

1 trees is. I said, when we going to trim the
2 trees, he said in the fall. When is the fall,
3 in September. Nobody trim the tree all year
4 since it got hot. It rains every other day, so
5 they getting taller and taller. The bushes are
6 outrageous down there. So I don't know who can
7 look into this, but it really, really needs to
8 be looked into.

9 The resident center, they did come over
10 there, and I guess something was backing up over
11 the resident center, they came over, and I
12 expressed to Mr. Rogers Friday what was
13 happening in the kitchen at the resident center.
14 The hole under the sink is ripped out. It's a
15 complete mess over there at the resident center.
16 We got bugs, we got everything over there. And
17 that's too much money just to sit there and do
18 nothing. We still working on a resident
19 council, but it don't happen overnight. So
20 they're sending me a whole package so we can
21 really get up and get the resident council
22 rolling. But I just wish somebody would take
23 just 20 minutes, ten minutes, to ride down
24 Flagler Street, ride down Clyde Potts Drive and
25 look at the condition of the garbage, the

1 bushes, the trees.

2 This morning I spoke to Cynthia in
3 reference to the dogs that come down there and
4 run the whatever, the ducks away, she said, oh
5 they still come. This morning we had about 25
6 of them on the property, duck, duck, duck, duck,
7 all over the place. So we need to start working
8 on something and do something.

9 Thank you very much.

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

14 COMMISSIONER HOLMAN: Can they get some
15 answers?

16 MARY BOOZE: I need some answers.

17 CHAIRPERSON CHERELLO: Do it in new
18 business.

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

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

25 COMMISSIONER CRIPPEN: Mary, I would

1 love to come down tomorrow, and I don't know if
2 that's appropriate, but if anyone else from the
3 housing authority could meet --

4 MARY BOOZE: Tonight, you could come
5 down tonight.

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

8 COMMISSIONER WHITE: I can show you.

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

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

14 COMMISSIONER HOLMAN: Mary is on
15 buildings and grounds.

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

19 MARY BOOZE: Tonight?

20 COMMISSIONER CRIPPEN: Is that
21 convenient?

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

24 COMMISSIONER CRIPPEN: I'll meet you
25 after this meeting.

1 MARY BOOZE: I don't want to stand there
2 all night, so give my phone number.

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

6 CHAIRPERSON CHERELLO: Yes, under new
7 business.

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

11 CHAIRPERSON CHERELLO: Approval of
12 minutes.

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

16 CHAIRPERSON CHERELLO: Sure.

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

24 CHAIRPERSON CHERELLO: Any other
25 comments on the minutes? Then if we can have a

1 motion.

2 COMMISSIONER SALLY: I'll make a motion.

3 COMMISSIONER CRIPPEN: I'll second it.

4 CHAIRPERSON CHERELLO: Motion and second
5 to approve the minutes.

6 Roll call, please.

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

9 CHAIRPERSON CHERELLO: Executive report?

10 MR. ROGERS: Yes, I provided a written
11 report approximately a week ago to the board.
12 If anyone has any comments or questions I'd be
13 glad to address them.

14 CHAIRPERSON CHERELLO: I don't, other
15 than perhaps when we get to new business we do
16 have some mentioning of work to be done at
17 Manahan Village, so we can bring that up at that
18 time.

19 COMMISSIONER CRIPPEN: I do have a
20 question about the pre-REAC inspections. Which
21 did they in fact begin today?

22 MR. ROGERS: Yes.

23 COMMISSIONER CRIPPEN: Is the goal to
24 get into 100 percent of the units and common
25 areas?

1 MR. ROGERS: Yes.

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

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

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

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

14 COMMISSIONER HOLMAN: How much notice
15 would you need?

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

18 COMMISSIONER WHITE: One taken?

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

24 COMMISSIONER HOLMAN: I only ask because
25 I know some of them do have people that come in

1 from out of town unexpectedly and want to use
2 the grills, so how would they --

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

5 COMMISSIONER HOLMAN: Special holidays
6 or --

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

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

15 MR. ROGERS: That's a good point.

16 I also wanted to add that we have two
17 pay phones, one in this building and one in
18 Manahan Village that we're paying approximately,
19 not approximately, paying \$91.28 a month for
20 each phone. And I'm going to have those retired
21 with the board's permission.

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

24 CHAIRPERSON CHERELLO: Mr. Rogers and I
25 did have a conversation about that, and if there

1 is a resident who needs to use a phone, they can
2 use the office phone.

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

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

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

24 CHAIRPERSON CHERELLO: So many people
25 have cell phones.

1 COMMISSIONER HOLMAN: I didn't even
2 think, realize the phone was still there.

3 COMMISSIONER WHITE: The pay phone is
4 still there.

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

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

10 COMMISSIONER HOLMAN: Do we have to vote
11 on that?

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

14 COMMISSIONER HOLMAN: Just take it out?

15 CHAIRPERSON CHERELLO: Any other
16 questions on the report?

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

21 COMMISSIONER SALLY: The personnel
22 committee, which is Vice-Chairperson Holman and
23 myself, met with Mr. Rogers last week. And he
24 discussed with the personnel committee some
25 changes that he wanted to make in the

1 maintenance department, which would mean moving
2 some of the maintenance staff around to
3 designated buildings, assigning them to
4 designated buildings, which we thought was a
5 really good idea. And he wanted to make some
6 changes in the staff where he had two part-time
7 people, he wanted to make them full-time versus
8 hiring another staff person. He was happy with
9 the work that these two part-timers had been
10 doing. So he wanted to do that. And he wanted
11 to promote two maintenance people to a higher
12 position, because they'd proven themselves and
13 they worked very, very hard, and we were
14 amenable to that. So we are in support of the
15 recommendations that he wants to make. And you
16 have the four resolutions pertaining to that.

17 CHAIRPERSON CHERELLO: Okay. Very good.
18 Thank you.

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

21 COMMISSIONER CRIPPEN: This thing with
22 garbage is --

23 CHAIRPERSON CHERELLO: Why don't we do
24 that under new, because it's all kind of -- all
25 combined together.

1 COMMISSIONER CRIPPEN: Can we touch on
2 the community center as part of the old
3 business?

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

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

11 COMMISSIONER CRIPPEN: Just a question?

12 MR. MANFREDI: We need a motion.

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

15 CHAIRPERSON CHERELLO: And I need a
16 second.

17 COMMISSIONER HOLMAN: I'll second.

18 COMMISSIONER CRIPPEN: Thank you for
19 keeping me straight.

20 I was just curious, I notice that we
21 use as our general suppliers for products
22 Morristown Lumber and General Plumbing Supply.
23 And being a newbie, are we pretty exclusively
24 using them for materials and supplies as opposed
25 to -- and is there a reason why we haven't gone

1 to a Home Depot or a maintenance warehouse?

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

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

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

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

22 MR. ROGERS: And sometimes we have --
23 I'm trying to cut down on those, but when we
24 have an emergency where they have to run and get
25 plumbing, we try to get away from --

1 COMMISSIONER CRIPPEN: But it is priced
2 out regularly?

3 MR. ROGERS: Yes.

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

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

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

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

15 CHAIRPERSON CHERELLO: Resolution
16 2015-26, resolution approving and authorizing a
17 raise for Garvin Martin. Can I do these all at
18 once since they're -- all but the last --

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

22 MR. MANFREDI: We should read them all.

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

25 COMMISSIONER CRIPPEN: I'll move.

1 COMMISSIONER HOLMAN: I second.

2 CHAIRPERSON CHERELLO: Roll call.

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

5 CHAIRPERSON CHERELLO: Resolution
6 2015-27, resolution approving and authorizing a
7 raise for German Ramirez. Do I have a motion?

8 COMMISSIONER WHITE: I'll move it.

9 COMMISSIONER HOLMAN: Second.

10 CHAIRPERSON CHERELLO: Roll call.

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

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

16 COMMISSIONER SALLY: I'll move it.

17 COMMISSIONER WHITE: Second it.

18 CHAIRPERSON CHERELLO: Roll call.

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

21 CHAIRPERSON CHERELLO: Resolution
22 2015-29, resolution approving and authorizing a
23 promotion and raise for Trey Wilfon (ph).

24 COMMISSIONER WHITE: I'll move it.

25 COMMISSIONER SALLY: I'll second it.

1 CHAIRPERSON CHERELLO: Roll call.

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

4 CHAIRPERSON CHERELLO: Resolution
5 2015-30, a resolution approving and authorizing
6 the appointment of Roy Rogers as its fund
7 commissioner for New Jersey Public Housing
8 Authority Joint Insurance Fund for fund year
9 2015.

10 COMMISSIONER SALLY: I'll move it.

11 COMMISSIONER WHITE: Second it.

12 CHAIRPERSON CHERELLO: Roll call.

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

15 CHAIRPERSON CHERELLO: We are now at new
16 business. And we will take this time to address
17 some of the concerns Mary has. And I know you
18 keep getting told we're working on it, but
19 having been involved somewhat, it's true, we are
20 working on it. We met with the mayor. He
21 fielded a bunch of complaints about the garbage.
22 He's been fielding complaints about the parking.
23 We're moving on both those subjects. And both
24 those subjects really affect each other, because
25 what we are having -- my understanding is we're

1 having cars park at night in front of the
2 dumpsters, and because the cars are there, the
3 garbage company comes in in the morning, turns
4 around and leaves. So everything is
5 interconnected. So we're going to have to move,
6 and we have lines painted, but that makes no
7 difference. We're going to have to make sure --
8 we're going to have to start towing people.
9 That will get people the message. Start towing
10 people away from the front of the garbage, then
11 the garbage company can come in. We're also
12 looking, we talked to the mayor about going in a
13 different direction with the garbage, having the
14 town garbage disposal company come, since
15 they're in town every day, which I'm trying to
16 work out the logistics of that, and whether or
17 not we can do that. So that's the situation
18 with the garbage.

19 COMMISSIONER WHITE: Can I say something
20 about that? Because I do understand that
21 sometimes the cars are blocking the garbage.
22 I've seen it done, and I've seen them come down
23 and could not move it. But it is not every
24 case. And the problem really, because I get so
25 many calls about the garbage, and I look at it,

1 it is a disgrace, it is a stinking disgrace.
2 And what I'm concerned about is, okay, because
3 if you got somebody who you hired who won't come
4 back, I think you need to get rid of them. So
5 I'm glad you're having that conversation. But
6 until that happens, the maintenance need to get
7 down there and clean that garbage up. There's
8 no excuse. I mean, the residents need to take
9 better consideration about where they're putting
10 it, but since they haven't yet, it's no excuse
11 for it to sit there all day every day without
12 somebody coming down and cleaning it up and
13 putting it in the proper containers. That's the
14 big problem. When we go down there tonight
15 you'll see it's all over the place. Nobody did
16 anything today. I didn't go down there today.
17 I'm looking at Sonny because I know -- I didn't
18 go down there today, but whenever I go down, and
19 I get called a lot on that garbage, it is
20 horrible and disgusting, and nobody should have
21 to live under those circumstances.

22 CHAIRPERSON CHERELLO: No. And believe
23 me --

24 COMMISSIONER HOLMAN: And it creates
25 rodents.

1 COMMISSIONER CRIPPEN: Is there a patrol
2 or a tour of the outside grounds a regular
3 activity, first thing a.m., last thing p.m. by
4 staff?

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

7 MR. ROGERS: Let me say something.
8 Probably in the last four weeks we've been on a
9 daily basis, I got you got it today but maybe
10 you didn't, but we do manually go down there and
11 take the garbage out of the recyclable bins, put
12 the garbage in the proper bins. We also, if the
13 garbage truck couldn't get access to the
14 garbage, we go down there and take the garbage
15 out and put it in a large dumpster that we got
16 at 39. We've done a lot of manual garbage
17 pickup. In fact, a week ago this past Saturday
18 we paid a guy, a maintenance man to come in,
19 because on a Friday afternoon I rode through
20 Manahan Village and discovered some of the
21 garbage hadn't been picked up. So we had the
22 maintenance man come in for two hours on
23 Saturday and manually take it and put it up here
24 in our 30 yard dumpster. We've also -- I assume
25 the garbage people were there today to put the

1 casters on the -- we've got two cubic yard
2 containers, and one half of them have the
3 casters on them and one half doesn't. And we're
4 getting casters put on all of them so we can in
5 fact go down there and put them back in the
6 proper place and rotate them. Because
7 recyclables, the paper and cardboard gets picked
8 up on Thursday, and the glass and plastic gets
9 picked up on Wednesday, and then our garbage
10 gets picked up every morning three days a week,
11 Monday, Wednesday and Friday. And we're just
12 trying to control it. Once we get hopefully the
13 no parking signs and everything installed,
14 hopefully that will alleviate the problem.

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

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

22 COMMISSIONER WHITE: That long, 30 to 60
23 days?

24 COMMISSIONER SALLY: That's a long time.

25 COMMISSIONER WHITE: That's all summer,

1 and you got the heat, it's a long time. I want
2 to piggy back on the question she asked,
3 Commissioner Crippen. Is somebody going in the
4 morning and then going in the evening to check
5 to make sure that it's neatly -- that's
6 something that should be done.

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

9 MR. POUNDER: Every day we go do the
10 garbage. Every morning we offload them
11 dumpsters. A lot of times we have problems with
12 the cars that are parked there all night. The
13 garbage trucks come and he get can't get to the
14 garbage, he leaves. We've called -- since we
15 had the enclosures put in the truck don't want
16 to move the dumpster that's in front. So to get
17 the garbage can, they're not -- the truck is not
18 equipped, and he can't pull the other one out.
19 So I called the company and I arranged for
20 casters to be put on all the dumpsters so that
21 we can pull them out and switch them every time
22 they come in order to -- for the glass or
23 cardboard. I send guys down there all day, I
24 have Garvin and I have Glen Jefferson, I have
25 Terry. They offload dumpsters, almost every day

1 offloading dumpsters. But because people are
2 parking there, the tenants are parking in front
3 of the garbage can, we can't get to them, that
4 the garbage men leave the garbage and go where
5 they have to go. After that happens we go down
6 and offload the garbage. I call the garbage
7 company on several occasions. That's why he
8 came up with the thing about the casters,
9 putting casters on them so we can move them in
10 and out. Some cars are parking in the parking
11 spaces, they parking too far back where the
12 truck can't get his arms up in there and pick
13 the dumpster up. And with the parking -- it's
14 with the parking, you know, the signs not being
15 there, not being able to tow the cars that
16 violate -- I mean, it's like -- it's more than
17 one element, it's more than one thing that
18 prevents them from picking up the garbage.
19 Maintenance is trying to maintain the garbage.
20 Down there every day doing it. And I called
21 Terry and Wilfon in on Saturdays to go down
22 there and maintain, offload the full dumpsters.
23 It's not like we are not trying to do it. When
24 you go down there five o'clock in the morning
25 you can't barely get a car up there let alone a

1 garbage truck.

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

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

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

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

23 COMMISSIONER SALLY: You need those
24 signs up.

25 MR. MANFREDI: If we tow we're okay.

1 COMMISSIONER HOLMAN: We have a contract
2 with the sanitation department, and they don't
3 make an attempt, and won't come back, that's
4 crazy. We're paying them to do a job. Blue
5 Diamond picks up our garbage. And if by chance,
6 like a holiday they come through, and they don't
7 come that day, they come the following day, and
8 it's not their scheduled day. We get it
9 Tuesdays and Fridays. If that's a holiday like
10 Monday, and it's an enormous amount of garbage,
11 and they miss us on Tuesday, on Wednesday
12 they're back.

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

19 COMMISSIONER HOLMAN: Blue Diamond is
20 the town.

21 CHAIRPERSON CHERELLO: That's what we're
22 trying to -- we met with the mayor and the town
23 attorney and the business administrator, and
24 we're trying to work out the logistics of
25 getting Blue Diamond to pick us up, and then we

1 will reimburse the town the way we -- so we're
2 working on that. Again, we're working on it.
3 It doesn't -- I think Blue Diamond is very good.
4 I think if we can get Blue Diamond, I think we
5 will be in good shape. Part of the problem, and
6 Mrs. Sally will tell you, when we've gone out
7 for bids in the past for garbage, you got to go
8 out a couple times, because nobody puts bids in.
9 So this is another reason why we're trying to
10 piggyback off the town to get Blue Diamond. So
11 it's -- everything happens at the wrong time of
12 the year. That's the way it goes. Let's get
13 the signs up for the towing, let's see if that
14 alleviates, helps alleviate the problem right
15 away. In the meantime, Sonny, you keep the
16 guys -- just stay on top of that.

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

19 CHAIRPERSON CHERELLO: You'll see
20 garbage tonight.

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

23 COMMISSIONER WHITE: What she asked is
24 do you go down and monitor -- maybe you need
25 those guys to pick up before you leave. When

1 you come down Flagler tonight I'm going to see
2 that one on the right-hand side flowing -- the
3 left-hand side, flowing over with garbage. I'm
4 going to go back by Janice's, she's got it all
5 by her windows, and then it's all on the street
6 on Clyde Potts Drive. I'm not saying it's
7 tonight, but every other night.

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

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

16 MR. POUNDER: In the morning time when
17 I get out, when we first get here we make an
18 run, we get the furniture, whatever they dump
19 during the night, and bring it up to the 40
20 yard. After they go back down and offload the
21 dumpsters if the garbage truck didn't come. At
22 that time I call the garbage truck or call the
23 garbage company and speak to the dispatcher
24 Bill. He'll tell me, oh, we was there. The
25 cars was blocking it off.

1 COMMISSIONER SALLY: Can I make a
2 comment? I hear what you're saying, Mr.
3 Pounder. But my concern right now really and
4 truly is for residents. It's hot. I would not
5 want that garbage sitting out in front of my
6 house on the street. I'd be on the phone so
7 fast. Somebody have to do something. So I just
8 heard Mr. Manfredi come up with what I thought
9 was an excellent idea, and that is to put those
10 signs up right there by all the dumpsters. I
11 don't think you can do it in one or two, I think
12 they need to go up all over Manahan Village by
13 the dumpsters right away. Because once you do
14 that and somebody's car -- it's only going to
15 take one time. Once they come out in the
16 morning and that car is not there, there's going
17 to be nobody parking by the dumpsters,
18 guaranteed. Especially once they have to go and
19 pay for it. I'm serious. So if we can't get
20 all of those signs up immediately, I think they
21 need to go up immediately right there so they
22 don't block that garbage from being picked up.
23 Because that right there, and it's hot right
24 now. It's horrible.

25 COMMISSIONER CRIPPEN: I think by the

1 same token as Mr. Pounder is explaining, other
2 people dumping stuff in our bins, there's signs
3 that should go up for that too. And that's --
4 I'm sure that's a prosecutable if you can catch
5 them.

6 MR. MANFREDI: You need a picture of
7 them.

8 COMMISSIONER CRIPPEN: We need to have
9 security cameras.

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

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

25 MR. MANFREDI: Yes, I think to break

1 this in two, so we're were not slowed down with
2 the overall progress, is to get these just where
3 they're blocking our contractor from dumping
4 them.

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

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

9 COMMISSIONER WHITE: You can put those
10 up --

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

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

18 COMMISSIONER WHITE: We will deal with
19 it.

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

24 COMMISSIONER WHITE: Just tell him it's
25 an emergency, and go to work, go up and ask what

1 permits are required, throw it up there and go
2 to work. It's an emergency. We can work before
3 they plan to review it.

4 COMMISSIONER SALLY: Especially by the
5 dumpsters.

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

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

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

19 MARY BOOZE: What I'm saying is I'm up
20 by five o'clock, I called Cynthia because I was
21 concerned to see about what going on about the
22 dog running the geese. She said they come, they
23 come early. I'm up by five and I don't see it.
24 And today I saw about 20, 25 of them walking
25 around on the property dropping the rocks.

1 CHAIRPERSON CHERELLO: Let's move right
2 into the second, so we're now opening up the
3 second public comment.

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

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

13 COMMISSIONER WHITE: Sonny said it was a
14 part.

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

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

24 MR. ROGERS: We're very close to going
25 out for bids.

1 COMMISSIONER CRIPPEN: It's a custom
2 engineer system.

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

8 COMMISSIONER CRIPPEN: Sure.

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

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

15 CHAIRPERSON CHERELLO: But that is --

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

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

25 COMMISSIONER WHITE: Did we put them

1 back now? Because the floor is not back.

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

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

13 COMMISSIONER CRIPPEN: Were those pipes
14 under a slab?

15 MR. POUNDER: No.

16 COMMISSIONER CRIPPEN: There's a
17 basement under there?

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

23 COMMISSIONER SALLY: They weren't
24 covered?

25 MR. POUNDER: They were covered. They

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

7 COMMISSIONER CRIPPEN: Is that crawl
8 space insulated?

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

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

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

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

24 MR. POUNDER: It will be taken care of.

25 COMMISSIONER WHITE: When?

1 MR. POUNDER: As soon as it's taken care
2 of, before next week.

3 COMMISSIONER WHITE: Before next week?

4 MR. POUNDER: Yes.

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

7 CHAIRPERSON CHERELLO: Sure.

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

1 do that. Did we do another survey of the
2 residents?

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

1 It takes money of course to run it.

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

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

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

15 COMMISSIONER SALLY: Thank you.

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

18 MARY BOOZE: The parking and the
19 building. First of all I'm glad you know the
20 building belong to the residents of Manahan
21 Village. Like Ms. White said, we fought to get
22 the building down there. The federal government
23 didn't pay that kind of money to have the
24 building sit there empty. I called HUD from
25 Newark to find out how to get the paperwork, the

1 guidelines, so we can get the resident council
2 working so we wouldn't have no problem with
3 saying, oh, it wasn't done right. So it will be
4 done right. We will have a resident council.
5 And it is our building. And I just don't
6 understand the building -- I can recall six or
7 seven months ago we was making plans to put the
8 parking signs up for no parking, for residents
9 only. I seen a cab driver came down the other
10 day, dropped about three or four people out of
11 the cab, they got out of the cab, they got in
12 the parking lot and got their car and went on
13 about their business. But we still working on
14 it. So when I come to go to church on Friday
15 night and come home, I have nowhere to park.
16 But on Saturday you can see people from out of
17 town, New York license plates, they get in their
18 car, going about their business. But we be
19 working on these signs saying no parking,
20 residents only, cars will be towed at owner's
21 expense. That never happened. Every time I ask
22 somebody about it, we working on it. The
23 planning board got to make the decision.
24 Whoever need to make a decision needs to go
25 ahead and make it. Because I don't want to say

1 we're going down, I want us to come up. I just
2 cannot stand when I say I got mice, two or three
3 running around my house, when I call the
4 executive director to come down and look at the
5 garbage, he send them down there and push the
6 garbage bins away. And I said to Mike, who's
7 the exterminator, I guarantee one of those so
8 and so's is going to come in my house. Sure
9 enough, I had to call for special treatment, and
10 they came and put the trap down and caught two
11 of them. They don't come in twos, they come in
12 droves. I don't like to lose my thought. I
13 just can't continue to get, we working on it.
14 The air conditioner over for over a year, we
15 working on it. The kitchen, I talked to Roy
16 about that on Friday, we working on it. I send
17 my son down there to look and see what's going
18 on there. When I walk in that building and see
19 it looking like that, and like Ms. White said,
20 we fought to get that building. We just going
21 to let it sit there with nothing going on there?
22 I go every Monday and Wednesday and let those
23 people in. I feel bad because by the time I get
24 there, it's so hot in there. They brought five
25 fans in there blowing out hot air. We bought

1 air conditioners to put in the building. I
2 don't know why you didn't bring them and put
3 them in the ceiling. We got five or six, six
4 air conditioners, got something with a pipe
5 going up in the ceiling, we got air conditioners
6 over there. I feel sorry to sit over there. We
7 got two parties going on. I'm saying to the
8 people that are renting the building, okay, I'm
9 telling you right now it's hot in there. Said
10 to him, well, you know, it's hot, so you want to
11 have your birthday party, graduation party, so
12 it be. We can't continue to sit here and not
13 have some kind of voice in what's happening in
14 Manahan Village. I have been here many years,
15 and many, many years, and I never had -- every
16 time I called up it's the same words, we working
17 on it. And I feel like I just make a record of,
18 we working on it. So I'm going to put that on
19 Facebook or something and save money, we working
20 on it. So thank you. And I wouldn't have been
21 here, but I was invited.

22 CHAIRPERSON CHERELLO: You're always
23 invited.

24 MARY BOOZE: You know me for years, I'm
25 a fighter for what I believe, and if I don't

1 believe, I'm going to still fight. Thank you
2 all. I'm leaving. I'm going to that hot
3 building.

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

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

9 COMMISSIONER CRIPPEN: How long ago is
10 that?

11 MARY BOOZE: Maybe three weeks ago, a
12 month ago. How long ago was it when you came
13 down and pushed the dumpster from one spot to
14 the next one. Brought the whole staff down and
15 moved the garbage. And they was just pushing
16 and pushing, and finally get them pushed back.
17 And then I said to Mike, I guarantee they coming
18 to come in my house. Sure enough I got one.
19 And the men was down today with the wheels on
20 the garbage dumpsters, and I said I need to go
21 out and talk to this man because this is where I
22 live at. And I said, what are you doing, he
23 said I'm trying to put wheels on so they can
24 move them, one says recycling for paper and
25 cardboard. Most of them can't put the wheels

1 on, I don't know why, can't get to them or
2 whatever. I walk right behind because I said to
3 one of the maintenance men, where is our
4 maintenance supervisor, that he's not down here
5 with this man putting these wheels on these
6 garbage bins. This is what is happening with
7 the landscapers and garbage, send the people
8 down there every week. If I can cut grass and
9 do nothing and get a paycheck, I'm going to do
10 the same thing, nothing. The garbage and the
11 landscaping is out of control. And I said to
12 Roy Friday, next week, I'm going to have trees
13 in my living room. While I sit on the sofa
14 they're going to sit on the chair, because
15 that's how tall the trees is. When he told me
16 they don't cut them until September, I was lost.
17 September, I got to look at these trees. I'm
18 scared to go in the house because they're that
19 tall.

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

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

24 MR. ROGERS: If you called me Friday I
25 told Mr. Pounder and he contacted the

1 landscaper. When is it going to be done?

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

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

7 CHAIRPERSON CHERELLO: Did they already
8 do the spring cut?

9 MARY BOOZE: No, nobody cut them.

10 MR. POUNDER: I called them.

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

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

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

21 MR. POUNDER: Yes.

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

24 COMMISSIONER SALLY: I'd like to say
25 something if I could. I go down periodically

1 and look around. And I know what they're saying
2 about the garbage is true, but you know what
3 really shocked me, last week or a week before
4 last right after the landscapers left, they did
5 a horrible, horrible job of cutting that grass.

6 MR. ROGERS: I agree.

7 COMMISSIONER SALLY: So you've seen it.
8 I've never seen anything like it. Absolutely
9 disgusting. Our grass, and I say this because I
10 was very, very proud of that, looked like a
11 green carpet, beautiful. Only let them -- I
12 don't let them cut it really low, because it
13 used to get burnt and dirt, but it was
14 beautiful. Absolutely beautiful. The complex
15 across the street looked like who did it. I
16 came down that hill the other day and I was
17 like, oh, my Lord, complex across the street,
18 beautiful. Manahan Village, looked like who did
19 it. And that really hurt me. Because I know
20 what our residents have become accustomed to by
21 landscaping. And the bushes Ms. Booze is
22 talking about is right up against her living
23 room area, and they should have been pruned down
24 right at the beginning. They should not be up
25 that high. We have seniors living there.

1 MR. ROGERS: Actually I wasn't involved
2 in this contract, but my plans are to go out for
3 bids for next year, and all that is going to be
4 included in the contract. Right now I don't
5 have leverage.

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

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

10 MR. POUNDER: Donofrio & Son.

11 MARY BOOZE: They don't pick up nothing.

12 COMMISSIONER SALLY: I'd like to say one
13 other thing, if I may. Mr. Rogers, usually in
14 September I would always get the trees trimmed
15 and done, because there was a point in time when
16 the trees were so low people could hide behind
17 them, do all kinds of illegal stuff. About
18 seven years ago I had them cut all the trees,
19 and they were all beautiful, and you could stand
20 down by the playground and see all of Manahan
21 Village. You could see the lake, everything,
22 because we had all those trees trimmed.
23 Especially behind the building up by building
24 eight, and in the back, because otherwise you're
25 going to get hit with REAC. Those trees lean

1 over on the roof and causes some serious
2 problems. You might want to take a look at that
3 when you're talking about trimming trees,
4 especially in the fall.

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

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

18 COMMISSIONER CRIPPEN: All the buildings
19 that I worked on were all Section Eight, with
20 resident councils. I'm familiar with the
21 process. If you work together collectively and
22 see what we can do on our end to help support,
23 help them get better ideas. It's obvious with
24 the last proposal that came up was a very last
25 minute thing, and I understand that, but if some

1 legwork had been done ahead of time where there
2 was some understanding on everybody's part, even
3 the board or the housing authority wants to do
4 independently a survey, but going forward maybe
5 avoid that kind of situation where everyone is
6 on the same page ahead of time.

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

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

16 COMMISSIONER WHITE: Absolutely right.

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

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

25 COMMISSIONER CRIPPEN: If we're doing

1 our thing and they're doing their thing, nothing
2 is going to happen. And reading through
3 Commissioner Sally's notes it seems there was
4 a --

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

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

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

22 MARY BOOZE: No problem. Then I'm
23 leaving, because I should have left already.
24 The outside of the building really needs some
25 attention too, because I looked at it Thursday

1 or Friday, and there's mold, mildew. Everything
2 is falling apart. So we can't just say, okay,
3 we got a job, we working on it.

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

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

13 COMMISSIONER WHITE: Termites in there?

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

24 MR. ROGERS: I still have some new
25 business. Sorry. With the personnel

1 committee's permission, we are reorganizing
2 maintenance, we're going to have a group of
3 maintenance people assigned to Manahan Village,
4 and that's where they're going to stay all the
5 time. And it's going to -- what we are going to
6 do is make them responsibility centers.

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

9 MR. ROGERS: Yes.

10 COMMISSIONER WHITE: Where they going to
11 be?

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

14 MR. MANFREDI: Strike that.

15 COMMISSIONER HOLMAN: That was a joke.

16 MR. ROGERS: There's a very big basement
17 under that, and I go down there and check it
18 out, and we're going to put maintenance there.
19 They're not going to come up here, they're going
20 to stay there. So on the maintenance
21 organization, we're working on it. And one of
22 the reasons why we're doing that is because we
23 have a whole bunch of special projects, and I
24 guess I got a couple more tonight, but we are in
25 the process of obtaining the no parking signs.

1 I'll speed that up. Was we got the engineering
2 out for repaving the parking lots. And I need a
3 motion or something from the board tonight,
4 we're going to replace the air conditioning at
5 29 Ann Street. And the engineering for that is
6 approximately \$6200. And I'd like to have
7 permission to continue to do that.

8 CHAIRPERSON CHERELLO: For the
9 engineering survey?

10 MR. ROGERS: Yes.

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

13 COMMISSIONER WHITE: Does he need a vote
14 for that?

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

25 CHAIRPERSON CHERELLO: Can I just, when

1 we met with the mayor, that was a big concern of
2 his. He's fielding a lot of complaints about
3 the air conditioning.

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

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

12 COMMISSIONER SALLY: We're working on
13 it.

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

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

23 CHAIRPERSON CHERELLO: Let's just --

24 COMMISSIONER HOLMAN: Go in there on the
25 double side, when you open the door, oh, my God.

1 That's not fair.

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

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

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

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

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

15 MR. MANFREDI: That system is done for.

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

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

23 MR. ROGERS: Correct.

24 COMMISSIONER WHITE: Can I ask one more
25 question. It's a personnel question. I know I

1 can't go too far with it. But Mr. Priester, he
2 is now over all three of the housing -- he's
3 over the seniors and he's over the family as
4 well.

5 MR. ROGERS: Manahan Village and Section
6 Eight.

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

11 MR. ROGERS: That happened a couple
12 months ago.

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

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

19 COMMISSIONER WHITE: For three?

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

1 not supposed to sit that close to the TV to look
2 at the TV.

3 CHAIRPERSON CHERELLO: We will --

4 MS. HAWKINS: We need more room.

5 CHAIRPERSON CHERELLO: We can move them
6 back.

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

9 MR. ROGERS: We will take care of that.

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

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

24 MR. ROGERS: I'll ask you now, I was
25 going to ask you later, on fire doors, isn't

1 there a way that the doors can be opened?

2 CHAIRPERSON CHERELLO: They're magnetic.
3 When the alarm goes off the doors close.

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

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

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

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

20 CHAIRPERSON CHERELLO: Real quickly, I
21 was talking to the fire chief today, he was here
22 for a call last week, and he just wanted to
23 mention the lighting in the hallways he felt
24 that, he had to take the stairways up, he
25 thought they were kind of dark. So if we can

1 look at a brighter bulb. I think it was 39.

2 MR. ROGERS: In the stairwells?

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

7 COMMISSIONER CRIPPEN: Are they
8 florescent?

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

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

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

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

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

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

24 CHAIRPERSON CHERELLO: Second?

25 COMMISSIONER HOLMAN: Second.

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

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

11 CHAIRPERSON CHERELLO: Do you have a
12 copy of that?

13 MARY BOOZE: Yes, I do.

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

20 MARY BOOZE: Thank you.

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

25 MR. ROGERS: I just found out about this

1 last week. When we perform annual inspections,
2 this is going on for years, we would write up
3 all the maintenance problems that we found. We
4 would send a letter to the tenant telling them
5 that these items would be fixed. But then there
6 was no follow-up. And they never did -- and
7 that was just a form letter, and routine.
8 Effective last week we changed that. So she
9 said that letter was 2014.

10 COMMISSIONER CRIPPEN: What is the new
11 process now?

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

15 COMMISSIONER CRIPPEN: Are they
16 trackable work orders?

17 MR. ROGERS: Yes.

18 (Closed Session commences.)

19 (Open Session recommences.)

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

22 MR. ROGERS: Do we have to do any action
23 on the air conditioning at Ann Street, the
24 \$6200, do we have to have a motion on that?

25 MR. MANFREDI: Is that a new contract?

1 MR. ROGERS: It's a change order to the
2 existing contract.

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

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

7 COMMISSIONER SALLY: Are we going to
8 vote?

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

15 COMMISSIONER CRIPPEN: Second.

16 CHAIRPERSON CHERELLO: Roll call,
17 please.

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

20 CHAIRPERSON CHERELLO: Before we all
21 leave, this is Lee's last meeting. And the
22 board, the administration and board has seen fit
23 to provide her with a nice plaque that she can
24 hang in the bathroom and look at. And it reads,
25 "Presented to Leanora Gross in appreciation for

1 28 years of outstanding service to the public
2 housing. Best wishes on your retirement, June
3 22, 2015, Housing Authority, Town of
4 Morristown."

5 (Applause.)

6 MS. GROSS: Thank you.

7 CHAIRPERSON CHERELLO: Congratulations.

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

13 MS. GROSS: Thank you.

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

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

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

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

22 CHAIRPERSON CHERELLO: The only thing we
23 may have to do is a special meeting for approval
24 of budget. And what we will do is when Mr.
25 Rogers has it ready we will take a phone poll

1 for Wednesday at ten in the morning, and if we
2 can have more commissioners there then we will
3 have that meeting or whatever day that four
4 commissioners can make it or everyone to approve
5 the budget. All right?

6 COMMISSIONER WHITE: Did we make a
7 motion to adjourn?

8 MR. MANFREDI: Motion to adjourn.

9 COMMISSIONER SALLY: Motion to adjourn.

10 (All in favor.)

11 (Meeting was adjourned.)

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