

MORRISTOWN HOUSING AUTHORITY
BOARD OF COMMISSIONERS
39 Early Street
Morristown, NJ 07960
Monday, June 26, 2017
Commencing at 6:00 P.M.

RE: Regular Open Public Meeting

TRANSCRIPT
OF THE
PROCEEDINGS

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

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

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

LIZETH TAVERAS, Administrative Specialist
JEAN WASHINGTON, Accounts Manager
DOUGLAS PRIESTER, Operations Manager
CYNTHIA SARGENT, AMP Manager

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

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BY: JOSEPH MANFREDI, ESQ.
Attorney for the Morristown Housing Authority

REPORTED BY BETH A. BENSON, Certified Court Reporter

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1 CHAIRPERSON DENMAN: I'm going to call
2 the meeting to order. Pledge of allegiance,
3 please.

4 (Flag was saluted.)

5 CHAIRPERSON DENMAN: I, Maureen Denman,
6 chairperson of the Board of Commissioners of the
7 Housing Authority of the Town of Morristown and
8 presiding officer at this meeting do hereby
9 state that it is now 6:05 in the evening on June
10 26, 2017, and we are convening at 39 Early
11 Street, Morristown, New Jersey, and do hereby
12 announce publicly that proper notice of this
13 regular meeting has been provided in accordance
14 with the New Jersey Open Public Meeting Act.

15 I open up the public portion of the
16 meeting. If there's any members of the public
17 that would like to address the housing
18 authority, please come forward, state your name
19 and address for the record.

20 MS. BOOZE: Mary Booze, 3209 Flagler
21 Street. I am here -- I have several complaints,
22 but I'm going to save them until Monday of next
23 week, the 1st of July. But I did have to call
24 Mr. Priester several times about the way Manahan
25 Village look. It's a disgrace. I have been

1 here for 40 some years. I never saw it look
2 like that. Trees all over the place. I don't
3 know who got rid of the landscapers, but we got
4 a bunch of young men that doing landscape, they
5 don't even know how to push a lawnmower, cut
6 some bushes down. It's a disgrace. I wish some
7 of you commissioners would come down and look at
8 Manahan Village. The building and groundsman, I
9 don't see him here tonight, I guess that Mike
10 Cherello, but it needs to be done. The resident
11 center, it's a disgrace. 1.2 million dollars
12 for a building that don't have air conditioning,
13 don't have heat, don't have nothing. And Roy
14 getting over \$180,000 a year to sit in the
15 hospital sick wherever he's sick. That's a
16 disgrace. It's time we do something.

17 Now, back to the building, we had four
18 portable air conditioners. Every time I have a
19 problem I call Mr. Priester up and have him come
20 down to Manahan Village and walk through. We
21 went in the resident center, all you can smell
22 is the sewer, because if you don't use it it got
23 an odor. We don't have no air conditioners in
24 there. I asked Sonny in May, we had a baby
25 shower, to bring the air conditioner down. As

1 of yet, I went over again today, the air
2 conditioners not there. Mr. Priester said they
3 needed a window to vent them out. Well they've
4 been in the building for over four years and we
5 haven't had a window to vent them out. I'd like
6 to see the air conditioner in the building ASAP,
7 because I'm the only who has to go in the
8 building every day to see who is booking a party
9 and whatever. That's one of my concerns. I
10 think I'm going to leave the rest of it alone
11 until next week to see where we are going to go
12 from there. Thank you.

13 CHAIRPERSON DENMAN: Thank you, Mary.
14 For the record, Mary, prior to the meeting Mr.
15 Manfredi and I met with Mr. Priester, and we had
16 given him the okay to hire the outside
17 landscapers that had previously been maintaining
18 the grounds of Manahan Village. I shared with
19 you earlier, so that has been addressed.

20 As far as the air conditioning, that
21 was a request that I made to Roy Rogers at the
22 very first meeting with the new commission, and
23 I asked him to get a bid, put a RFQ out and get
24 some bids to get the air conditioning
25 functioning at the resident center.

1 Unfortunately because of his extended medical
2 absence it has not been addressed. So Mr.
3 Priester, on the record, can we at least get
4 these air conditioners that were previously in?

5 MR. PRIESTER: Yes.

6 CHAIRPERSON DENMAN: Doug will take
7 care of it.

8 MS. BOOZE: I hope the landscapers get
9 started as soon as possible, because I walked
10 through yesterday, and I walked through one day
11 with Mr. Priester, he had almost poked his eyes
12 out because the limbs are so low, and I almost
13 ripped my hair out. That's not right. So I
14 really want you to take care of that ASAP.
15 Thank you.

16 COMMISSIONER VEGA: I'd like to respond
17 to that. Mary, I want you to know I know you've
18 seen me down there, I've taken a lot of photos.
19 As soon as this buildings and ground
20 subcommittee takes off we will be able to take
21 care and address a lot of those issues. I know
22 exactly what you're talking about with Mr.
23 Priester and whoever else we need to talk about
24 it, and hopefully Roy Rogers. Thank you.

25 MR. MANFREDI: Before we proceed, just

1 be recognized by the chair first.

2 COMMISSIONER VEGA: I apologize. I'm
3 new. I'm sorry. May I have the floor to talk?

4 CHAIRPERSON DENMAN: Go right ahead.

5 COMMISSIONER VEGA: Thank you.

6 Basically as you know. It's going to take a
7 little time but I'm really hoping we can
8 expedite the subcommittees and get that going
9 right away. Because as I said, I have a huge
10 biography of photo, videos of a lot of things
11 that truly need to be addressed. This is not
12 stuff that's just happened, this is stuff that's
13 been going on for many years. And I promise you
14 we are taking care of it.

15 MS. BOOZE: Thank you.

16 CHAIRPERSON DENMAN: And Chairman Vega
17 will be with working with Mr. Cherello who has
18 been in charge of the buildings and grounds
19 committee for many years.

20 MS. BOOZE: For too long. That's why
21 it's like that now. Thank you.

22 COMMISSIONER VEGA: Thank you, Mary,
23 for your comment.

24 CHAIRPERSON DENMAN: Any other members
25 of the public?

1 MR. EHRET: My name is Terry Ehret, I
2 live at 39 Early Street, apartment 409. I have
3 a two-part question. We got to know about
4 moving our cars on Wednesday. It doesn't say
5 where we should move them. And the first time
6 they told us to park our cars next door, I went
7 to park my car there they said you can't park
8 there because they're starting to work. I says,
9 where do I park, they says on the street. Okay,
10 I parked on the street, I got a ticket which I
11 had to pay. But this notice don't tell us where
12 we're going to park. I just want to know when I
13 get up at 6:30 Wednesday morning where am I
14 putting my car?

15 MR. PRIESTER: Mr. Pounder was supposed
16 to schedule some kind of schedule, because first
17 they were starting at 29 Ann Street and work
18 their way over, and we were going to transport
19 the cars over that way, and then when they
20 finish come back to Early Street.

21 CHAIRPERSON DENMAN: Can we get a
22 schedule out there for the residents, and maybe
23 some like residents get guest parking on the
24 street so these residents aren't ticketed when
25 they park on the street?

1 MR. PRIESTER: I'll have to call the
2 town.

3 CHAIRPERSON DENMAN: If you'd like I
4 can reach out to Jillian, the business
5 administrator, and ask, but I need to know a
6 number, how many cars this will involve. I
7 think --

8 MR. PRIESTER: I'll get that to you
9 tomorrow.

10 CHAIRPERSON DENMAN: Perfect.

11 MR. EHRET: That's fine.

12 CHAIRPERSON DENMAN: I don't think
13 it's -- to move them all the way to Ann Street,
14 it's probably easier to just stick them out
15 here.

16 MR. EHRET: I have a sticker on my car
17 so I can park on Early Street, but I didn't know
18 about that sticker the last time. I parked on
19 the street and got a ticket which I had to pay,
20 so -- okay. That's fine.

21 CHAIRPERSON DENMAN: Thank you for
22 bringing that to our attention.

23 COMMISSIONER BANKS: I wanted to know,
24 they were talking about the subcommittees.
25 We're not going to be able to start getting

1 people on these subcommittees and stuff, because
2 it's been a couple of months now, and I know
3 that a lot of residents have been asking. So
4 when can we start forming these subcommittees so
5 we can at least -- so the residents can at least
6 see that we're trying to do something.

7 CHAIRPERSON DENMAN: Right.

8 COMMISSIONER BANKS: I think it's
9 important they see that.

10 CHAIRPERSON DENMAN: We elected the
11 subcommittees a month ago, and it's just a
12 matter of it -- actually Joe was going to write
13 up an aid of proposal with a basic agenda about
14 how to conduct a subcommittee, what the
15 objectives are, and then what the policies are
16 relating to that particular subcommittee, or
17 those particular subcommittees. Kind of just
18 make it easier for those on each of the
19 subcommittees.

20 MR. MANFREDI: Madam Chair, I'll send
21 that email to the full board with the names of
22 everyone on the committee and the policies that
23 fall within the committee's review.

24 COMMISSIONER BANKS: Okay. One more
25 question about the subcommittees. Are there any

1 qualifications for anyone who wants to sit on
2 the subcommittees? I mean, do they have to be
3 in good standing with the housing authority? I
4 know they have a lot of those --

5 MR. MANFREDI: The subcommittees are
6 made up of board members only.

7 COMMISSIONER BANKS: Oh.

8 MR. MANFREDI: Board members only, yes.
9 It would be more chosen based by the chair as to
10 their respective backgrounds and knowledge --

11 CHAIRPERSON DENMAN: And what their
12 particular interest is. Yours is unique because
13 you're going to be the liaison, so you're going
14 to work with everybody. There's no
15 qualifications. Anybody that lives in
16 Morristown Housing falls within your -- that's
17 your discretion.

18 COMMISSIONER BANKS: Okay. Thank you.

19 CHAIRPERSON DENMAN: Anybody else from
20 the public?

21 All right. Well, then we will move it
22 right along. We have the minutes from last
23 month. Somebody make a motion?

24 COMMISSIONER VEGA: I would make a
25 motion to approve, but there was a misspell. I

1 don't know if that mattered, but I made a
2 comment about something being free, not three,
3 the number three.

4 MR. MANFREDI: If you would identify
5 the page for the court reporter and the line,
6 and we will ensure that the minutes are approved
7 with your correction.

8 COMMISSIONER VEGA: That will be on
9 page 17, the first word on line 15. So instead
10 of "three lights" it's "free lights." I'm
11 sorry, that was on the 22nd meeting.

12 COMMISSIONER BANKS: That should be
13 "free lights?"

14 COMMISSIONER VEGA: Should be "free
15 lights."

16 MR. MANFREDI: Thank you.

17 CHAIRPERSON DENMAN: Executive report.

18 MR. MANFREDI: Is there a second on the
19 minutes and then we'll take a vote?

20 COMMISSIONER SCHMIDT: Question, can we
21 reflect that it's not that we're approving
22 minutes, we're approving a transcript. Minutes
23 are usually much less detailed than this. I'd
24 feel a lot more comfortable approving a
25 transcript.

1 CHAIRPERSON DENMAN: Yes, transcript of
2 the proceedings.

3 COMMISSIONER SCHMIDT: Thanks.

4 COMMISSIONER BANKS: We're approving
5 both of them?

6 CHAIRPERSON DENMAN: Yes, from the
7 special meeting on May 4th and the regular
8 meeting on May 22nd.

9 MR. MANFREDI: So the record will
10 reflect it's a first and a second -- is there a
11 second?

12 COMMISSIONER SCHMIDT: You have a
13 second.

14 MR. MANFREDI: From Ms. Banks approving
15 both transcripts, minutes. So we need a roll
16 call vote, Lizeth.

17 (Whereupon, roll call was taken with
18 all members voting in favor.)

19 CHAIRPERSON DENMAN: Is there an
20 executive report? I'm guessing not.

21 MR. MANFREDI: Just the one in the
22 package.

23 CHAIRPERSON DENMAN: No committee
24 reports. Can I get a motion on schedule of
25 bills?

1 COMMISSIONER SCHMIDT: I'll make a
2 motion to approve.

3 CHAIRPERSON DENMAN: Thank you, Mike.

4 COMMISSIONER BANKS: Second.

5 CHAIRPERSON DENMAN: Thank you,
6 commissioner.

7 MR. MANFREDI: Roll call.

8 (Whereupon, roll call was taken with
9 all members voting in favor.)

10 CHAIRPERSON DENMAN: Resolutions. So
11 something that's not in our packet involves Mary
12 Booze. Your stipend, you had requested that
13 your stipend stay at \$200, and the previous
14 commission had raised that to \$250, and I
15 understand that you would like it back at \$200.

16 MS. BOOZE: Yes, ma'am. I'd like it
17 back all the \$200.

18 CHAIRPERSON DENMAN: So this board is
19 going to pass that resolution reducing Ms.
20 Booze's stipend to \$200, please, for the record.

21 MR. MANFREDI: Madam Chair, that will
22 be resolution 2017-01A. And if there's a first
23 on that.

24 CHAIRPERSON DENMAN: I'm going to make
25 a motion on that.

1 MR. MANFREDI: There's a motion. Is
2 there a second?

3 COMMISSIONER VEGA: Second.

4 MR. MANFREDI: Thank you, vice
5 chairman.

6 (Whereupon, roll call was taken with
7 all members voting in favor.)

8 CHAIRPERSON DENMAN: The first
9 resolution, 2017-01, ratifying the award of the
10 contract to AJM Contractors in the amount of
11 \$165,200 for parking lot upgrades at 31 Early,
12 39 Early and 29 Ann Street. This had been
13 previously approved by HUD, just because of the
14 turnover and lack of commission at the time, so
15 in order not to lose HUD came in and authorized
16 it. But we have to ratify it after the fact.

17 MR. MANFREDI: Madam Chair, if I may
18 just add to your statement. As the chairwoman
19 just indicated, we had a date, the agency had a
20 date of April 12th, which is an annual date we
21 face every year, whereby the agency must
22 allocate its capital funds or lose them. In
23 this instance, these were 2015 capital funds.
24 And because there was no board at the time HUD
25 authorized the expenditure. What these capital

1 funds are designated for from HUD, they're a
2 separate line item, and they're designated
3 specifically for improvements to our grounds and
4 our buildings. What HUD has asked, even though
5 they approved it, is that the board ratify the
6 award. And the reason is, it was vetted, there
7 was a bid on this, we oversaw every aspect of
8 the bid, it was overseen by an engineer who was
9 also properly procured, and parking lot upgrades
10 have been mostly undertaken at this time, just
11 to give you a fuller background as to why this
12 is coming to you now after the fact.

13 COMMISSIONER SCHMIDT: Just one
14 question, is that a fixed amount that we're
15 usually able to apply for, and this would be
16 part of those funds?

17 MR. MANFREDI: Yes. What HUD does is
18 every year we apply for and receive capital
19 funding, and then we have a period of roughly
20 two years to determine how we want to use those
21 funds. That's a management decision. Sometimes
22 those funds can be combined with other years.
23 In this case, though, since this was carried
24 forward from 2015, remaining amounts had to be
25 allocated. So what will happen in the future,

1 commissioner, is the director will provide you
2 with a report on the available capital funds,
3 and then identify what as a board, as an agency,
4 you want to include in consideration to use
5 those for, and then you'll get input from the
6 engineers as to what the approximate cost is and
7 feasibility. It's a long-term decision because
8 HUD gives us two years to decide.

9 COMMISSIONER SCHMIDT: To complete the
10 project or to decide?

11 MR. MANFREDI: That's a very good
12 question. No, what they require us to do is
13 properly show them that we've done an RFP and
14 procured the engineer, prepared a public bid.
15 We have to have the bid outstanding, qualified
16 to the lowest responsible and responsive bidder,
17 then we actually have to have the contract
18 signed. So we actually give to HUD all of the
19 procurement, all of the resolutions and the
20 signed contracts. So it's not the completion of
21 the project, it's the execution of the contract.

22 COMMISSIONER SCHMIDT: Have we left any
23 dollars on the table in recent years?

24 MR. MANFREDI: No. There was a big
25 effort, we actually met with HUD here to ensure

1 that everything was expended. It actually was
2 expended in accordance with the plan previously
3 put into effect. That's how these items were
4 identified.

5 COMMISSIONER SCHMIDT: Good.

6 COMMISSIONER BANKS: I have a question.

7 CHAIRPERSON DENMAN: In the interest of
8 transparency, wasn't there a CD purchased.

9 MR. MANFREDI: Not with capital funds.

10 CHAIRPERSON DENMAN: It wasn't with
11 capital funds. Okay.

12 MR. MANFREDI: No. Good question.

13 CHAIRPERSON DENMAN: I saw it in the
14 accounting. That's why I was asking.

15 MR. MANFREDI: It's a good point, and
16 you can think of capital funds are only used for
17 this purpose, and that's why HUD is so strict
18 about it.

19 Yes, commissioner?

20 COMMISSIONER BANKS: You said these
21 funds were going to be used for buildings and
22 grounds?

23 MR. MANFREDI: They're called capital
24 funds, they're used for capital improvements and
25 upgrades as the parking lot deteriorated.

1 COMMISSIONER BANKS: Does this include
2 the new roof for the resident center or is that
3 a different --

4 MR. MANFREDI: No, these are funds that
5 if we want to get our estimates and look into
6 using those, absolutely.

7 COMMISSIONER BANKS: Because that was
8 approved prior, right, to get a new roof, or to
9 get bids or something for the resident --

10 MR. PRIESTER: Bids.

11 COMMISSIONER BANKS: Do you know when
12 we are going to start that?

13 MR. MANFREDI: I believe, and I'm going
14 back on my own memory now, I believe what Mr.
15 Rogers did was secure an engineering cost
16 estimate, because we had found that the air
17 conditioning had been broken for quite sometime.
18 I don't know if that's -- it was not in this
19 year's plan, we know that.

20 COMMISSIONER BANKS: It was not?

21 MR. MANFREDI: I believe that
22 engineering is dated. It's dated I think two
23 years ago. So it's something that needs to be
24 updated as the chairwoman has requested that it
25 be updated. The timing is very good, because we

1 want to start thinking now about our next round
2 of capital funds, because April 12th next year
3 will be here faster than you realize.

4 COMMISSIONER SCHMIDT: Can we put that
5 on the house and grounds committee to prioritize
6 where our capital funds should be used for and
7 discuss as a board?

8 CHAIRPERSON DENMAN: Actually the
9 finance committee will work hand in hand with,
10 and honestly all committees, because the -- I
11 think your relationship with the residents, it's
12 unfortunate I have made, I can't even count
13 anymore, how many attempts to get a response
14 from Director Rogers related to the roof,
15 related to the air conditioning. It was one of
16 my first statements on the record at the first
17 meeting that that air conditioner be working at
18 the resident center and here we are in June,
19 it's going to be July at the end of the week.
20 So I promise we aren't going to be in this
21 position much longer, and I can tell you that
22 with much confidence. So hopefully, you know,
23 we can proceed with the subcommittees, and
24 making decisions, allocating the capital funds,
25 and get these buildings up to par.

1 COMMISSIONER SCHMIDT: Yes. Sorry to
2 derail. You were in the middle of trying to
3 approve an amendment.

4 MR. MANFREDI: Very good questions.
5 Thank you.

6 Roll call.

7 (Whereupon, roll call was taken with
8 all members voting in favor.)

9 CHAIRPERSON DENMAN: And 2017-02,
10 resolution ratifying the award of the contract
11 to Pro Scaffolding in the amount of \$11,800 for
12 the contractor services in connection with the
13 sidewalk bridging at 31 Early Street.

14 MR. MANFREDI: Can I give an
15 explanation? Members of the board, there was an
16 emergency that arose back in February when some
17 of the brick face had begun to fall off the
18 building, and it created an immediate hazard to
19 the health, safety and welfare of the residents
20 and the employees. So the director declared an
21 emergency and secured the services of Lan
22 Engineering and Pro Scaffolding, both of which
23 were under the bid threshold. The engineering
24 services if I recall correctly were under
25 \$2,000, and the total cost of the contracting

1 was \$11,800. Because this was done on an
2 emergency basis, which by law the director can
3 declare an emergency, he was allowed to just
4 secure quotes and proceed, but we always ask
5 that the board be advised of it and ratify it.

6 CHAIRPERSON DENMAN: So --

7 MR. MANFREDI: If there's a motion.

8 CHAIRPERSON DENMAN: I'll make a
9 motion.

10 COMMISSIONER BANKS: I'll second.

11 (Whereupon, roll call was taken with
12 all members voting in favor.)

13 MR. MANFREDI: Madam Chair, I have
14 another resolution. I'd like to hand the
15 commissioners a draft resolution, and I'll give
16 an explanation with this. This involves another
17 HUD deadline that Mr. Priester was working on
18 with Director Rogers. It came to our attention
19 that HUD has instituted a mandate for lead-based
20 paint testing in our units, and HUD imposed a
21 deadline of July 13th of this year to have that
22 work completed and have a report from the
23 contractor to the agency and submit it to HUD.
24 Because of the tight deadlines, what had to
25 occur was we had to first secure, the agency had

1 to first secure a qualified engineer who
2 prepares the specs and plans, because HUD has
3 strict requirements on how it's to be
4 undertaken, and then they put together the scope
5 of service for the contractor. What you have
6 before you tonight is a resolution to ratify the
7 award of the contract to Lan Engineering in an
8 amount not to exceed \$6,000. The reason this is
9 being done this way is so we can work diligently
10 to meet the HUD deadline. Again, all HUD
11 deadlines carry with them a penalty of loss of
12 funds. We don't want the funds to be lost. As
13 everyone probably knows here, New Jersey has a
14 bid threshold. Anything above 17 and a half
15 thousand dollars must be subject to, in the case
16 of professional services, a request for
17 proposal. This is below that, but nevertheless
18 still comes before the board. Right now I can
19 tell you the engineers and the contractor are
20 working very diligently to meet this deadline.
21 And I just want to thank the chair who was
22 available nights and weekends during the process
23 when we didn't -- before we had the board
24 meeting, because we had to initiate this process
25 last week in order to make the July 13th

1 deadline.

2 CHAIRPERSON DENMAN: I was just going
3 to thank you because, and Jean, for bringing
4 that to our attention, and Douglas. Because
5 this could have very easily slipped through the
6 cracks. And appreciate everybody, because now
7 we're going to make the deadline and get this
8 lead-based painting, which is -- or paint
9 testing done.

10 COMMISSIONER BANKS: Question. Is this
11 for all of the housing authority properties?

12 CHAIRPERSON DENMAN: Yes.

13 MR. MANFREDI: Yes. Is there a motion?

14 CHAIRPERSON DENMAN: I'll make a
15 motion.

16 COMMISSIONER VEGA: Second.

17 (Whereupon, roll call was taken with
18 all members voting in favor.)

19 MR. MANFREDI: That's all I have,
20 chairwoman.

21 CHAIRPERSON DENMAN: Okay. Thank you.
22 Now I'm going to open it up to the second public
23 comment portion of the evening.

24 MS. COTTON: Hello. I'm Tawana Cotton
25 from the -- I live in Manahan Village. I have a

1 few concerns. And I just want some clarity on,
2 the first thing, the signs on the building. It
3 says no loitering, no trespassing, however, when
4 I have contacted the police and they come and I
5 said you see that sign on our building, it
6 doesn't seem as if they can enforce it. So I'm
7 just curious to know, what good are the signs if
8 they can't enforce it? Each summer it gets
9 worse, because people realize they can just come
10 down into the village, sit along the wall,
11 especially at building 30 where I live, and
12 smoke all kinds of illegal substances, which
13 come in the windows. Because I unfortunately
14 can't afford to put three air conditioners in my
15 apartment to drown out either their sidewalk
16 parties or the smoke coming in the window. And
17 a couple of times I have gone out to say, excuse
18 me, but I can smell the smoke in my apartment.
19 I have a small child. But I know another tenant
20 did that and her car got keyed, which was before
21 the cameras were up. And in the past I actually
22 contacted the executive director regarding the
23 information I saw in the HUD website, which
24 mentioned that HUD was actually encouraging
25 public housing authorities to go to a smoke-free

1 environment for the health of the tenants. And
2 it was nice that there was a letter that was
3 sent out to the tenants, but it kind of asked
4 who -- if they wanted something like that. So
5 other residents immediately assumed people
6 complained on them and it became an issue. It
7 was divisive. Instead of saying, this is what's
8 recommended, I feel like sometimes the housing
9 authority kind of puts the -- puts almost a
10 division between the tenants because it makes it
11 look like we're going and saying, number this
12 number that, they're doing this, instead of
13 taking accountability like, this is something we
14 want to improve for the health of our residents.
15 So I'm really concerned about that.

16 And this parking situation has
17 escalated to the point where people are
18 physically putting their hands on tenants. And
19 in the beginning I thought this was going to be
20 a problem, because if I call and my car is in
21 that spot once you get towed, they know it's me.
22 They can take my license plate down and come
23 after me. And so it is something that I don't
24 know why this burden was put on the residents to
25 do that, because now it's being physical, and

1 that is very scary, because people are scared to
2 call the police for a park that actually belongs
3 to them. And we're in a position where the --
4 instead of our village becoming more unified,
5 it's really being divided. So it would be nice
6 if we could -- if the board collaborates with
7 the executive director to come up with a
8 solution for our safety.

9 But I want us to revisit this smoking
10 thing because I know residents feel, well, I pay
11 rent, I should be able to smoke in my unit, but
12 they don't understand, smoke comes up through
13 the walls, and this is a family environment with
14 children. It's not fair that my daughter should
15 she get emphysema or asthma or whatever medical
16 problems she could get because people don't
17 care. So I asked Mr. Rogers, I've seen signs
18 that ask no smoking, or smoke 25 feet from
19 the -- you know, if they could do something like
20 that. I didn't get a response yet, but that was
21 awhile ago. So I just -- I'm really hoping for
22 a resolution. I mean, it's not just my
23 daughter, but all the children who live there,
24 our seniors who live there. Some of them have
25 signs on the door that says oxygen in use,

1 please don't smoke. Yet don't care. I would
2 like to see something happen so that, A, we
3 aren't getting beat up, and we're not silently
4 being killed just to live in Manahan Village.
5 So I got that down.

6 And that's all I can think of right
7 now.

8 CHAIRPERSON DENMAN: Thanks, Tawana.
9 I'm going to let Commissioner Banks --

10 MR. MANFREDI: I apologize. There's a
11 little bit of information I might be able to
12 share for the public. We had previously spoken
13 to the police department and Chief Demnitz
14 whether or not the Morristown Police Department
15 would enforce our no trespassing policy.
16 Unfortunately at that time they left it to us to
17 enforce, it's a private matter. I don't know if
18 we can try again to make inroads with them,
19 because this is a need that's been ongoing. If
20 not we can enforce it personally.

21 CHAIRPERSON DENMAN: Before the meeting
22 Mary actually approached me about this as well.
23 We've got 200 residents and 150 spaces. Is that
24 what the number is?

25 MS. BOOZE: 200 residents and 154

1 parking spaces.

2 CHAIRPERSON DENMAN: I was off by four.
3 So there's -- again, I'm going to let you speak
4 to this because this is resident outreach, but
5 Tawana, Commissioner Banks is heading up the
6 community resident outreach subcommittee. It's
7 got to be a partnership. This commission has to
8 be living in the solution and working with the
9 residents. That this -- this is reality that
10 impacts your life every day, whether it's the
11 grass being up to your knees or -- I've got
12 friends that live in Manahan Village. My truck
13 was towed two weeks ago because I was in
14 somebody else's spot, and I was just running in,
15 and the same exact thing, the no smoking sign in
16 the hallway, and you walk in there and it was
17 like being in a large bong. I don't know
18 whether the solution is something they did in
19 Madison, they have smoking and they have
20 non-smoking facilities for their housing on John
21 Street. It might be something this commission
22 would consider. It's beyond time for there to
23 be serious upgrades, if not complete renovations
24 of all of the facilities. And my hope is that
25 this commission goes after the grants that have

1 been missed for years on end, and that the money
2 and resources are allocated for the residents as
3 it should have been.

4 COMMISSIONER BANKS: My thoughts on the
5 parking, we did try it, and I think it's a good
6 idea, but I do think it needs to be tweaked,
7 because personally I do not want to have to
8 stand outside my car, call the tow company on
9 somebody and give -- because that's a whole
10 'nother ball game right there. I don't think
11 the residents should be responsible to call the
12 tow company, and I also don't think they should
13 be responsible for signing. You never know what
14 may happen, the tenants may wind up getting
15 billed. I don't think they should be
16 responsible for signing the invoice for towing.
17 And definitely they should not have to stand
18 outside their vehicle and feel threatened. I
19 don't think they should have to do that either.

20 And as far as the loitering, what
21 happens to that film with the cameras? You
22 spent all that money with the cameras. So
23 what's being done with that information that the
24 cameras are picking up? Can somebody --

25 CHAIRPERSON DENMAN: Do we know? Are

1 those owned by the housing authority?

2 MR. PRIESTER: They're owned by the
3 housing authority, and they're archived.

4 CHAIRPERSON DENMAN: Are they monitored
5 routinely?

6 MR. PRIESTER: Do we monitor them? Mr.
7 Rogers.

8 COMMISSIONER SCHMIDT: Or used for
9 incident-based?

10 MS. TAVERAS: They're used for
11 incident-based, and the Morristown Police
12 Department, we agreed to give them access to,
13 and I myself spoke to -- I don't remember his
14 name, a sergeant, and he was supposed to get
15 back to the housing authority with the name of
16 the person there who would be in charge to have
17 the remote access to the cameras.

18 CHAIRPERSON DENMAN: But they're owned
19 by us.

20 MS. TAVERAS: Yes.

21 CHAIRPERSON DENMAN: And it's Mr.
22 Rogers' responsibility to maintain them, review
23 them? And what's the point of having them if
24 they're not being reviewed, if they're only
25 being reviewed when there's an incident

1 reported? How many residents might not report
2 an incident? You know what I mean?

3 COMMISSIONER BANKS: The other -- a
4 couple of weeks ago I was looking out my bedroom
5 window, it was eleven, twelve o'clock at night,
6 and over where that laundry room is there was
7 four or five people out there, and I noticed
8 that none of them lived here. And they were
9 clearly doing drugs or whatever. And there was
10 three guys and one girl. And so like, what's
11 the point of the cameras? I mean, what's going
12 to be --

13 COMMISSIONER SCHMIDT: We have to
14 figure out what we're interested in having these
15 cameras for. Most cameras out there I'm pretty
16 sure are if something happens you have it on
17 tape, you can prove it. It's an inexpensive way
18 to prove it. If you're talking about having
19 someone monitor cameras 24/7, that's a different
20 story.

21 CHAIRPERSON DENMAN: So who would be
22 interested? I'll call Pete Demnitz and set up a
23 meeting and we can have a liaison with the
24 housing authority board and the police
25 department and establish a plan of action. I

1 mean, you know, the first words out of your
2 mouth were I don't want to get my tires slashed
3 or have to police my own vehicle, and nobody
4 needs to live in fear for being threatened.
5 It's certainly not going to be tolerated in this
6 town and not in the housing authority while I
7 sit on this board. So I'll reach out to Pete
8 and try and see if we can get some kind of ad
9 hoc subcommittee, whether it's -- and use these
10 cameras, because I'm sure they weren't cheap to
11 put them up.

12 COMMISSIONER BANKS: And one more
13 thing, the subcommittee that I'm heading is the
14 resident alliance group. Is there a way that if
15 I want to set up a meeting that notices can be
16 put up so that whoever wants to attend can
17 attend?

18 CHAIRPERSON DENMAN: Sure.

19 COMMISSIONER BANKS: Can we do that?
20 That's all I have.

21 MS. COTTON: Can I piggyback off a
22 comment about the cameras? There was a hit and
23 run I guess down in Manahan Village. And when
24 the police officer went to go review the tape
25 they could not see anything because of the

1 overgrown bushes that -- because of the season
2 changed.

3 CHAIRPERSON DENMAN: We addressed that.
4 They're being hired tomorrow to come back.

5 MS. COTTON: Perfect. Also --

6 CHAIRPERSON DENMAN: Mary beat you to
7 it.

8 MS. COTTON: Is the resident alliance
9 the same as the resident advisory board?

10 COMMISSIONER BANKS: Yes.

11 MS. COTTON: Does that mean there isn't
12 a resident advisory board? I want to get that
13 straight, because when I used to ask about that,
14 is it a separate thing, because I remember
15 asking about that --

16 CHAIRPERSON DENMAN: That's a separate
17 resident-governed body. We have nothing to do
18 with it.

19 MS. COTTON: They meet with the
20 executive director though. Right?

21 CHAIRPERSON DENMAN: You can meet with
22 whoever you want. That's your choice. We have
23 no governance over that.

24 COMMISSIONER BANKS: She wants to know
25 is there --

1 MS. COTTON: I was told in the past
2 there was a resident advisory board, but we
3 don't know how to join it. We were told that
4 seniors were on the board, never given a name.
5 We were always asking who are these seniors, and
6 because they were told that -- we were told
7 according to HUD when you have -- before the
8 director sends in his -- for I guess for grants
9 or the fiscal something for the year, or for the
10 five year plan, I didn't write it down, I don't
11 know what to technically call it, but they have
12 residents sign off. Some will actually give
13 ideas depending on who is on this board, and
14 even if the ideas aren't accepted they usually
15 write it down and include it with the packet
16 that goes to HUD.

17 CHAIRPERSON DENMAN: That's something
18 totally different.

19 MR. MANFREDI: Yes. It's a good point
20 you make.

21 MS. COTTON: I was curious, because
22 residents have always asked, how do I get on
23 this board, how do I get on this board, and it
24 seemed it was closed and exclusive.

25 CHAIRPERSON DENMAN: An advisory board

1 is typically an appointed position, like I'm on
2 the advisory board of the Salvation Army of
3 Morristown. I was appointed to that by another
4 member. And then everybody has to vote on that.
5 An advisory board of the residents, that is
6 something that's self-sustaining. That would be
7 viewed as like a 403BC, a non-profit. You set
8 your own rules, your own governance, however
9 many members, whether you want a secretary and a
10 treasurer, that's up to you.

11 COMMISSIONER BANKS: Her question
12 though is, no, there is not a resident advisory
13 board.

14 MS. COTTON: I was told there was one,
15 and the executive director inherited the board
16 from -- inherited this group from the previous
17 board, so that there was an existing board, and
18 they would meet with him before they sent this
19 five-year plan in.

20 COMMISSIONER SCHMIDT: Is that a normal
21 thing for --

22 MS. COTTON: Do you know what I'm
23 talking about?

24 MR. MANFREDI: I understand. And
25 I'll --

1 MR. PRIESTER: I think you're getting
2 it confused. There's a resident advisory board,
3 and it's -- maybe Lizeth can give more detail on
4 it. But there's a resident council, which isn't
5 formed yet, but we do have a resident advisory
6 board. And some of the members out here sits on
7 that, and they review the five-year plan.

8 COMMISSIONER BANKS: Really?

9 MS. COTTON: And we never were
10 privileged to know who those people were.

11 MR. PRIESTER: Mr. Dorch (ph) is one.

12 COMMISSIONER BANKS: Who started this
13 resident advisory --

14 MR. PRIESTER: It changes every year.

15 CHAIRPERSON DENMAN: Do you have the
16 list, Lizeth, of who's on this?

17 MS. TAVERAS: It's on the annual plan
18 that's public, that's in the offices, it's in
19 the library, yes.

20 CHAIRPERSON DENMAN: We are a
21 relatively new commission, so whatever
22 information you can share with us, so we are
23 aware of this type of thing, would be helpful.

24 MR. MANFREDI: I have a question, do
25 they just meet for the annual plan or do they

1 meet independent?

2 MS. TAVERAS: They just meet for the
3 annual plan to discuss the five-year plan.

4 MR. MANFREDI: Maybe I can correspond
5 with Ms. Cotton off line, because there is a
6 group that just does that purpose because you're
7 required by HUD to have that. But a true
8 advisory board would meet as you said, Ms.
9 Cotton, independently month by month, and then
10 you can have something called a resident
11 council, which is actually HUD-sponsored, and
12 there's some rules on that.

13 Madam Chair, if it's okay maybe I can
14 provide Ms. Cotton with the information.

15 MS. COTTON: I actually have it. I
16 downloaded it from the HUD's website, and I
17 presented that to the board to ask, because
18 before they had this annual planned meeting,
19 these residents are actually supposed to talk to
20 other residents. Because how else would they
21 get input? So to meet with the executive
22 director once before the plan, they have no
23 information from their residents to meet, what's
24 the point. It's almost like they're just there
25 to sign off. And according to HUD, that's not

1 what the purpose is. So we are trying to figure
2 out how do you get invited to the board.

3 MR. MANFREDI: You have the
4 information, let's meet afterwards and talk
5 about how to get it going, because it has to
6 start at the level Ms. Cotton is at, and I'll --
7 with your authorization.

8 COMMISSIONER BANKS: Can we get the
9 names of the people who are currently on it?

10 CHAIRPERSON DENMAN: Yes. You'll send
11 that out to us, Lizeth, so we're aware?

12 MS. TAVERAS: Yes.

13 MS. BOOZE: I'm back again. Back to
14 the resident center. I'm very disappointed when
15 I look at the building, and I got to talk about
16 what Ms. Cotton was talking about about the
17 advisory board. We always had an advisory
18 board. They did a five-year plan every year.
19 The residents in Manahan Village don't seem to
20 get nothing done. I know we need floors, we
21 need cabinets, and I see them doing three
22 parking lots outside that didn't need to be done
23 with that capital money that you all spent, you
24 didn't even see what the residents in Manahan
25 Village needed. We need something to be done

1 inside our apartments. It's not all about
2 putting blacktop out there on three different
3 parking lots. We always had a five-year plan
4 with the advisory board. The residents was able
5 to come sit at the table with the director, and
6 whoever is on the advisory board, and discuss
7 what they wanted in their building. The only
8 thing that's been done is the senior building.
9 We need to stop that. We need to treat all the
10 buildings the same. The buildings down in
11 Manahan Village is falling down. And I come
12 over and see three parking lots, blacktop.
13 Spent all that capital money. Never even told
14 the residents you had the capital money to
15 spend. Last time we was at a meeting you had
16 about ten resolutions. I think you all closed
17 the meeting early or left it there or whatever.
18 Never went over the resolutions with the
19 residents. So I'd like to see something done in
20 Manahan Village, not only the trees being cut
21 down. I wouldn't say they're bushes because
22 they're trees now. I would like to see an
23 advisory board start back. And when you get
24 some more capital money I think you should
25 involve me anyway, because I like to see how

1 some money spent too. You can't sit at the
2 table and decide what we need. I see you keep
3 talking about these subcommittees and whatever
4 you need to get, you need to get some residents'
5 input on some of the things you plan on doing.
6 Every time I look up Mr. Cherello is always on
7 the buildings and grounds and do nothing but be
8 on buildings and grounds. So it's time we put
9 everybody to work.

10 CHAIRPERSON DENMAN: Thank you, Mary.

11 MS. BOOZE: Wait, the handicapped
12 parking. Last time I was at a meeting you said
13 we would get handicapped parking. I am
14 handicapped. I can hardly walk now. And the
15 handicapped building on Flagler Street, 34,
16 where the handicapped building at, where the
17 seniors live, they went there and took the
18 handicapped parking spaces down. These people
19 have to have aides to come in and see them and
20 whatever, but they have nowhere to park. When I
21 came home the other day somebody was in my
22 parking space. I'm not going to call a tow
23 truck and get beat down too, but I think -- when
24 I spoke to Mr. Priester he said maybe put some
25 blue lines there, put the handicapped plaque

1 there, whatever needs to be there. I'd like to
2 see some of that done. I don't like a lot of
3 talking, no value. Thank you.

4 CHAIRPERSON DENMAN: Thank you, Mary.
5 So I know you have been at every meeting, I know
6 you know that this commission is two months old,
7 three months, this is our third meeting. We're
8 going to move forward. Unfortunately we have
9 not had an acting director or director leading
10 the housing authority. Mr. Priester has stepped
11 in, filled some mighty big shoes, and is
12 managing both his job and Roy's job to the best
13 of his ability. He certainly is not -- and that
14 being said, I don't think there's any member on
15 this commission that signed on because we were
16 happy with the way things were with the housing
17 authority in Morristown. I have a friend that
18 moved into John Street. 29 years ago those
19 buildings were built, they're beautiful. Our
20 newest building is a year older than me, was
21 built in '61, and that's Manahan Village.
22 That's sad. But going forward with these
23 subcommittees, the objective is to identify
24 what's the first order of business, what
25 buildings -- what issue first needs to be

1 addressed. You can only do one thing at a time.
2 Right? Baby steps and you build a mountain.
3 But that's the way you get stuff done. Meeting
4 once a month you don't get things done. But
5 when you have subcommittees and ad hoc
6 committees, that's when you get things done.

7 As I shared, Mr. Manfredi and I met
8 with Acting Director Priester before the meeting
9 to address a couple of the issues that you
10 raised. If we don't know about it, if we're not
11 informed, this lead paint issue, literally
12 Thursday was that, I mean, he and I spoke at
13 quarter to midnight Friday night, that was our
14 last call. Not what I want to be doing for
15 especially the big salary we commissioners get,
16 but it needed to be done. It's unfortunate with
17 Mr. Rogers out we don't get the correspondence,
18 but now the HUD authorities know that he's on an
19 extended leave and they're going to communicate
20 either directly with Douglas, myself and Mr.
21 Manfredi and update us on any issues that are
22 around the corner or pending regarding the
23 housing authority. You learn a little bit more
24 as each day passes as a new commissioner.

25 But we will certainly take into

1 consideration all your recommendations, Mary,
2 and see if we can't get you your own private
3 Idaho in the form of a handicapped space. Okay.

4 MS. BOOZE: I would appreciate it.

5 CHAIRPERSON DENMAN: Absolutely.

6 MS. INESTROZA: Lorena Inestroza, 4
7 Harvey Court, Morristown. I just want to go on
8 the record again. I'm sure you guys are not in
9 any position to entertain the proposal that my
10 agency submitted regarding space down at the
11 resident center for substance abuse and alcohol
12 outpatient services, so I just want to note my
13 commitment to my community that I will keep
14 coming every month. Okay.

15 CHAIRPERSON DENMAN: Happy to have you.
16 Thank you.

17 MS. INESTROZA: Thank you.

18 MS. COTTON: I forgot to ask if we were
19 going to have a meeting at Manahan Village ever,
20 because they always get canceled.

21 CHAIRPERSON DENMAN: They're
22 rotational. And this commission, this new
23 commission has not missed one meeting. We
24 actually had a special additional meeting. I
25 believe either the July or August. July is at

1 29 Ann Street, August is 31. Let me go to
2 September. Manahan Village, Clyde Potts Drive,
3 September 25th. I expect you to have coffee and
4 donuts for us.

5 Maybe for the record for 2018 we can
6 have a real rotation, you know, once here, once
7 at Manahan Village, once at Ann, once here, one
8 at Manahan Village, instead of being at Early
9 all the time. I think it would be nice to see
10 some more of the residents from Ann Street and
11 Manahan Village in all fairness. Right?

12 COMMISSIONER BANKS: We discussed all
13 this a few meetings back.

14 CHAIRPERSON DENMAN: I know. But put
15 that on the record again.

16 Okay. If there's no other comments
17 from the public, and --

18 COMMISSIONER SCHMIDT: I wonder if we
19 can close out the one comment about the
20 smoke-free. We didn't really touch on that at
21 all. Mr. Manfredi, can we look into what other
22 areas have done? I mean, again with the times a
23 little bit, it might be something we want to
24 explore, at least strategically in terms of a
25 smoke-free location -- a smoking location or a

1 smoke-free environment.

2 MR. MANFREDI: Actually I was going to
3 speak to Mr. Priester, because we can do that,
4 and HUD does have a mechanism now to amend the
5 least and actually enforce it.

6 COMMISSIONER SCHMIDT: It's something
7 we should really consider. I mean, granted, we
8 should consider the tenants' feelings on it,
9 it's going to be pretty split I'm sure, but for
10 the health of the residents there's a real
11 concern there. It's no secret anymore that it's
12 damaging.

13 CHAIRPERSON DENMAN: The signs are
14 clearly not cutting it.

15 COMMISSIONER VEGA: If I may, HUD has
16 already made requirements for housing to
17 eliminate smoking in public housing. I think
18 there will be some grandfathered or clauses to
19 that effect, but --

20 COMMISSIONER SCHMIDT: We should be
21 moving toward that.

22 COMMISSIONER VEGA: -- that should be
23 starting in March.

24 COMMISSIONER BANKS: The website said
25 they're being given until February of next year

1 to have it enforced.

2 MR. MANFREDI: What we do is we amend
3 everyone's lease to include a provision on this
4 so that if someone is smoking in the unit
5 disturbing a neighbor they're subject to
6 eviction. In addition to that, as you said, we
7 need input and we need areas designated. It's
8 not such a clay cut situation.

9 CHAIRPERSON DENMAN: Put up what they
10 have outside the hospitals, one of those --

11 COMMISSIONER SCHMIDT: Away from kids,
12 away from the park, great.

13 CHAIRPERSON DENMAN: And you're going
14 to have people that don't comply, like people --
15 like they have in hotels. And you know what,
16 when you get a \$500 extra fine, smoking on the
17 beach now, \$500. I watched a woman get a fine
18 yesterday.

19 That was great. Thank you,
20 Commissioner Schmidt.

21 No mayor, no council liaison. If
22 there's no other business, we are adjourned.

23 (Proceedings were adjourned.)

24

25