

MORRISTOWN HOUSING AUTHORITY  
BOARD OF COMMISSIONERS  
23 Clyde Potts Drive  
Morristown, NJ 07960  
Monday, May 11, 2015  
Commencing at 6:00 P.M.

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RE: Regular Open Public Meeting  
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TRANSCRIPT  
OF THE  
PROCEEDINGS

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

MICHAEL A. CHERELLO, Chairperson  
DOROTHY HOLMAN, Vice-Chairperson  
VERA WHITE, Commissioner  
MARY DOUGHERTY, Commissioner  
MARION 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

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

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REPORTED BY: BETH A. BENSON, CCR

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1                   CHAIRPERSON CHERELLO: We already had  
2                   our reading of the public meeting announcement  
3                   at 4:30 when we had our special meeting. We're  
4                   now going to have a roll call for our six  
5                   o'clock monthly meeting, and then we will move  
6                   through the agenda, since we already have done  
7                   several of them, and we will pick it up from  
8                   there. So if we can have roll call.

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

11                  CHAIRPERSON CHERELLO: Seeing that we  
12                  already took care of a number of items on the  
13                  agenda already, I think we can probably go down  
14                  to approval of minutes.

15                  COMMISSIONER WHITE: We have to have  
16                  public comments.

17                  CHAIRPERSON CHERELLO: We just spent 45  
18                  minutes --

19                  COMMISSIONER WHITE: But that wasn't on  
20                  this. Ask Joe.

21                  MR. MANFREDI: We should have public  
22                  comments. I don't believe the minutes have been  
23                  prepared due to its proximity to our last  
24                  meeting. So we can skip that and hold it for  
25                  our next meeting.

1                   CHAIRPERSON CHERELLO: We are going to  
2 back up and open up to public comments. If  
3 anyone would like to say anything, please step  
4 forward, state your name, address.

5                   MS. HAWKINS: My name is Gracie Hawkins  
6 at building 40, apartment one. I haven't had a  
7 chance to finish getting all the signatures, so  
8 I have to finish that. And I wanted to give a  
9 copy to everybody of what I'm talking about, our  
10 mailbox. I haven't had a chance. We're the only  
11 building with an old mailbox. And I have been  
12 trying to get a new one. I talked to the post  
13 office, and they said it's housing's  
14 responsible. Housing has to call them. So I  
15 have been waiting for housing to call them. So  
16 I guess I have to get things in writing to make  
17 sure that it's done.

18                   COMMISSIONER CRIPPEN: Which building?

19                   MS. HAWKINS: Our mailbox is old and  
20 it's tiny. Building 40. All the other  
21 buildings, they have new mail boxes. And we  
22 can't fit medication and a lot of things aren't  
23 supposed to be folded are folded. And they're  
24 leaving things outside the building, instead of  
25 knocking on the door. So if possible I need,

1       you know, to get a new mailbox for building 40.  
2       And you can see it when you go down there,  
3       because it's kind of bent up, so it's hard to  
4       open the top boxes.

5                 CHAIRPERSON CHERELLO: Mr. Rogers?

6                 MR. ROGERS: I'll check on that. I  
7       wasn't aware of it, and I'll check on it.

8                 MS. HAWKINS: Thank you.

9                 MS. BOOZE: My name is Mary Booze, from  
10       209 Flagler Street. I'm here to find out what's  
11       happening with the garbage dumpster out there.  
12       I know you paid a lot of money to get the fence  
13       built around the garbage, and it's still the  
14       same way. The only thing different is the fence  
15       is there. But the garbage still sit on the  
16       outside of the fence. I spoke to the young lady  
17       that was on the contract for the garbage  
18       dumtpter, she said, oh, well, sorry, you should  
19       have called the garbage truck by now and have  
20       them sit the garbage dumpsters into the fence.  
21       So I notice every time I called and send  
22       somebody out and take the top of the garbage,  
23       off the garbage dumpster, but the bottom of the  
24       garbage dumpster is still smelling. So every  
25       day I go to the mailbox, every day I go out the

1 door I have to smell garbage. Because the only  
2 thing they do is take the top off and leave the  
3 rest. So I'm tired of smelling garbage. That's  
4 number one.

5 Number two, I guess you would call it  
6 the landscapers, somebody need to be on top of  
7 the landscapers, because they cut the grass on  
8 Thursday, and on Friday we have, and I spoke to  
9 him about that too, we had more yellow flowers  
10 and white flowers than we had before they cut  
11 it. We need to make sure when they cut the  
12 grass somebody need to check behind it because  
13 we not getting the service we need down here.  
14 So that's what I have to say.

15 The parking, I spoke to you maybe three  
16 weeks ago, a little longer, in reference to the  
17 parking. You said you working on it. I  
18 understand that the planning board had passed a  
19 law saying we could get those signs out here,  
20 now we have nowhere to park. So maybe I don't  
21 know what we can do about the parking, but  
22 something needs to be done in reference to the  
23 parking. I know we have a policy now so I guess  
24 every family could have two or three cars, and  
25 we don't have enough parking for one, so we need

1 to initiate that, we need to start working on  
2 that to make life a little bit better down here  
3 at Manahan Village as far as parking is  
4 concerned. Because I went down to the court the  
5 other day and one family had five cars, and we  
6 don't have no place for one person to park one  
7 car. They come from the court and come down  
8 here and they park. That's not feasible either.  
9 So somebody from the housing authority need to  
10 look into the parking in Manahan Village. Thank  
11 you.

12 CHAIRPERSON CHERELLO: Anyone else from  
13 the public wish to make any comments?

14 MS. HARRIS: Yes. My name is Jennifer  
15 Harris, I live at 906 Flagler Street. About the  
16 dumpsters, the location, where my sister, my  
17 sister is not here, the dumpster is by the  
18 window, literally by the window. So we know  
19 that's not appropriate, that's not clean. And  
20 something should be done about that. That's it.  
21 Someone need to check those dumpsters, see where  
22 they're located at.

23 CHAIRPERSON CHERELLO: The dumpsters, we  
24 will have to look into that, because they were  
25 done -- that whole process is --

1 MS. HARRIS: You need to see that  
2 process. It's like directly -- you can't come  
3 outside because you walk into trash.

4 CHAIRPERSON CHERELLO: The dumpster  
5 pads, all that stuff was started over two years  
6 ago. So we will have to look into it. But that  
7 whole process is about a two year process. So  
8 we had site plans, we had an engineer involved.  
9 We will address it. We will look at it and see  
10 what we can do. It's probably not going to be  
11 done tomorrow, but --

12 MS. HARRIS: You need to look into it.  
13 One more thing --

14 CHAIRPERSON CHERELLO: We also know that  
15 there is another little problem with the  
16 dumpsters that has come to light since they were  
17 put in, that we have to address also. Mr.  
18 Rogers?

19 MR. ROGERS: I'm very familiar with your  
20 situation. We were up there twice last week.  
21 Some of the problems, and we're going to get it  
22 straightened out eventually, some of the  
23 residents park in front of the dumpsters when  
24 the garbage person is coming by. Some of the  
25 containers have to be changed out for larger

1 containers to fit them in the way the enclosure  
2 was designed. We designed the enclosure so we  
3 can minimize the room that we take for parking,  
4 maximize the parking spaces. The maintenance  
5 staff went out several times last week to take  
6 some of the garbage away. I'm in the process of  
7 getting a garbage contract negotiated. And we  
8 either need more frequent pickups, or a  
9 maintenance man is going to have to go out in  
10 the morning and put the garbage dumpsters to  
11 where they're accessible by the garbage truck.  
12 And I know there has been garbage laying around  
13 for more than a week, and we are addressing  
14 that.

15 As far as the parking, we're in the  
16 process of ordering the no parking signs, where  
17 you'll be towed if you don't have an assigned  
18 sticker. And when we hand out the stickers  
19 they'll be handed out one per household, and  
20 whatever is left, two per household, to make  
21 sure everybody gets a parking spot. As far as  
22 the landscaper, I'll give them a call tomorrow  
23 and find out what happened.

24 COMMISSIONER HOLMAN: Mr. Rogers, when  
25 you look into this garbage situation on top of

1       Flagler, is it possible that you're looking to a  
2       situation where they can move the dumpsters from  
3       behind the windows that they're complaining  
4       about where the dumpsters are now by somebody's  
5       window? Is there any way possible that they  
6       could move the garbage dumpsters away from the  
7       windows and perhaps make a parking space there  
8       and put the dumpsters someplace else? I  
9       wouldn't want to have to smell garbage,  
10      especially in the summer.

11               MR. MANFREDI: Mr. Rogers, if I may give  
12      a little background, commissioner. Mr. Rogers  
13      brought these concerns to my attention last  
14      week, in fact, just over a week ago when he  
15      began to notice things. You may recall we were  
16      required to go to the town. The town has cited  
17      us and we had to go before the planning board,  
18      and they required this plan to be in effect.  
19      When Mr. Rogers came back and explained the  
20      difficulty, the exact one that the residents  
21      pointed out, you just pointed out, he reached  
22      out both for the town and engineer to see if we  
23      can get some accommodation there. I want you to  
24      know about that aspect of it. Hopefully I can  
25      find out by next week if we can receive some

1           exception, because the town mandated that plan.  
2           Maybe they didn't realize how small that space  
3           is and the impact it has upon us. I didn't mean  
4           to interrupt Mr. Rogers. I just want you to  
5           know I made those calls.

6                        COMMISSIONER HOLMAN: It's getting hot  
7           now, and that's terrible to have to smell  
8           garbage coming through your window. If they  
9           were move it away from the windows --

10                      MR. MANFREDI: 100 percent, yes.

11                      CHAIRPERSON CHERELLO: Anyone else like  
12           to make a public comment?

13                      COMMISSIONER WHITE: Does anyone else  
14           have a comment? State your name, sir, and where  
15           you live.

16                      MR. ALI: My name is Mohamed Ali, 6  
17           Flagler Street, Morristown, New Jersey. I have  
18           a complaint about the animal control of  
19           raccoons. We need to find out where they at,  
20           because a child have them out one day, and he  
21           was like chasing him. I think everybody has  
22           that or just me. Everybody know about it. That  
23           raccoon live on top of the garbage. Got its  
24           babies now. Me and Jenna who live by me we saw  
25           four of them. And we have also complaint about

1 the resident center, and I wanted to address it  
2 especially at this meeting. We need to have a  
3 resident center for our residents. We can have  
4 a sports center for our community. (Inaudible.)  
5 This building is huge. We can use it for many  
6 things, not just gym. So we can start doing  
7 some positive stuff. That's all I have to say.

8 MS. DAWSON: Teresa Dawson, 3102 Clyde  
9 Potts Drive. I want to let the residents know  
10 we are having a block party on July 4th. I need  
11 the housing authority to give us trash bags like  
12 you always do. And also requesting if the  
13 resident center can be open during that time  
14 from two to eight to use if they need to use the  
15 bathroom, because some residents are coming from  
16 the top of the hill. So we need the resident  
17 center open so they can use the bathroom.

18 COMMISSIONER WHITE: I'll have the  
19 building open. Can we have somebody monitor it  
20 though?

21 MS. DAWSON: We're going to get a  
22 committee together and get the residents  
23 together so we can all do it together, because I  
24 have been doing it by myself and I need help.  
25 So I'm trying to get the residents together so

1 we can do it together.

2 COMMISSIONER WHITE: Because my concern  
3 is kids going to the bathroom. I don't want the  
4 kids to get hurt. I want the kids to be  
5 protected so when somebody is here, when a girl  
6 is going to the bathroom just so --

7 MS. DAWSON: We will have it organized.

8 CHAIRPERSON CHERELLO: Ms. White is the  
9 resident council for Manahan Village, so Vera,  
10 whatever you need, let Mr. Rogers know, and we  
11 will --

12 COMMISSIONER WHITE: Absolutely.

13 CHAIRPERSON CHERELLO: -- take care of  
14 that. We don't need a resolution on that?

15 MR. MANFREDI: No.

16 UNIDENTIFIED SPEAKER: I have one more  
17 question. Sophisticated Steppers, we used to  
18 practice here. I asked Mr. Roy Rogers when  
19 could we use the gym place again so we can  
20 practice. We are probably going to get to the  
21 Whitehouse and everything and Morristown.

22 (Inaudible.) The coaches are residents of  
23 Manahan Village. And I want to know when and if  
24 the Sophisticated Steppers can come back into  
25 their building and practice. Thank you.

1                   COMMISSIONER WHITE: I can't address  
2                   that. There was an issue on that. I don't have  
3                   a problem with them coming in here and  
4                   practicing. But I don't know how to go about  
5                   that because I know we did have something going  
6                   on that -- we don't want -- I don't have a  
7                   problem with them coming in here. That's not a  
8                   problem with me at all.

9                   UNIDENTIFIED SPEAKER: What I'm saying  
10                  is the coaches, they are residents,  
11                  so (inaudible.) The Sophisticated Steppers  
12                  (inaudible) nine or ten years old and young  
13                  adults, and they are the coaches of the  
14                  Sophisticated Steppers. I don't know  
15                  (inaudible) People Helping People.

16                  COMMISSIONER WHITE: We didn't mention  
17                  their names.

18                  UNIDENTIFIED SPEAKER: Sophisticated  
19                  Steppers are residents of Manahan Village. And  
20                  when I spoke to Roy about that, he asked me the  
21                  question how many residents. I didn't take the  
22                  time to count to see how many was residents.  
23                  (Inaudible.) I'm still looking for an answer to  
24                  that why the Sophisticated Steppers cannot come  
25                  back into the resident center.

1                   COMMISSIONER WHITE: I don't think  
2 anybody said they couldn't. Oh, Roy said --

3                   UNIDENTIFIED SPEAKER: He said we have  
4 to come before the board.

5                   COMMISSIONER WHITE: Okay.

6                   CHAIRPERSON CHERELLO: It appears I  
7 think there's a legal issues that have to be  
8 resolved. As soon as the attorney takes care of  
9 the legal issue it's done.

10                  COMMISSIONER WHITE: I don't have a  
11 problem with it.

12                  UNIDENTIFIED SPEAKER: It's been eight  
13 months since we have been out of the building.

14                  CHAIRPERSON CHERELLO: I don't know  
15 anything about the legal issue.

16                  UNIDENTIFIED SPEAKER: The Neighborhood  
17 House was good enough to let us practice. Like  
18 I said, the Sophisticated Steppers are -- most  
19 of them are residents, so we shouldn't have to  
20 make a decision. What are we going to do with  
21 our kids anyway. If they came out of New York  
22 and be part of the Sophisticated Steppers, they  
23 should be able to step. So that's my problem.

24                  MR. MANFREDI: If I can update the board  
25 briefly in closed session it might be helpful.

1                   CHAIRPERSON CHERELLO: Just take care of  
2                   it, Joe.

3                   COMMISSIONER WHITE: We will go into  
4                   closed session and talk about it. It's not a  
5                   problem.

6                   MS. DAWSON: One last thing. There's a  
7                   maintenance worker, he has a black truck, he  
8                   came into my bathroom, I have been dealing with  
9                   my bathroom for a long time, and now it look  
10                  like brand new, and he took the extra step to  
11                  get the mold and everything out, and I want to  
12                  say I appreciate him.

13                  COMMISSIONER WHITE: I hear of lot of  
14                  good things about him. He's good.

15                  CHAIRPERSON CHERELLO: Okay. We don't  
16                  have any minutes to approve, Mr. Rogers. Give  
17                  your executive report.

18                  MR. ROGERS: I'm going to be giving you  
19                  written financial reports, and the occupancy  
20                  rate and all that within the next week and a  
21                  half, two weeks, and I will be available for any  
22                  questions. And I do appreciate all the  
23                  residents for being here and comments. I  
24                  appreciate the board letting us make the  
25                  presentation we had earlier. And I'm a little

1 bit disappointed, but not really, because we're  
2 going to -- it's for the residents, and they're  
3 going to have to learn how to utilize it. And  
4 we will work with you to do that.

5 CHAIRPERSON CHERELLO: Okay. Any of the  
6 committees meet this month that had a report to  
7 give? You all met last month. We're trying to  
8 meet quarterly. Unless something comes up.

9 Old business?

10 COMMISSIONER HOLMAN: Before we go  
11 further, I do have two questions, but I think it  
12 needs to be addressed in closed session.

13 CHAIRPERSON CHERELLO: Okay. Old  
14 business? Schedule of bills. Can I have a  
15 motion to pay our bills?

16 COMMISSIONER DOUGHERTY: I'll move it.

17 COMMISSIONER WHITE: I'll second it.

18 COMMISSIONER DOUGHERTY: I have some  
19 questions. On page two we have the service, and  
20 this is really timely hearing about the garbage.  
21 So on page two of the bill list, I have  
22 Interstate Waste Services here on 4/15 they  
23 switched their containers and then says twice,  
24 and I'm not really clear on on what that means.  
25 And did we switch containers or just empty the

1 containers? Like we've been hearing from the  
2 residents that they're stinky.

3 MR. ROGERS: I'll check on that. But I  
4 think that's where we have bulk items, and they  
5 have to switch out one with the other, and they  
6 did that on two occasions. And this is our  
7 average cost of garbage, about \$7,000 a month,  
8 without any extra -- and again I'm in the  
9 process of going out for bids and negotiating.  
10 But for example, I don't know why we have to pay  
11 people to haul away our recyclables. We  
12 separate them, and they got value.

13 COMMISSIONER DOUGHERTY: And they get  
14 paid for it.

15 MR. ROGERS: I've got to check on that.  
16 And also I want more frequent pickup. And if  
17 they don't pick up the garbage on a given day I  
18 want credit for it.

19 COMMISSIONER DOUGHERTY: Thank you.  
20 Just one more question. Page three I have Olmec  
21 Systems, a charge for \$1865. When you go to  
22 page five of the check register, we have a  
23 credit for \$3200.

24 MS. WASHINGTON: That was a check that  
25 was written to them last month and I voided it.

1 I recut the check. This is for last month.

2 COMMISSIONER DOUGHERTY: Why would we  
3 void it?

4 MS. WASHINGTON: Because I didn't want  
5 to charge the capital fund so I voided the check  
6 and recut a cut.

7 COMMISSIONER DOUGHERTY: Okay. Thank  
8 you.

9 MR. ROGERS: And we switched computer  
10 consultants. And quite frankly they are finding  
11 a lot of glitches that should be corrected. And  
12 that's what we're doing as we go along.

13 COMMISSIONER DOUGHERTY: Thank you very  
14 much.

15 CHAIRPERSON CHERELLO: Any other  
16 questions? Roll call.

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

19 CHAIRPERSON CHERELLO: Resolutions.  
20 Resolution number 2015-22, awarding the contract  
21 for pre-REAC inspections to Midwest Inspections.  
22 Do I have a motion?

23 COMMISSIONER DOUGHERTY: Move it.

24 CHAIRPERSON CHERELLO: Second?

25 COMMISSIONER CRIPPEN: Second.

1 CHAIRPERSON CHERELLO: Questions?

2 COMMISSIONER WHITE: Can we get an  
3 explanation? I wasn't here the last meeting.

4 CHAIRPERSON CHERELLO: We hired a  
5 company to come in and do a reinspection for the  
6 REAC because we didn't do so well.

7 COMMISSIONER WHITE: Did we know what  
8 our score was? Was it that bad?

9 MR. ROGERS: It looked like we were  
10 probably going to fail the REAC inspection. And  
11 HUD misplaced the paperwork. So they are going  
12 to give us a new REAC inspection I think June  
13 10th. So we won't have time to use these people  
14 to gear up for it, but we will make sure the  
15 maintenance addressed everything that was --

16 COMMISSIONER WHITE: We're not in  
17 trouble or anything like that?

18 CHAIRPERSON CHERELLO: We will be. They  
19 lost the paperwork.

20 COMMISSIONER SALLY: We were.

21 COMMISSIONER HOLMAN: HUD lost the  
22 paperwork.

23 CHAIRPERSON CHERELLO: We know where we  
24 went bad so they'll be corrected.

25 COMMISSIONER WHITE: Okay.

1                   CHAIRPERSON CHERELLO: Okay. Roll call.  
2                   (Roll call was taken with all voting in  
3 favor.)

4                   CHAIRPERSON CHERELLO: We have an  
5 additional resolution that is not in front of  
6 you. It's resolution 2015-23. And it will be  
7 provided to you. What it's going to say is if  
8 any meeting during the coming months we don't  
9 have a quorum, we give the authority to the  
10 executive director to pay the necessary bills.  
11 We've done this repeatedly. It's a matter of  
12 course, but we have to do it each year.

13                  MR. MANFREDI: That is my request to the  
14 board. I'll realize with the advent of summer  
15 coming up we've had it for other directors. We  
16 only authorize the director to pay bills when  
17 there's no meeting in order to pay necessary  
18 bills for the operation of the agency.

19                  COMMISSIONER DOUGHERTY: Are we still  
20 getting copies of the bill list so we will know  
21 what's on that that's being paid?

22                  MR. MANFREDI: Yes. If we don't have a  
23 quorum and we have bills, they will still need  
24 to be paid, and this will allow the director to  
25 pay those necessary bills.

1 COMMISSIONER DOUGHERTY: Thank you.

2 I'll move that.

3 COMMISSIONER WHITE: I'll second it.

4 CHAIRPERSON CHERELLO: Roll call,  
5 please.

6 (Roll call was taken with everyone  
7 voting in favor.)

8 CHAIRPERSON CHERELLO: New business?  
9 Second public comment? No mayor, council.

10 MS. HAWKINS: A couple of months ago I  
11 talked to Sonny about the laundry room in  
12 building 30, which is the only laundry room we  
13 have in Manahan Village. I want to know when  
14 will it be finished. He said he was planning to  
15 do some things in there. We have two -- three  
16 washers, one of the washers is always broke  
17 down. And then we have three dryers. I wanted  
18 to see if they would put in two front loaders.  
19 There's room for it. They need to put in new  
20 windows and put new doors on it. And a couple  
21 of tenants wanted to know if the laundry room  
22 could be opened up on Saturdays, because they  
23 work.

24 CHAIRPERSON CHERELLO: We're right now  
25 in the process of entertaining bids to have an

1 outside contractor come in and take care of all  
2 our laundry services for all our buildings. And  
3 at our last meeting we had a discussion about  
4 the one proposal, and we have to do more  
5 research. But that issue will be addressed just  
6 as soon as we get all the bids, and we will make  
7 note of front load washers. We are in the  
8 process of doing that.

9 MS. HAWKINS: Also make it bigger,  
10 because there is room on the other side they can  
11 open up and use. But when you're doing it can  
12 you see if we can have a sink. Every laundry  
13 room has a sink. But also they need to make  
14 sure with the sewer, it's always (inaudible) in  
15 here, and that has to be -- something needs to  
16 be done for that.

17 CHAIRPERSON CHERELLO: Mr. Rogers talked  
18 to me, he had done an inspection, site  
19 inspection of all buildings, and he pointed this  
20 out to me just last month as we were  
21 entertaining the other bids. So he's aware of  
22 that and we will work on it.

23 MS. HAWKINS: Okay. Last thing is with  
24 the dumpsters, a lot of times the garbage man  
25 can't pick up the cardboard because there's cars

1 parked in front of the dumpsters. And what you  
2 going to do about that? Because they come early  
3 in the morning, maybe five, between three and  
4 five.

5 CHAIRPERSON CHERELLO: That's one of the  
6 issues that we've seen. But I also have a  
7 question about garbage pickup in general.  
8 Because the Town of Morristown should be picking  
9 up our garbage.

10 MS. HAWKINS: A lot of times they don't  
11 do it. And also because in the court, because  
12 cars are parked there, and they can't get down.

13 CHAIRPERSON CHERELLO: The town lost the  
14 lawsuit. They're required by law to pick up our  
15 garbage.

16 MS. HAWKINS: There's three different  
17 trucks.

18 CHAIRPERSON CHERELLO: I'm saying the  
19 town. We're going to look into that. Because  
20 that can save the authority, you know, \$7,000 a  
21 month, if that can be resolved with the town.

22 MS. HAWKINS: So pertaining to the  
23 parking in front of the dumpsters, can you have  
24 it towed, because we're smelling -- it's  
25 terrible, because that garbage is a mess, and

1           they did come out and try to pull some of the  
2           stuff out of the garbage, but it still hasn't  
3           been emptied.

4                       CHAIRPERSON CHERELLO: Yes, we're aware  
5           of that, and Mr. Rogers is looking into it. And  
6           as it was mentioned earlier, we're going to try  
7           to resolve it.

8                       MS. HAWKINS: Okay. Thank you.

9                       COMMISSIONER DOUGHERTY: May I ask about  
10          the Saturday laundry hours? Why aren't they  
11          allowed to do laundry on Saturdays? It would  
12          seem to be a natural time to do laundry.

13                      COMMISSIONER WHITE: I see it's open  
14          every day. I don't know it's not open on  
15          Saturdays.

16                      MR. ROGERS: That's the first I heard.

17                      COMMISSIONER WHITE: Who has the key to  
18          the laundry? Because we can open it on  
19          Saturdays. Is it a law? Who said that, the  
20          housing authority? We should be able to open it  
21          on Saturdays. Just go to whoever has the key,  
22          and they should be able to open it on Saturdays.

23                      COMMISSIONER CRIPPEN: Who's responsible  
24          to open it?

25                      COMMISSIONER WHITE: I don't know who

1 does that. Who has the key now?

2 MS. HAWKINS: Kate opened the  
3 laundromat. If somebody wants to wash, I can go  
4 over Saturday morning and unlock it.

5 COMMISSIONER WHITE: They always make  
6 the residents run it. Kate was told Monday  
7 through Friday a long time ago, but like Mary  
8 said, they can go ask her and do laundry on  
9 Saturdays. You can do laundry on Sundays if you  
10 want to. You have to pay for it.

11 MS. FORD: My name is Sharon Ford, 412  
12 Clyde Potts Drive. I have an issue with our  
13 fire escapes. In the wintertime it's cold, they  
14 rock when the wind blows, they have mildew on  
15 them, they're loose from the wall, they're  
16 rusty.

17 CHAIRPERSON CHERELLO: Okay.

18 COMMISSIONER WHITE: That's the senior  
19 building.

20 CHAIRPERSON CHERELLO: Okay. Lee, were  
21 we cited for any fire escapes?

22 MS. GROSS: No, we weren't.

23 CHAIRPERSON CHERELLO: So they all were  
24 okay?

25 MS. GROSS: Okay.

1                   CHAIRPERSON CHERELLO: We will still  
2                   look into that.

3                   MS. HARRIS: Janice Harris. 81 Flagler  
4                   Street. I think my sister mentioned about the  
5                   dumpsters. I have a picture to show you the  
6                   placement of the dumpsters. Where I live is  
7                   behind the firehouse, and it's a whole area in  
8                   the corner that the dumpsters could have been  
9                   placed in. But instead they were placed right  
10                  here by my window. When the garbage is not  
11                  dumped I get to smell the garbage. So I don't  
12                  know if who was with them when they came out for  
13                  the placement of the dumpsters, but it was done  
14                  incorrectly. I'm pretty sure no one want to  
15                  come out of their apartment to garbage. I'll  
16                  show you I have.

17                  MR. MANFREDI: Can you send it to me?

18                  CHAIRPERSON CHERELLO: Lee, were you  
19                  involved in that or was that Mary?-

20                  COMMISSIONER SALLY: This is after. Did  
21                  you handle it?

22                  MS. GROSS: Did I handle it? I was in  
23                  the meetings with it. But not -- that was with  
24                  Sonny.

25                  CHAIRPERSON CHERELLO: That was Sonny.

1 MS. GROSS: Where they were going to  
2 place them. Joe, didn't you walk around with  
3 the architect, walked around talked about the  
4 different areas he was going to put the  
5 dumpsters?

6 MR. MANFREDI: That was pursuant to the  
7 planning board application. We didn't go before  
8 the planning board.

9 MS. HARRIS: My point is there was  
10 nobody that lives here that walked around with  
11 these people, whoever they were, to do the  
12 dumpsters. So my concern, if you live across  
13 the street -- what was the point of even doing  
14 it. I'm lucky enough to have a big enough area  
15 for the three dumpsters, but they're still not  
16 inside. I got to find my picture. They're  
17 still outside my window. When the garbage is  
18 not emptied in two weeks I smell that garbage.  
19 I don't know if they going to have to redo it.  
20 It's the whole area. You're welcome to come up  
21 and see what I'm talking about. I'm right  
22 behind the firehouse. I'll show you my picture.

23 MR. MANFREDI: I'll take pictures too.  
24 I'll go to the town tomorrow and find out what  
25 the situation is.

1                   CHAIRPERSON CHERELLO: Because the Town  
2 of Morristown picks up twice a week.

3                   MR. MANFREDI: We have private disposal.

4                   CHAIRPERSON CHERELLO: I know we have  
5 private disposal, but the Town of Morristown is  
6 supposed to do it. They lost that case.

7                   MS. HILTON: Shante Hilton, 28 Flagler  
8 Street, apartment six. This issue with the  
9 garbage, once again, in my building outside the  
10 apartments and even in the hallways, and then  
11 it's attracting bugs and other things. Also  
12 leaving the downstairs door open. Because there  
13 was actually a skunk that almost entered my  
14 building because somebody was leaving the doors  
15 open downstairs. And also when people empty the  
16 garbage, half the time they don't go to the  
17 dumpsters. They either go to the front of my  
18 building or side, or the gate area, or they dump  
19 it right in front of the dumpster, and it makes  
20 a big mess and smells. It doesn't go -- the bag  
21 busts open there and they leave it right there.  
22 And also cleaning up the buildings. My building  
23 is clean, but still only one person that cleans  
24 it and only one person upstairs that cleans.  
25 Nobody is going by that rule either.

1 MS. HAWKINS: Last time. One night  
2 just to take a walk around Manahan Village at  
3 night, on building 40, around there, it's pitch  
4 dark, and they have, the lights -- I have a work  
5 order to change the lights, and they blown, but  
6 they must have did something to the timer or  
7 something because it's hardly ever on. It comes  
8 on and it's out long before it's time, and it's  
9 really dark from the side of the building, from  
10 the right side and then the back of building 40.

11 And last of all, next time is it  
12 possible you all could get a better way so we  
13 can -- this is terrible. We can't hardly hear  
14 anything that you're all saying. Thank you.

15 COMMISSIONER DOUGHERTY: Might there be  
16 motion lights? Might they be motion lights over  
17 there? Is that why they're going on and off?

18 COMMISSIONER SALLY: No.

19 CHAIRPERSON CHERELLO: Mr. Rogers, can  
20 you ask Sonny to take care of that, please?

21 MR. ROGERS: Yes.

22 UNIDENTIFIED SPEAKER: How long would  
23 it be to get some information on the mailbox?

24 MR. ROGERS: I'll have to check with the  
25 post office.

1                   CHAIRPERSON CHERELLO: Mr. Rogers will  
2                   check with the post office and I think get their  
3                   permission to do it.

4                   UNIDENTIFIED SPEAKER: I think they do  
5                   it.

6                   MR. ROGERS: I think the post office  
7                   does it.

8                   CHAIRPERSON CHERELLO: Will you place  
9                   that phone call tomorrow? Then it will be on  
10                  the U.S. Postal Service.

11                  UNIDENTIFIED SPEAKER: Thank you.  
12                  Because I have been waiting for that call.

13                  MS. BRANTLY: Yvonne Brantly, 40-05  
14                  Clyde Potts Drive. An issue with the garbage,  
15                  the enclosure they built holds two containers,  
16                  and there's a big space left, and there's the  
17                  third container. If that container is on the  
18                  outside to be moved down to where the other ones  
19                  are, that would open up another parking space,  
20                  somebody to park in. And I would like to  
21                  address the issue of the noise, especially on  
22                  the weekends. The parties start like Friday  
23                  night and don't end until Sunday. Is there a  
24                  time where the outside activities have to shut  
25                  down or be brought inside or something?

1                   MR. MANFREDI: There is. We just need  
2 to know where it's happening, and also let the  
3 police know as well.

4                   MS. BRANTLY: We called them.

5                   UNIDENTIFIED SPEAKER: I called and they  
6 says there's so much the housing authority will  
7 let them do. And every time I call that's what  
8 they tell me.

9                   CHAIRPERSON CHERELLO: That's not true.

10                  COMMISSIONER WHITE: They're lying.

11                  UNIDENTIFIED SPEAKER: When I call them  
12 to come, I called one night at four o'clock, I  
13 had to work seven o'clock the next morning, the  
14 people were sitting around the flag pole, and  
15 the cop got out, must have been ten people  
16 there, turn the music down. When I left at  
17 seven o'clock they were still there.

18                  COMMISSIONER WHITE: The Town of  
19 Morristown has a noise code so it's up to the  
20 police to enforce that law.

21                  UNIDENTIFIED SPEAKER: They don't.

22                  COMMISSIONER WHITE: You need to get the  
23 name of that police, and maybe take it --

24                  UNIDENTIFIED SPEAKER: I went over there  
25 last week and that's what they told me.

1 CHAIRPERSON CHERELLO: That's incorrect.

2 COMMISSIONER WHITE: That's incorrect.

3 COMMISSIONER CRIPPEN: Is it common to  
4 send out notices, resident-wide notices?

5 MR. MANFREDI: If there's an issue you  
6 need to let the office know which unit has been  
7 noisy and when it happens, and then we can send  
8 out notices to cease. And as the chairman and  
9 Commissioner White just indicated, call the  
10 police. If you're not satisfied, let us know  
11 what officer you spoke to and we will follow up  
12 with the town.

13 COMMISSIONER SALLY: Can I can add  
14 something? Historically it has not been our  
15 residents out there at that time of morning.  
16 It's non-residents that are coming down here  
17 sitting outside, blasting their music, drinking  
18 beer. It is not our residents. And we need to  
19 call the police, and the police really should  
20 come down and enforce it. It's not our  
21 residents doing that, it's outsiders.

22 COMMISSIONER DOUGHERTY: Can I ask, and  
23 add, that phone call to the police or to the  
24 housing authority is confidential. So if you're  
25 calling on your neighbor, your neighbor is not

1 going to know you're calling. We keep that  
2 under wraps as do the police. It's a  
3 confidential phone call. So nobody will be  
4 saying, Mary called, they just received a call  
5 and we're here to address it. Nobody is going  
6 to say your name.

7 UNIDENTIFIED SPEAKER: That's not the  
8 issue. They don't --

9 COMMISSIONER DOUGHERTY: We will talk to  
10 the administration about that. Roy will talk to  
11 the administration.

12 COMMISSIONER WHITE: Is there anymore  
13 comments?

14 CHAIRPERSON CHERELLO: At this time  
15 we're going to go into closed session. Thank  
16 everybody for coming. Can we have a motion to  
17 go into closed session, please?

18 COMMISSIONER WHITE: Motion.

19 COMMISSIONER DOUGHERTY: Second.

20 CHAIRPERSON CHERELLO: Roll call.

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

23 CHAIRPERSON CHERELLO: Thanks everybody  
24 for coming.

25 (Closed session takes place.)

1 (Open session recommences.)

2 CHAIRPERSON CHERELLO: Motion to  
3 adjourn.

4 (All voted in favor.)

5 (Proceedings were adjourned.)

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