

MORRISTOWN HOUSING AUTHORITY  
BOARD OF COMMISSIONERS  
29 Ann Street  
Morristown, NJ 07960  
Monday, May 22, 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 (On Phone)  
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  
DARLINGTON POUNDER, Senior Mechanic  
HILIARI B. DAVIS, Council Liaison

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  
E-mail: Csr@taylorfriedberg.com

1                   CHAIRPERSON DENMAN: We're going to  
2 call the meeting to order. I Maureen Denman,  
3 chair of the Board of Commissioners of the  
4 Housing Authority of the Town of Morristown,  
5 presiding officer at this meeting, do hereby  
6 state it is now 6:07 in the evening on May 22nd,  
7 and we are convening at 29 Ann Street,  
8 Morristown, New Jersey, and do hereby announce  
9 publicly that proper notice of this regular  
10 meeting has been provided in accordance with New  
11 Jersey Open Public Meeting Act.

12                   MR. MANFREDI: Roll call.

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

15                   MR. MANFREDI: Pledge of allegiance.

16                   (Flag was saluted.)

17                   CHAIRPERSON DENMAN: Moment of silence,  
18 please.

19                   (A moment of silence is observed.)

20                   CHAIRPERSON DENMAN: Public comment.

21                   MS. STORGION: Shirley Storgion, 29 Ann  
22 Street, apartment 107. I'm sorry, I have a soft  
23 voice. I have been living here for eight years.  
24 This seems to be a new board and I don't  
25 recognize anybody. I had a very serious concern

1 about what was going on here regarding  
2 construction. This is a hill, it's a big hill.  
3 Above that construction people are -- is an  
4 apartment house. Then we have the construction  
5 people, and then we have our building. So  
6 looking around I saw big earth-moving equipment  
7 on the hill, and from where I stood a very  
8 precarious position. So I told people, don't  
9 park near there, park on the other side where  
10 there is no construction. We're talking about  
11 huge trucks and whatever. Anyway, I decided to  
12 call Doug Priester, and I did. And he responded  
13 to me, going to look into it, and he did look  
14 into it. I found out the next day from Cynthia  
15 that he did look into it. I told him this is  
16 not a job for a maintenance person, this is a  
17 job for a person who knows what they're doing,  
18 because we could have a flood. And if we do,  
19 we're the third building from the top, we are  
20 going to go sailing along right down to Madison  
21 Avenue or someplace. So that was my concern.

22 The other concern is I never see any  
23 maintenance people looking around, just looking  
24 around in general. And the only time is if you  
25 have a concern about something, which I did, so

1 I finally met him. But my concern is also  
2 there's nobody around. We're all alone. And  
3 nobody checks on anything anywhere, the  
4 basement, the washing machine, everything,  
5 nobody looks around, nobody knows anything. And  
6 I told Cynthia I'm looking, because that's what  
7 I usually do. I like to look around and see if  
8 we are safe. And I determined that we were not  
9 safe.

10 Also the last thing, I'm curious why  
11 nobody ever wants to have a meeting at 29 Ann  
12 Street. Everything is on Early Street. In  
13 other words, we are forgotten. And it would be  
14 nice if we could know the people, talk to the  
15 people, and just know that we're being looked  
16 after. Okay. That's it.

17 MR. MANFREDI: Thank you.

18 CHAIRPERSON DENMAN: Thank you,  
19 Shirley.

20 MS. DAWKINS: Sharitha Dawkins, 3102  
21 Clyde Potts Drive. On Saturday, May 20th, 2017,  
22 there was a baby shower given by a resident at  
23 the resident center. Residents attended,  
24 Section Eight residents attended, the outside  
25 public attended. Why were they able to give a

1 shower and I wasn't able to get my events for  
2 the residents. Was there insurance on the  
3 building, or was there not? And why wasn't I  
4 given -- why wasn't I able to get insurance?  
5 Why didn't you all give that option to me?

6 CHAIRPERSON DENMAN: So we're going to  
7 be addressing the contract issue tonight. In  
8 Director Rogers' absence I had asked Mr.  
9 Priester to rewrite the original contract which  
10 included proof of liability insurance.

11 MS. DAWKINS: Well, we had that before.  
12 We've had that for years.

13 CHAIRPERSON DENMAN: Correct. And when  
14 Mr. Rogers came on he removed that language,  
15 which we have now reinserted back into the  
16 contract.

17 MS. DAWKINS: But it still doesn't make  
18 it right. My events were still canceled. And  
19 Manfredi, we've known each other for years when  
20 it comes to Morristown Housing Authority. You  
21 know I do my research. So you know, you will be  
22 hearing from my lawyer. You have a good night,  
23 because I have to attend my kid's banquet.

24 MR. MANFREDI: Thank you, Ms. Dawkins.

25 MS. BOOZE: Hi. I guess I need to talk

1        loud because I won't be heard. My name is Mary  
2        Booze, 3209 Flagler Street, Morristown, New  
3        Jersey. In reference to the baby shower we had  
4        on Saturday night, I am in charge of the  
5        building. I do my work. I do my job good. So  
6        I know what the contract said. I called Mr.  
7        Manfredi up to see what was going on before  
8        then, because I heard so many different things  
9        about you can't go in the building, you can't do  
10       this with the building, and I want to make sure  
11       so I could hold my ground. So I don't know what  
12       Ms. Dawkins is talking about, but the contract  
13       that I had did allow residents to go in the  
14       building to have baby showers and everything.  
15       So if Roy Rogers didn't do his job then he needs  
16       to go where the rest of them is going to be. So  
17       that's the only thing I have to say about that.

18                The resident center at 23 Clyde Potts  
19       Drive have not been entered in maybe four years  
20       since the other people left. The air condition  
21       and the heating has been broken down for four  
22       years. We have no air conditioning in there, we  
23       have no heat in there. We were still renting  
24       the building. On Friday I put in a work order  
25       to have an air conditioner brought in the

1 building, so even though it was cool that night,  
2 but if it had been hot we wouldn't have been  
3 able to stay in the building. But when I called  
4 today to find out why we didn't have the air  
5 conditioner brought in the building, they said  
6 Ajorie didn't give the right information. I  
7 called Ajorie today to find out whether she tell  
8 the maintenance man, which is Sonny, and she  
9 said she told him that he needed to bring the  
10 air conditioner and the fans in the building.  
11 When I spoke with Sonny, Mr. Pounder, whatever,  
12 he said, well, we don't need air conditioners.  
13 If the building -- you know it's summertime,  
14 right now I have air conditioning for my house,  
15 so if we don't need air conditioning why we  
16 paying \$23 a month to have air conditioning in  
17 the home. May, it was really cool the month of  
18 May. I don't know why we paying, and I'm hoping  
19 we can get our money back and don't have to pay  
20 in June. That's what I'm looking forward to,  
21 not paying in June.

22 I'd just like to say that for over a  
23 year we haven't had a meeting at 23 Clyde Potts  
24 Drive. I don't feel like it's fair to the  
25 residents that we got to run all over town to

1 get to a meeting. We have them at 31, 39, 29,  
2 we never have them at 23. I'm talking about me.  
3 We don't have any at 23 Clyde Potts Drive. Says  
4 something about we don't have enough parking  
5 there.

6 CHAIRPERSON DENMAN: September.

7 MS. BOOZE: September? That was when  
8 they was trying to give the building to  
9 Cornerstone.

10 CHAIRPERSON DENMAN: I don't know why  
11 they rotate all the other ones. The next one at  
12 Clyde Potts is September.

13 MS. BOOZE: September? Okay. I don't  
14 know.

15 CHAIRPERSON DENMAN: When we do the  
16 2018 agenda I'll make sure we rotate and get to  
17 Clyde Potts as often as we get to Early and  
18 here.

19 MS. BOOZE: Usually when you leave 29  
20 it goes to 23, so hopefully June's we can have  
21 the board of commissioners to meet at 23.  
22 Because it used to be 31, 39, 29, and then 23.  
23 So hopefully we can get a meeting there. But I  
24 like to say too, we just need the building  
25 fixed. It leaks in the building for four years,

1 the ceiling is broke down, it's raining in the  
2 building, and the only thing I can hear is we  
3 don't have any funds to do the building. We  
4 have a capital fund. Roy wrote a grant for  
5 lighting down there, he should have been writing  
6 a grant to get the building taken care of.  
7 That's a 1.2 million dollar building that the  
8 federal government paid for the residents. And  
9 to see it sitting there, I mean, it breaks my  
10 heart to see it looking like it look. So  
11 hopefully, since Mr. Rogers has been sick, and  
12 he haven't been able to attend many meetings,  
13 hopefully we can move on and get somebody that  
14 can do meetings, so hopefully maybe the  
15 commissioners can look forward to looking for a  
16 new director, because that one is not working.  
17 Because when I have a voice that want to be  
18 heard, I want to get it right, and right now we  
19 not moving forward.

20 I will be back on the second portion.

21 Thank you.

22 CHAIRPERSON DENMAN: Do you want me to  
23 bring the microphone to you sitting down?

24 MS. STORGIION: Thank you. The first  
25 thing on my mind was we are between two

1 construction places, and it's been very  
2 difficult for the residents breathing in all  
3 that air. And also the main point is I would  
4 like to be able to open my window and have my  
5 windows clean. I can't see through them.  
6 That's it.

7 CHAIRPERSON DENMAN: Thank you.

8 MS. HOLMAN: Dorothy Holman, Morristown  
9 resident. Number one, I thought the air  
10 conditioning unit was supposed to have been  
11 repaired at the resident center. I'd like to  
12 know why it has not. Number two is I'm a little  
13 confused as to Ms. Dawkins and her complaint and  
14 wanting to call in an attorney. The building  
15 had a contract where you could rent for parties,  
16 events like that. But what she's speaking of is  
17 doing events, opening up -- and that's the  
18 rentals is making money to have the building.  
19 What she's speaking of is having an event that  
20 she had planned that hasn't been approved, first  
21 of all, through the board to my knowledge,  
22 because I was at the meeting, and it's not the  
23 same as a rental. What she is looking to do,  
24 from what we were told as commissioners by Mr.  
25 Rogers, that you had to have a resident council

1 in order to perform these duties, and because  
2 you didn't have a resident council, you could  
3 get at least five people, and that would be --  
4 HUD would consider you as a resident council,  
5 other than that you would not be recognized. So  
6 I'm a bit confused. Maybe, Joe, you can explain  
7 that.

8 MR. MANFREDI: You're correct, Ms.  
9 Holman. We had a contract that provided that  
10 residents would have to sign it in order to use  
11 it, and particularly we had a separate contract  
12 for non-residents, as you said, which required  
13 them to secure insurance if they're going to use  
14 it. And the reason is, our insurance doesn't  
15 cover the public coming into that building,  
16 because then you're using it as a banquet hall  
17 or an open event. And in that case if someone  
18 heaven forbid were to be hurt, we wouldn't have  
19 coverage. And that's why over a year ago when  
20 you were on the board, Ms. Holman, we indicated  
21 that a contract was required, and that that  
22 contract would have a provision, especially for  
23 the case where non-residents are there, that the  
24 person running the event would have to produce  
25 insurance. And that's what should have happened

1 but did not happen.

2 MS. HOLMAN: I was a little bit  
3 confused as to whether it had changed or --

4 MR. MANFREDI: No, you're correct, Ms.  
5 Holman.

6 MS. HOLMAN: You can still rent it to  
7 host parties, baby showers or whatever, but you  
8 still had to provide insurance.

9 MR. MANFREDI: Yes, that is correct.

10 MS. HOLMAN: Thank you.

11 MS. AUSTIN: Melinda Austin, 29 Ann  
12 Street, apartment four, Morristown, New Jersey.  
13 I have a complaint, because ever since I have  
14 been here it's noisy at night all night long.  
15 It's a senior citizen building. You can play  
16 your TV, play it to yourself, don't play it to  
17 other people so they stay woke. I stay woke two  
18 three, four o'clock in the morning because the  
19 TV be running. And then when a meeting come,  
20 the noise you hear, they cut it down. But after  
21 the meeting go, boom, boom, boom after the  
22 meeting. And that been since I been here. And  
23 I have been telling them, telling them, telling  
24 them, I don't think I need to move if somebody  
25 keeping a noise and I'm not doing nothing.

1                   CHAIRPERSON DENMAN: Who did you speak  
2 to in the office, do you know?

3                   MS. AUSTIN: Mr. Doug.

4                   MR. PRIESTER: We addressed it last  
5 year, the police were called on several  
6 occasions, and during their investigation there  
7 was no noise. Several times I came up here  
8 myself at eleven o'clock at night and was not  
9 able to find any noise. Ms. Austin has recorded  
10 some of the incidents on her own personal  
11 recorder, but it doesn't sound like a TV to me.

12                   MS. AUSTIN: Nobody don't be here two,  
13 three, four o'clock in the morning when I stay  
14 woke all night long.

15                   CHAIRPERSON DENMAN: Have you called  
16 the Morristown Police Department?

17                   MS. AUSTIN: Yes, but they lie when  
18 they come here. They scared to knock on  
19 people's doors.

20                   MR. PRIESTER: We have eight reports  
21 from the police.

22                   MS. AUSTIN: They scared to knock on  
23 the door. One police came here and he say, oh,  
24 it's the refrigerator. Refrigerator there. My  
25 refrigerator don't run like that. Now it quiet

1       upstairs, but because the meeting here. But  
2       when after that bing, bing, bing, they run it  
3       all night long, you can't sleep. So that's it  
4       for me.

5                   CHAIRPERSON DENMAN: We will look into  
6       it. Thank you.

7                   MS. AUSTIN: Thank you very much.  
8       Because I don't think I have to move because  
9       nobody keep noise. You come here three, four  
10      o'clock in the morning when he did all that  
11      banging up there, bang, bang, sometimes put  
12      stuff like a bass on, I don't know that's what  
13      they do or not. Thank you very much.

14                   CHAIRPERSON DENMAN: Thank you.

15                   COUNCILWOMAN DAVIS: Chairwoman, I  
16      believe they also had maintenance people come  
17      out last year, I remember when that happened,  
18      and they had maintenance guys come out in the  
19      middle of the night to try to keep track of it.

20                   CHAIRPERSON DENMAN: They got eight  
21      police reports and Doug himself came out at 11.

22                   COMMISSIONER VEGA: The building is a  
23      secure building. Correct?

24                   MR. PRIESTER: Yes.

25                   CHAIRPERSON DENMAN: Approval of the

1 minutes, can I get a motion to approve the  
2 minutes?

3 COMMISSIONER SCHMIDT: The minutes are  
4 just the executive director report?

5 CHAIRPERSON DENMAN: Yes. Correct.

6 COMMISSIONER SCHMIDT: Sure. I'll make  
7 that motion to approve the minutes from April.

8 COMMISSIONER VEGA: Second.

9 MR. MANFREDI: Roll call.

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

12 CHAIRPERSON DENMAN: I'm going to let  
13 Vice Chair Vega make a statement at this time.

14 COMMISSIONER VEGA: Good evening all.  
15 I wrote it down because I could get to  
16 stammering and you won't understand me, and by  
17 my reading is a little difficult, but I just  
18 want to be able to get it out.

19 Good evening to all. I'd like to start  
20 off by saying what an honor and privilege it is  
21 to serve on this board. I look forward to  
22 knowing and working with each one of you. Most  
23 of all I look forward to helping all the seniors  
24 and residents that reside on Early Street, Ann  
25 Street and Manahan Village. We have a lot of

1 work to do. I would love to get past all of the  
2 old business so we may start on newer projects  
3 that will quickly be noticed and help the  
4 quality of life for all involved. I understand  
5 the funds are limited and things take time, but  
6 as a new commissioner I would like to ask we all  
7 stay informed and up to date on certain things,  
8 supernova. I know funding is limited now, it's  
9 not anywhere near it used to be, so you got to  
10 go other places, like when the well is dry you  
11 go find yourself another well. There's a lot of  
12 wells out there, and if this staff isn't doing  
13 what it has to do to go get the water that we  
14 need to live, then something has got to change.  
15 So I tried to put something together so I can  
16 get this out. So some of my information might  
17 be -- I'm going off with a handbook, the  
18 commissioners handbook that's helping me  
19 understand what's going on, so that's my only  
20 guide. I have no real communication with this  
21 board and I want that to change. I need more.  
22 I'm not into politics. I'm just here to do my  
23 job, and I want to do it. My heart and soul is  
24 in Manahan Village, trust me and believe that.  
25 But that's just for starters. Let me just say

1           what I have to say.

2                       As a new commissioner I'd like to know  
3           what avenues are being taken to secure potential  
4           grants that Morristown Housing could be taking  
5           advantage of, especially when we're using funds  
6           in housing that may be covered under those  
7           grants.

8                       Today I would like to take the  
9           opportunity to reestablish communications  
10          between Morristown Housing Authority and  
11          PROCEED, Inc. Joe Sardina of PROCEED, Inc. has  
12          been intricate in securing grants through energy  
13          conservation programs. I took a walk in this  
14          building, it's a little dark. This guy had  
15          free lights for us. I'm just trying to figure  
16          it out. Trust me, things are about to come out.  
17          Joseph Sardina of PROCEED, Inc. has been  
18          intricate in securing grants through energy  
19          conservation programs. I said it again because  
20          I'm a county employee. I see what these guys  
21          are doing. As a county employee I've seen with  
22          my own eyes what PROCEED, Inc. has been able to  
23          do. If the County of Morris Housing, Madison  
24          Housing and others can benefit, we need to do  
25          more of the same. Right now he has a program to

1 help us get the windows that we're talking about  
2 at our last meeting at Manahan Village. That's  
3 right there for the taking. I don't get it  
4 right now. Two and a half years ago Joe came  
5 here with similar grants of energy conservation,  
6 and I would like to know why we did not take  
7 advantage in improving those conditions in the  
8 areas we are looking to pay for to date. Moving  
9 forward, I ask that our relationship with  
10 PROCEED, Inc. get expedited so we may give the  
11 residents the better quality of life they  
12 deserve. And it will be programs like this and  
13 many more to come that will do so.

14 Lastly, I have been born and raised  
15 here in Morristown, as a child I ran and played  
16 through Manahan Village. Sometimes I ran my  
17 bike through Early Street as a kid and seniors  
18 be yelling at me, get out of here. That was  
19 almost 40 years ago. There's been a lot of  
20 changes since then, some good, some bad, but all  
21 to try to make things better. So today here I  
22 am trying to make things better, walking through  
23 the properties and talking to the people. There  
24 seems to be truly a long list of things that  
25 need to be addressed. With the background of

1 building, maintenance and construction theory, I  
2 would like to volunteer right now and be part of  
3 the building and grounds subcommittee to help  
4 determine what can be done.

5 In conclusion, the residents center  
6 needs immediate attention. Whatever it is we  
7 need to do I suggest we do it, professional  
8 attention inside and out. The situation that we  
9 are having here is intolerable. Needs to be  
10 addressed as soon as possible. I want to say  
11 thank you, but I just want you to understand  
12 it's very emotional for me. A lot of things are  
13 going on in my life, and trust and believe God  
14 put me here for a reason. I'm not into  
15 politics. I'm apolitical. So trust and believe  
16 you all picked the right one.

17 MR. MANFREDI: Can I respond,  
18 commissioner? First let me say thank you. And  
19 I think we're all here for a reason, which is to  
20 benefit the residents. If you're not here for  
21 that purpose you don't belong here at all,  
22 everybody.

23 The board had a history with Proceed,  
24 and I realize it sounds like you've spoken to  
25 Mr. Sardina from PROCEED, Inc. And I'm glad

1       that Dorothy Holman is here tonight, because she  
2       was on the board when he came before us. The  
3       State of New Jersey has something called  
4       Weatherization Grant Program, which was formed  
5       after Hurricane Sandy, and it helps housing,  
6       particularly affordable housing, upgrade their  
7       systems. The state appoints a non-profit for  
8       every county in the state to be the  
9       administrator of those funds. And our current  
10      administrator is Hispanic Affairs. Mr. Sardina  
11      came to the housing authority back in 2014. He  
12      was from Union County, not from Morris County.  
13      And he said he had some money left over. And as  
14      you can see we have a court reporter here, so  
15      everything we say is taken down. And he came  
16      before this board and told us that he had a  
17      contractor that could put windows in for us.  
18      And he told us several times on the record that  
19      he didn't even have to bid it out. And I  
20      remember saying to him, that's great, you don't  
21      have to bid it? I'm used to federal dollars  
22      having to be bid, always bid. And he said on  
23      that transcript, no, I don't have to. And  
24      sometimes if something sounds too good to be  
25      true, you really do have to be careful. So I

1 called the State of New Jersey, and I went on  
2 their website. And they said not only does it  
3 have to be bid out, but we instruct every one of  
4 our groups that we authorize to administer this  
5 fund to come to class, to sign a certification  
6 that they will bid it out, and the bid must be  
7 placed on the state's website. And yet he told  
8 us it didn't. So we confronted him. And the  
9 state called him up, and they reprimanded him.  
10 Then he agreed to bid it out. Which is  
11 interesting. So we asked him to issue a bid,  
12 and I looked at the bid, and it was not  
13 compliant with any of the laws. So we had to  
14 redo the bid and go back to the state. Then he  
15 wanted to keep the bid out for ten days. That's  
16 the minimum allowed by law. You'll never get a  
17 good bidder for ten days, you should do it for  
18 30, so we insisted on 30. And I spoke to Angela  
19 Armand, who is the state director of the  
20 program, and she had to call him back and say  
21 you've got to do this right. And so we went  
22 through the bid process, and we asked who would  
23 be the engineer for the project, because you  
24 need an engineer. The engineer unfortunately  
25 never practiced in New Jersey. He had worked

1 for the New York Department of Sanitation and  
2 was retired in Jersey City and had no insurance.  
3 You can't hire an engineer who doesn't have  
4 insurance. They need to be insured. They need  
5 to be in active practice, not retired. Because  
6 you get what pay for. If these windows don't  
7 work, it doesn't do the residents any good if  
8 they fall out. And when the bid came back it  
9 was a coincidence I suppose that the same  
10 preferred contractor that Mr. Sardina told us he  
11 had won that bid. But when we looked at the  
12 bid, he didn't win the bid. It was filled with  
13 material defects, filled with them. So we came  
14 before the board because only the board can make  
15 a decision. And Ms. Holman was there, and Ms.  
16 White was there. And at that time it wasn't Mr.  
17 Rogers that was here, it was Lee Gross that was  
18 here. And the board deliberated on it, and the  
19 board made the decision to not accept the funds  
20 because none of the laws were being followed.  
21 And I have the transcripts of those meetings  
22 which I can send. It was my understanding that  
23 based on that the state no longer allowed him to  
24 run the program, and they shifted it from Morris  
25 County to the Hispanic Affairs office, which we

1       rent space to here. And Mr. Rogers, and I can't  
2       speak for Mr. Rogers, but the plan was to  
3       reapply once Hispanic Affairs received the  
4       designation, because the board at that time was  
5       so concerned with the misrepresentations made by  
6       Mr. Sardina and PROCEED they would not go  
7       forward with them. And maybe other housing  
8       authorities have done it, that doesn't mean you  
9       should do it. Because when you get windows from  
10      somebody, they better last for us, they better  
11      last and not fall out because the caulking is  
12      not there or because a preferred contractor got  
13      the contract. You want the best contractor, not  
14      the preferred contractor.

15                So I just want you to know,  
16      commissioner, nothing against Mr. Sardina or  
17      PROCEED, the program is fantastic, I just want  
18      you to be informed whoever told you that is  
19      completely inaccurate, and you should know the  
20      truth, and I'll send you the transcripts.

21                COMMISSIONER VEGA: I appreciate that.  
22      And I look forward to looking at those  
23      transcripts.

24                MR. MANFREDI: And please call me,  
25      because I can share this with you if I know

1           about it. And I think the housing authority  
2           should absolutely apply to Hispanic Affairs for  
3           that money, it's there for us.

4                        COMMISSIONER VEGA: It's still there  
5           for us.

6                        MR. MANFREDI: There's a new round of  
7           grant coming up in June, and that's up to your  
8           executive director to do, and I've worked with  
9           Hispanic Affairs before, and it's a world of  
10          difference.

11                      COMMISSIONER VEGA: I appreciate that.  
12          We're lucky to have you. You tend to find  
13          anything and everything, and I know that our  
14          best interests are protected by having  
15          representation from you.

16                      MR. MANFREDI: Thank you.

17                      COMMISSIONER VEGA: But at the end of  
18          the day, I've seen the gentleman's work, the  
19          contractor's work you're talking about, and  
20          interior is not -- this is state of the art. I  
21          have a black seal, and I didn't understand what  
22          was going on in this building until I was made  
23          abreast. So as far as material, I'm not going  
24          to go back and forth about it, what I'm getting  
25          at is there's a well there we need to go after,

1 and we should go after that well with -- we  
2 can't wait. We need to get stuff, whether it be  
3 through the weatherization grant, but we need to  
4 get it. If we keep waiting two years, three  
5 years, that's not there no more. You don't give  
6 state money back. What I'm saying is --

7 CHAIRPERSON DENMAN: So for the record,  
8 can we direct Mr. Rogers to forthwith go after  
9 this money?

10 COMMISSIONER VEGA: Yes, I'll make a  
11 motion.

12 CHAIRPERSON DENMAN: Mr. Rogers has to  
13 do it.

14 COMMISSIONER VEGA: To be honest with  
15 you, it needs to be done, and it's overdue.

16 MS. HOLMAN: Dorothy Holman, Morristown  
17 resident. I agree with you that this work does  
18 need to be done. But at the time that Mr.  
19 Sardina came I was sitting in the same position  
20 that you are in. And yes, we thought it was a  
21 fantastic opportunity. We really did. We were  
22 going for it. Until as Mr. Manfredi said, he  
23 did the research, and when he came back, and he  
24 can provide you with all this information, when  
25 he came back we backed out of the deal with him

1           because it was just not what he had presented to  
2           us. So it may have improved now, I'm not saying  
3           it didn't, but at the time that he presented it  
4           to us when he said that, no, it did not have to  
5           go out for bid, it was kind of like, we bid on  
6           pretty much everything.

7                        COMMISSIONER VEGA: And I believe 1000  
8           percent what you're saying, all I ask is that we  
9           do today and moving forward --

10                      MS. HOLMAN: The mayor himself has  
11           offered his grant writers to the board. He  
12           offered his grant writers to go out. So talk  
13           with him, and maybe you can get some --

14                      COMMISSIONER VEGA: And I'm sure we can  
15           get our own grant writers as well. We don't  
16           have to go to the mayor's office.

17                      MS. HOLMAN: It's not the mayor's  
18           office, he offered grant writers.

19                      COMMISSIONER VEGA: I understand that.  
20           But at the end of the day, we can get our own  
21           writers to write grants as well.

22                      MS. HOLMAN: When we hired Roy Rogers,  
23           Roy Rogers was hired and he was supposed to be a  
24           grant writer for us. He wrote how many grants,  
25           how many grants did he write for us?

1                   COMMISSIONER VEGA: I don't see  
2 anything from Manahan Village to support grants.

3                   MS. HOLMAN: He didn't do it.

4                   COMMISSIONER VEGA: I only got here two  
5 months ago, and I'm trying to figure it out.

6                   CHAIRPERSON DENMAN: Can I just get a  
7 little order here? I want to make a statement,  
8 because the only one that can take action on  
9 this is Roy Rogers. So I would like it on the  
10 record for Roy Rogers to look into pursuing this  
11 grant money.

12                   COMMISSIONER VEGA: One more thing I'd  
13 like to see is the differences in the quality of  
14 work that was provided in those bids, because I  
15 really feel that after seeing the type of  
16 materials that PROCEED, Inc. used for us was  
17 superior, was used of -- someone with great  
18 expertise.

19                   MR. MANFREDI: But by law if that bid  
20 is not responsive, by law we can't go with it.

21                   COMMISSIONER VEGA: Understood. I  
22 understand that part.

23                   COMMISSIONER SCHMIDT: And couldn't we  
24 secure that same contractor through anyone?

25                   MR. MANFREDI: If that contractor is

1 great, he'll bid on it again, if not --

2 COMMISSIONER SCHMIDT: In reality, we  
3 should be pursuing any and all grant monies  
4 available by any means possible. We should be  
5 having multiple grant writers simultaneously to  
6 still achieve any dollars available. As long as  
7 we're approaching transparently and the best  
8 contractor wins out. Right? And we can all be  
9 happy with that.

10 MS. HOLMAN: Exactly. But at the time  
11 when he threw that out there, like we said, we  
12 were all for it because it was great. We  
13 thought, okay, free money, why not. But then  
14 once Joe looked into it, it was not what he  
15 presented to the board.

16 COMMISSIONER SCHMIDT: And you don't  
17 know what you don't know. You need people out  
18 there --

19 MS. HOLMAN: That's why we had the  
20 attorney look into it.

21 COMMISSIONER SCHMIDT: And you said Mr.  
22 Rogers is the one who has to do what part of  
23 that? Does he also have to search for --

24 CHAIRPERSON DENMAN: He's got to pursue  
25 the grant money through --

1                   MR. MANFREDI: We can call Hispanic  
2                   Affairs, who actually rents space in one of our  
3                   buildings, who has been designated as the  
4                   administrator for Morris County, to make the  
5                   application, and there's a new round of funding  
6                   coming out in June.

7                   COMMISSIONER SCHMIDT: How about  
8                   pursuing other grant writers in general? Is  
9                   there an opportunity to do that? Is that on us  
10                  as the board to decide, or still direct Mr.  
11                  Rogers to pursue it?

12                  MR. MANFREDI: I would direct -- the  
13                  chair has to speak, but I would direct Mr.  
14                  Rogers to report to the board immediately.

15                  CHAIRPERSON DENMAN: Exactly. So I --  
16                  he's been out all but six days.

17                  COMMISSIONER SCHMIDT: Give him a  
18                  month.

19                  CHAIRPERSON DENMAN: So the resolutions  
20                  will be tabled this evening. Because Director  
21                  Rogers did not provide this commission with his  
22                  responsibility. It is the obligation of the  
23                  executive director to carry out all policies of  
24                  the board. I directed him at the last meeting,  
25                  which was the first meeting of this new

1 commission, to provide three bids so that we got  
2 the air conditioning fixed in this building in  
3 the hallways and at the resident center. I  
4 had -- Mr. Manfredi and myself both sent him  
5 followup subsequent emails, to which he has not  
6 responded to any of them. Without his  
7 explanation on each of these resolutions, we are  
8 walking in blind to this. Mr. Manfredi always  
9 fulfills his obligation and provides the legal  
10 substantiation, but without the history, we are  
11 all a new commission, not just you, Mr. Vega,  
12 all of us are new. And the one commissioner  
13 who's not new is not here this evening. It is  
14 my promise to the residents that we are going to  
15 turn this housing authority around and have it  
16 work for you.

17 And what we can do tonight, and what we  
18 plan on doing, is electing or asking for  
19 volunteers for subcommittees, because that's  
20 where the real work gets done. Commissioner  
21 Vega mentioned the one subcommittee. I spoke at  
22 length with Commissioner Banks, who's calling in  
23 from her hospital bed she's so good this  
24 afternoon, so I'm going to start with the  
25 grounds and maintenance subcommittee.

1                   COMMISSIONER VEGA: I'd like to be part  
2 of that.

3                   CHAIRPERSON DENMAN: We have Mr. Vega.

4                   MS. BOOZE: Ms. Banks.

5                   CHAIRPERSON DENMAN: She wants to be on  
6 a different committee. We have a separate  
7 building and grounds, or we got a separate  
8 building. We got grounds and maintenance and  
9 then we're going to have a separate building  
10 committee.

11                  MS. HOLMAN: I thought buildings and  
12 grounds were together.

13                  CHAIRPERSON DENMAN: You want to put  
14 them together? I just think -- you know what,  
15 honestly, it's two things, because we have to  
16 look at the upcoming changes with this RAD, with  
17 this Section Eight. And we thought that if we  
18 put -- made buildings its own category -- look,  
19 the buildings are old as crap, all of them, and  
20 we're going to have to address that. One way or  
21 another, we have to address it. I realize  
22 yesterday that Manahan Village is a year older  
23 than me. That's pretty old. And to that note,  
24 it's going to impact the residents, you know,  
25 whether we decide to build a brand new structure

1 or invest the money in refurbishing them, your  
2 lives are going to be impacted, and nobody likes  
3 that. So I think some special attention needs  
4 to go to this. And I think if we loop them all  
5 together you're not going to get the treatment  
6 that you deserve for those people that are going  
7 to be impacted. I welcome any comments on this  
8 whether we --

9 MR. NORVIS: I have a question.  
10 Francis Norvis, room 501, this building. I have  
11 a couple of -- first of all, when was this  
12 meeting posted?

13 MS. TAVERAS: May 18th.

14 MR. NORVIS: When was it posted out  
15 here?

16 MS. TAVERAS: On Thursday, May 18th.

17 MR. NORVIS: Who put it there?

18 MS. TAVERAS: Maintenance personnel.

19 MR. NORVIS: That's number one. I want  
20 to know from Mr. Priester, and he ought to have  
21 the answer to this question, are they going to  
22 give up the contract with HUD?

23 MR. PRIESTER: What contract with HUD?

24 MR. NORVIS: Don't you have a contract  
25 with HUD for this building?

1                   CHAIRPERSON DENMAN: Sir, this is not  
2 the public session. You can speak at the end of  
3 the meeting.

4                   MR. NORVIS: You didn't conduct it  
5 right. When Melinda got done talking you should  
6 have said is there any other questions, because  
7 I came in late.

8                   MR. MANFREDI: Sir, we have a second  
9 public comment. You'll have ample opportunity  
10 to address the board. We just want to move the  
11 orderly business forward tonight.

12                  MR. NORIVS: But that's what I want to  
13 know, if they canceled a contract with HUD. And  
14 you had Verizon come in and wired this whole  
15 building, and why did they do it, because I'll  
16 bet there isn't seven computers in this whole  
17 damn building. And what I'm thinking is with  
18 this new building going up over here, and over  
19 here, that the town is ending the contract with  
20 HUD for this building and going to convert it to  
21 condos.

22                  CHAIRPERSON DENMAN: No, not going to  
23 happen. Can't do it.

24                  MR. MANFREDI: No.

25                  MR. NORVIS: I hope you're all on

1 record for saying that.

2 CHAIRPERSON DENMAN: You know what, in  
3 all due respect, we are one month old, this  
4 commission, one month old, all of us. And when  
5 I tell you the passion you heard in Vice Chair  
6 Vega's voice, in my voice, our commitment is to  
7 you, the residents. Okay? You've been shanked  
8 for a couple of years now and that day is over.  
9 It's time to give it back to the residents, and  
10 we're going to hear you, and we're going to try  
11 and address every issue, but you know what, we  
12 can only do what we can do.

13 MR. NORVIS: Who appointed you, Mayor  
14 Dougherty?

15 CHAIRPERSON DENMAN: We were not  
16 appointed, I was elected by the council,  
17 unanimously by the town council. The mayor only  
18 appointed one person, the rest were all elected.  
19 Commissioner Vega was elected, Commissioner  
20 Banks, who also lives in Manahan Village, we  
21 were all elected by the town council. So that's  
22 eight people.

23 MR. NORVIS: That's all I want to know.  
24 Because I didn't see anything out here for this  
25 meeting being posted, or I would have been here

1 earlier.

2 CHAIRPERSON DENMAN: So I'd like to go  
3 back to the subcommittee. So maybe I'll just --

4 COMMISSIONER SCHMIDT: What was the  
5 purpose again of splitting out buildings?

6 CHAIRPERSON DENMAN: Here's the  
7 subcommittees. Grounds and maintenance,  
8 buildings being separate, because we got to look  
9 at the impact of RAD. MHA advisory committee,  
10 and a resident outreach committee, and then  
11 obviously personnel. So here's the thought  
12 process behind the MHA advisory committee. That  
13 what I foresee is somebody like a Ms. Banks  
14 showed a particular interest, and she's got the  
15 acumen for it, somebody that can work with the  
16 residents, that can listen to the residents, and  
17 understand what the concerns, what the issues  
18 are. I'm going to tell you, I had four calls in  
19 the last week, and the last one was at midnight  
20 Friday night, about the dumpsters at Manahan  
21 Village, how unsightly they are, about the  
22 rodents. And you know what, that's something I  
23 want addressed, and I -- you know what, I  
24 answered the phone at midnight, and I let her  
25 know that we were going to be choosing the

1 subcommittees tonight, and that the grounds and  
2 maintenance crew, committee, would walk through  
3 and identify, and hopefully we'd have solutions  
4 to address all the issues. But I think an  
5 advisory committee that liaises with the  
6 residents, I see you Ms. Cotton shaking your  
7 head, is a good idea. Right?

8 COMMISSIONER BANKS: I want to be put  
9 on that one.

10 CHAIRPERSON DENMAN: I'll put you on  
11 that, Ms. Banks, the advisory committee. Is  
12 there any other committee you want to be on, Ms.  
13 Banks? Buildings?

14 COMMISSIONER BANKS: Yes, I want to be  
15 on buildings.

16 COMMISSIONER VEGA: I'd like to be on  
17 both of those committees as well, for the  
18 buildings and grounds and maintenance.

19 CHAIRPERSON DENMAN: Commissioner Vega  
20 wants to be on grounds and maintenance and  
21 buildings.

22 COMMISSIONER SCHMIDT: There was a  
23 finance committee in the minutes, but you didn't  
24 mention that one, or in the agenda. I'd be  
25 interested in being on that.

1                   CHAIRPERSON DENMAN: I didn't get to  
2                   that one. I expected that. Thank you.

3                   COMMISSIONER VEGA: I'm glad you  
4                   volunteered for that.

5                   CHAIRPERSON DENMAN: I'll join you on  
6                   that one, Mike. And I'm also going to take  
7                   personnel.

8                   COMMISSIONER BANKS: I'd like to be on  
9                   personnel also.

10                  CHAIRPERSON DENMAN: You can only be on  
11                  three, Miriam.

12                  COMMISSIONER BANKS: What's my third  
13                  one?

14                  CHAIRPERSON DENMAN: You said resident  
15                  outreach, buildings and maintenance.

16                  COMMISSIONER BANKS: I didn't say  
17                  maintenance, because I thought Vega was going to  
18                  be on maintenance. I'm cool being on  
19                  maintenance.

20                  CHAIRPERSON DENMAN: Whatever you want  
21                  to do. This is not rocket science.

22                  COMMISSIONER BANKS: Give me buildings,  
23                  give me advisory, and give me personnel.

24                  CHAIRPERSON DENMAN: Okay.

25                  COMMISSIONER VEGA: We can be on three?

1 So put me on for the outreach as well.

2 COMMISSIONER SCHMIDT: I can help out  
3 on buildings as well if you want.

4 CHAIRPERSON DENMAN: Great. I guess we  
5 can defer to the absent commissioners at a later  
6 date for their choice. We will follow up with  
7 an email.

8 So we need a vote for tabling the  
9 resolutions.

10 COMMISSIONER SCHMIDT: I had one  
11 comment first. I did note that there -- looks  
12 like Mr. Rogers put a note on the first  
13 resolution, 2017-01, necessary to obligate funds  
14 by HUD deadline or send the construction money  
15 back to HUD, so I want to make sure we're not  
16 missing any deadline by --

17 CHAIRPERSON DENMAN: So you want to  
18 know basically what happened with that, that's  
19 the ramps. So there was some HUD money from  
20 2015. When the commissioners resigned HUD  
21 stepped in and approved, contingent on the  
22 ratification brought before this board at a  
23 later date. They proceeded -- they came in last  
24 week and put the ramps up at 31, 39 Early  
25 Street. I had eight phone calls, and then a

1 text from the mayor last night at midnight. The  
2 pitch of the ramps is off, and they took the  
3 excess concrete and dumped it on the rose garden  
4 that our council president and his wife actually  
5 donated. So I've got to address that issue.  
6 This should have been -- I know Director Rogers  
7 wanted to push it through, and with, you know,  
8 the money running up against the timeline, it  
9 still required our full approval. I don't know  
10 at this juncture without Director Rogers here  
11 what action we can take, because he's not here  
12 to give us the background unfortunately.

13 COMMISSIONER SCHMIDT: Was that 165 for  
14 three ramps, or were there much more  
15 improvements that are supposed to take place as  
16 well? I hope there's a lot more.

17 MR. MANFREDI: You're correct. And to  
18 the best of my knowledge and as the chairwoman  
19 indicated, when we had no board Mr. Rogers had  
20 to allocate the capital fund money or it would  
21 be recaptured by HUD by April 12th. So he  
22 secured HUD approval for those projects.  
23 However, I thought it would be best if it also  
24 came back to the board for ratification so you  
25 could be both informed about what's going on,

1 understand what the allocations were and what  
2 the work was, and HUD also does require the  
3 board to approve it. There's no danger at this  
4 point of the money being lost, because HUD  
5 approved it to go forward by the 12th. So I  
6 would suggest, as what the chairwoman indicated,  
7 is Mr. Rogers, if he's here at the next meeting,  
8 can present the memorandum to you, you can have  
9 the benefit of the design specs, look into the  
10 matter so you're satisfied you have all the  
11 information you need to consider ratifying.

12 COMMISSIONER SCHMIDT: Good. The only  
13 other one was this concrete mortar items, as  
14 long as it's not an immediate need that can wait  
15 until the next meeting then.

16 MR. MANFREDI: Yes.

17 COMMISSIONER SCHMIDT: Thanks for the  
18 background.

19 MR. MANFREDI: Thank you, commissioner.

20 CHAIRPERSON DENMAN: The last thing is  
21 the revision, Mr. Priester, I had asked if you  
22 would redo the contracts. Did you get a chance  
23 to do them?

24 MR. PRIESTER: I did. The contract for  
25 the non-resident, it already included an

1 insurance clause. The one with the residents  
2 did not. So Lizeth and I were going to redo it.  
3 Okay. So it will be done.

4 CHAIRPERSON DENMAN: For the record,  
5 both resident and non-resident use of the  
6 resident center will require proof of liability  
7 insurance. Now, in the event there is an issue,  
8 like somebody doesn't have the money to buy the  
9 insurance, Director Rogers can direct you  
10 towards a low-cost renters insurance through  
11 HUD. I don't think it's \$20. So there should  
12 be no reason that somebody can't afford because  
13 of this insurance. It sounds like a big ugly  
14 monster, but it's really miniscule in the scheme  
15 of things. That's so if somebody gets hurt at  
16 your party you don't get sued and everybody is  
17 covered.

18 AUDIENCE MEMBER: Is there a minimum  
19 amount?

20 CHAIRPERSON DENMAN: A million dollar  
21 liability.

22 AUDIENCE MEMBER: And the housing  
23 authority is a certificate holder on it?

24 MR. MANFREDI: The housing authority  
25 will be named as an additional insured, and

1 instructions will be in the agreement, and if  
2 you have questions you can call.

3 CHAIRPERSON DENMAN: I have a sample  
4 agreement if you want to see it.

5 MS. BOOZE: Now you're saying the  
6 residents need insurance in order to have -- if  
7 the residents want to have a party they need  
8 insurance in order to have it?

9 CHAIRPERSON DENMAN: If the room is  
10 being rented out for an event, for example, a  
11 baby shower --

12 MS. HOLMAN: You're going to have more  
13 than just Manahan Village residents, if other  
14 people are going to attend your --

15 COMMISSIONER BANKS: (Inaudible) take  
16 insurance information together so that anybody  
17 that has questions or concerns can be directed  
18 to me or Mr. Priester?

19 CHAIRPERSON DENMAN: Absolutely. So  
20 that's exactly what I mean about the liaison,  
21 that's a perfect example for use of the liaison  
22 subcommittee.

23 We're going to move right down to the  
24 schedule of bills, because I know Jean is  
25 waiting patiently over there.

1                   COMMISSIONER SCHMIDT: We need to make  
2 a motion to table the resolution? I'll make  
3 that motion that we table the resolutions until  
4 next week.

5                   COMMISSIONER VEGA: And I'll second.

6                   CHAIRPERSON DENMAN: Thank you.

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

9                   CHAIRPERSON DENMAN: Schedule of bills.  
10 Can I have a motion to approve the schedule of  
11 bills?

12                   I'll make a motion to approve the  
13 schedule of bills.

14                   COMMISSIONER VEGA: Second.

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

17                   CHAIRPERSON DENMAN: Now, second public  
18 comment.

19                   MR. NORVIS: Francis Norvis, room 501,  
20 this building. The elevators were just fixed,  
21 this elevator on the right. It gets up to the  
22 fifth floor, it goes boom. The door keeps  
23 binding. It was just fixed.

24                   Now you say that the contract with HUD  
25 is still in effect. Am I correct in

1 understanding that?

2 CHAIRPERSON DENMAN: Correct.

3 MR. NORVIS: And it's still going to be  
4 in effect, it's not going to expire soon?

5 CHAIRPERSON DENMAN: No, not going to  
6 happen.

7 MR. NORVIS: That's all I have.

8 MS. STORGION: Shirley Storgion. This  
9 is truly the last thing. I think this is  
10 considered a public meeting.

11 CHAIRPERSON DENMAN: It is.

12 MS. STORGION: Which means that minutes  
13 should be posted. That's the law, is it not?

14 MR. MANFREDI: It is.

15 MS. STORGION: Why is it not posted?

16 COMMISSIONER SCHMIDT: Maybe made  
17 available. Are they posted?

18 MS. STORGION: They have to be posted.

19 CHAIRPERSON DENMAN: They're posted on  
20 the website.

21 MS. STORGION: Not on the website. My  
22 computer is down, so -- but I think we should  
23 all know what's going on in the housing  
24 authority. And minutes -- I've worked in boards  
25 as well, so I know that, and I was responsible

1 for minutes, so I know they have to be posted.

2 CHAIRPERSON DENMAN: And they are.

3 MS. STORGION: Where?

4 MS. TAVERAS: They're posted on the  
5 website.

6 CHAIRPERSON DENMAN: They are posted on  
7 the website.

8 MS. STORGION: I guess I'm out of luck.

9 CHAIRPERSON DENMAN: Well, we can see  
10 about getting a set printed. I can't promise  
11 you, but maybe our new ad hoc committee can  
12 facilitate that for the three senior buildings.  
13 Because I understand, my parents did not have a  
14 computer either, and that may be something that  
15 in particular would be useful to the seniors.  
16 Okay?

17 MS. STORGION: The dates of the  
18 meetings are always either last minute or you  
19 have to look for them.

20 CHAIRPERSON DENMAN: So those are also  
21 posted on the website. But, you know what, I'm  
22 going to tell you, I can tell you, they are the  
23 fourth Monday of every month throughout the  
24 year. You can go like clockwork from June to  
25 July to August, the fourth Monday of every

1 month.

2 MS. STORGION: I'm talking about this  
3 building, and nobody has met for a year here.

4 CHAIRPERSON DENMAN: Well, as I said,  
5 we are one month old. We're a brand new  
6 commission.

7 MS. STORGION: Lots of luck.

8 CHAIRPERSON DENMAN: Thank you. I  
9 can't do anything about this year, but next year  
10 we will be here more often.

11 MS. STORGION: I will be watching you.

12 CHAIRPERSON DENMAN: All right. I'm  
13 sure you will.

14 Ms. Cotton, it would not be complete  
15 without you.

16 MS. COTTON: Tawana Cotton, a resident  
17 of Manahan Village. So my first question is,  
18 when the executive director is out for an  
19 extended period of time, and if you received any  
20 emails, whether it be my complaint or about  
21 possible programs, how long is it before I get a  
22 return email from -- do I have to wait until the  
23 executive director comes back, or would Mr.  
24 Priester handle that? I just need to know how  
25 that --

1                   CHAIRPERSON DENMAN: So this is a  
2 relatively new obviously situation for all of  
3 us. I sent an email this evening to Lizeth and  
4 to Roy Rogers that if he's going to be out a  
5 half day, a whole day, planned or unplanned,  
6 it's got to be reported to me, because I need to  
7 make alternate plans. I had no idea he would  
8 only be in the office five days in the last  
9 month. Mr. Priester stepped up as soon as I  
10 asked him to step up and handle these contracts.  
11 I was not aware -- Roy Rogers sent me an email  
12 five minutes before he went on vacation saying  
13 he was going on vacation, and a week later he  
14 was at a conference, and then he was in the  
15 hospital. I can't -- I don't know any business  
16 that can operate this way. And I'm not being a  
17 cynic here, I'm just being honest with you.  
18 We're here to serve you. He reports to us. And  
19 going forward, whether he's out, like I said, a  
20 day, or a half a day, that means your emails are  
21 not being addressed and I have to make  
22 contingency plans. So in the event he's out,  
23 I'm going to defer all emails to Mr. Priester,  
24 who's doing a fabulous job in his absence.

25                   MS. COTTON: Yes, he is. I absolutely

1 respect that. Every time I call over, I speak  
2 with Mr. Priester, he takes my call, answers my  
3 questions and says he'll get back to me or look  
4 into it. So I definitely appreciate that. I  
5 definitely feel that someone cares.

6 CHAIRPERSON DENMAN: And you can call  
7 me, because let me tell you, 30 people have, so  
8 you might as well.

9 MS. COTTON: I really don't know the  
10 ins and outs of that. I don't want to seem like  
11 I'm stalking. I don't know what proper  
12 procedure is.

13 That brings me to my next question, if  
14 there was an organization obviously who had  
15 insurance like I know in my email I mentioned  
16 the organization Morris County (inaudible) and  
17 they have programs and provide their own  
18 insurance. The problem is is that we have  
19 meetings once a month, so -- before I could even  
20 start to promote it I would need permission to  
21 even do that. So I guess my question is, the  
22 question is, if there's a program for residents,  
23 for children, and I email, send it out waiting  
24 for a meeting, I need to know how much time that  
25 would take. So if you table something, do you

1 table it until the end of June, or how does that  
2 work? Because I don't really understand.

3 MR. MANFREDI: So Ms. Cotton, what the  
4 board's goal is as a new board is to establish  
5 criteria, once it's in place, which we hope is  
6 next month, these agreements are already  
7 complete, the process should work very quickly.  
8 So if you do have a group, they can apply, make  
9 the application, the office should be able to  
10 turn it around quickly, and then you'll get your  
11 date, and it will proceed in that fashion.

12 MS. COTTON: So they can actually reach  
13 out to you.

14 MR. MANFREDI: It will actually be the  
15 application right to the office.

16 MS. COTTON: Like an application  
17 online.

18 CHAIRPERSON DENMAN: As long as have  
19 you have your insurance and paperwork is in  
20 place, we can approve it after the fact. You  
21 don't have to wait for us to go --

22 MS. COTTON: The next month, the next  
23 meeting.

24 CHAIRPERSON DENMAN: You don't have to  
25 have the formal --

1 MS. COTTON: That's helpful  
2 information.

3 COMMISSIONER VEGA: You can always text  
4 me or call me as well.

5 MS. HALE: My name is Andora Hale. I'm  
6 a resident here at 29 Ann Street. And I have a  
7 few complaints. I don't want to sound like I'm  
8 habitual complaining, because I take it up to  
9 here before I do say something. The issue of  
10 mice, and there was one dead in the elevator.  
11 One night I sat and watched, I put the traps  
12 out, it actually knew it was a sticky trap so it  
13 slipped it and walked around it, and then it  
14 walked to the other one and walked around it.  
15 I'm sitting in the living room watching TV.  
16 They just come out with the lights on.

17 But also the issue with all the dust  
18 coming from this construction. I have  
19 sarcoidosis, which affects my lungs. There are  
20 people like Barbara with chronic asthma. I  
21 ended up going to my respiratory therapist and  
22 went through extensive tests because of all this  
23 dust that's coming in. If you look at the  
24 windows, the screens are not -- they don't fit.  
25 It's like the building settled and the screens

1           are separate from the outside wall. And ants  
2           come in, flies come in, spiders come in.  
3           Claudette and I were playing cards last week and  
4           black ants were crawling on us. They're coming  
5           from something. And when you do a repair, I  
6           have been here almost 15 years, and the wall  
7           from I guess something upstairs in the kitchen,  
8           it runs right down, and all they do is put a  
9           Band-aid on it, and it's never -- you need to  
10          take that out, get to the pipe, and see where  
11          the leak is coming from. Not keep putting  
12          plaster sheets, as well as in the bathroom. And  
13          it's leaking again, because now where they  
14          patched it, it's bubbling. You can see around  
15          it.

16                        And also like when they had Glen  
17          outside picking up paper when he could have been  
18          inside vacuuming the halls getting up some of  
19          that dust. Ever since Roy Rogers has come,  
20          everything has gone downhill, everything. He's  
21          absolutely worthless.

22                        CHAIRPERSON DENMAN: Thank you.

23                        MS. HALE: Somebody needs to do  
24          something.

25                        CHAIRPERSON DENMAN: So we will have

1 maintenance look into it. The subcommittees  
2 that we just formed are going to do a  
3 walk-through, building and grounds -- or  
4 buildings and grounds and maintenance. I lived  
5 in an apartment building up until three years  
6 ago and know the whole mice infestation, because  
7 if your neighbors got it, it's a constant.

8 MS. HALE: I just went out last week  
9 and bought six of these traps.

10 CHAIRPERSON DENMAN: No doubt the  
11 construction next-door is impacting. So you  
12 know what, I'm going to see if Director Rogers  
13 can do a little quid pro quo. We got to play  
14 the game for a little while here. Because they  
15 were looking to leverage some parking spaces,  
16 and maybe we can get them to provide with an  
17 alternate solution, because now you're the third  
18 person to complain about the dust. And you know  
19 what, I know you all think you're 29 but you're  
20 not, and we got to look out for you. So we will  
21 have maintenance look at the repairs. I  
22 actually had a call about the mice issue at  
23 Manahan Village as well, so that is on the list  
24 to address.

25 MS. HALE: Thank you very much.

1 CHAIRPERSON DENMAN: Thank you.

2 MR. MANFREDI: Thank you.

3 MS. HAMLET: Hello, I'm Marsha Hamlet.

4 I'm a relatively new tenant here at 29 Ann  
5 Street, apartment 110. I want to mention that I  
6 have some bugs crawling up my wall which I don't  
7 know what they were, and I went and got the Home  
8 Defense and sprayed the wall, and got rid of  
9 them. I have a problem with the mice and the  
10 ants and everything because I'm right on the  
11 first floor, and all the dust and all of that,  
12 and noise in the morning when they start up. I  
13 get all of that. I also want to make it known I  
14 don't have hot water in my shower.

15 CHAIRPERSON DENMAN: At all?

16 MS. HAMLET: No.

17 CHAIRPERSON DENMAN: What number?

18 MS. HAMLET: Apartment 110.

19 CHAIRPERSON DENMAN: That's a stat  
20 issue. So I'm going to followup on that  
21 tomorrow for you.

22 MS. HAMLET: I don't have hot water.  
23 And I want to mention this too, sometimes at  
24 night I hear something and I think it's  
25 coming -- I don't know if it's in the walls or

1 not, but I don't know if it's mice or something  
2 that's in these walls, but I hear something  
3 that's within -- I don't know where it's coming  
4 from, and I know it's not in my mind because I'm  
5 not that old really. But there's something  
6 that's, I don't know, around the base of this  
7 place or --

8 CHAIRPERSON DENMAN: Could be.

9 MS. HAMLET: There's something coming  
10 in the walls, because one night I was watching  
11 TV and I looked at the wall and all of a sudden  
12 it was like ten bugs coming up the wall. And I  
13 have a problem with the mice and ants and all of  
14 that too.

15 CHAIRPERSON DENMAN: We will definitely  
16 look into that.

17 MS. HAMLET: And please look into the  
18 hot water. I appreciate that.

19 CHAIRPERSON DENMAN: I put stat on your  
20 name. Thank you.

21 Anybody else from the public?

22 MS. INESTROZA: Lorena Inestroza. I  
23 came before you guys last week or the week  
24 before regarding the proposal or the package we  
25 put together, and I wanted to get a chance to

1 see if you get a minute to look at it or --

2 CHAIRPERSON DENMAN: So you're one of  
3 three proposals. I had asked the director to  
4 give me the history on that. Unfortunately we  
5 came up empty-handed again. I just ask you to  
6 give us another month.

7 MS. INESTROZA: Okay.

8 COMMISSIONER VEGA: Looks good.

9 CHAIRPERSON DENMAN: I am, you know  
10 what, I'm going to go on the record, I'm in  
11 recovery, 30 years clean and sober this year, so  
12 I completely understand, I lost a sister to that  
13 disease. I know what an epidemic it is. I see  
14 you guys out there on The Green, and we need to  
15 be aware and step up in this town. So I will  
16 back it up. And can't promise that your program  
17 will be the one chosen, but we are going to  
18 advocate for our residents.

19 MS. INESTROZA: I know when we met with  
20 him nine months ago I don't think the other two  
21 bothered to show up at the request of the  
22 interviews. I don't know, Lizeth might be able  
23 to clarify that.

24 MS. TAVERAS: They didn't show up.

25 MS. INESTROZA: I want to just make a

1        few comments. I heard some concerns regarding  
2        if there's a program for children in there, how  
3        would recovery addicts, how would they co-exist,  
4        there's a stigma attached. I just want to say  
5        that depending on the level of care that, first  
6        and foremost, if a client is coming to our door  
7        chances are they're already sober. They've been  
8        directed by some type of law enforcement,  
9        government agency, family member to come in and  
10       get some help. Depending on their level of  
11       care, the maximum they're going to be there is  
12       three hours. And our program we have now in  
13       East Orange, been in the same location 20 years,  
14       and we share a building with a women's health  
15       clinic and share a driveway with a day care and  
16       never had any incident. So relatively the  
17       maximum a client would be there would be three  
18       hours a day, from nine to three in the morning.  
19       Depending on how big our clientele got, we would  
20       probably start a night one, six to nine. So the  
21       maximum there would be clients in recovery there  
22       would be a maximum of 18 hours a week. Staff  
23       would probably be there for collaboration and  
24       outsourcing and a staffing a little longer. My  
25       concern being with the agency that I'm with now

1 is not the clients coming in, my concern is that  
2 I have a granddaughter who lives in Manahan  
3 Village, and she can't walk from her mom's house  
4 to the playground without having to walk past  
5 five guys smoking weed and drinking, hanging  
6 out. You know, they spent all this money on  
7 cameras, I don't even know statistically, if you  
8 have any statistics on how effective these new  
9 cameras are. From what I've seen personally the  
10 police are still there on a daily basis, so --  
11 if not more, twice a day. So that's my concern.  
12 The fact that my 12-year-old granddaughter can't  
13 walk to the playground without having to pass,  
14 and I'm not even saying young kids, all ages.  
15 So my biggest concern is not people who are  
16 working on a recovery program trying to better  
17 themselves and become a productive member of  
18 society.

19 CHAIRPERSON DENMAN: Thank you.

20 COMMISSIONER VEGA: Thank you for  
21 bringing that up. And I think one of the best  
22 things they did already is install these  
23 cameras. And my tours down there, down in  
24 Manahan Village, I believe that they will be  
25 able to utilize those better now. I believe

1       it's in police records now live, if need be.  
2       And they can come out right away and make sure  
3       whatever is going on is dealt with. So don't  
4       hesitate to call the police, because they  
5       already know. Okay.

6               MS. INESTROZA: Thank you.

7               CHAIRPERSON DENMAN: To that end, you  
8       are right, I was down in Manahan Village last  
9       night, and Friday night, and they're out there.  
10      All I had to do was nod and they come up to the  
11      car for me. So cameras aren't -- we need more  
12      of a police presence. And you know what, it's  
13      going to take residents calling, and it can't be  
14      the same residents because that's basically what  
15      it is. If we put the pressure on the police to  
16      show up, eventually they're going to show up.  
17      We need people like you to advocate.

18              All right, Miss Mary, do your thing.

19              MS. BOOZE: Yes, ma'am. Mary Booze.  
20      And my question is to the board about Ms.  
21      Teresa. She's a resident commissioner, and I  
22      think it's time that she goes. I don't want to  
23      see her on the phone, hearing her conversation  
24      on the phone when she live right upstairs. I  
25      want to ask Mr. Manfredi and the rest of the

1 board to look into it, because she's been here  
2 over a year, she has 18 classes to attend, and  
3 right now I don't think she attend them. And if  
4 she represents me, she needs to attend the  
5 meetings. And right now I haven't gotten a  
6 chance to see Ms. Teresa in I don't know. And  
7 I'd like to see her if she's going to represent  
8 the residents. I was going to the council  
9 meeting and find out if, I don't know, I don't  
10 know what I found out, but anyway, she's on the  
11 commission, but --

12 CHAIRPERSON DENMAN: Thank you. Her  
13 term is up in June, or it ends in June. And  
14 there's been a recommendation made, it's up to  
15 the town council, they're the ones to consider  
16 whether she will be reconsidered or not. Her  
17 record has been sent. Mr. Manfredi sent her  
18 absences, attendance record to the Morristown  
19 Town Council, and they'll vote on it at the June  
20 28th meeting I believe.

21 MS. BOOZE: If she's going -- she was a  
22 resident commissioner, right, so hopefully  
23 that's what the town council will do right this  
24 time and give us a resident commissioner that  
25 knows something about public housing and

1           whatever.

2                       And also back to the resident center, I  
3           hopefully hope we can get the ceiling fixed in  
4           the resident center. I know it's wet over there  
5           now. I know if I go there now I'm going to  
6           catch my breath and say, oh, my God, it's a mess  
7           over there. So hopefully when Mr. Rogers can go  
8           with Teresa when she go, but just in case you  
9           don't want to send him with her when she goes,  
10          it's time for him to go too. Because like I  
11          said, he missing too many days too. If he's  
12          sick, stay home, and don't want to be the  
13          director of the Morristown Housing Authority.  
14          Thank you very much.

15                      CHAIRPERSON DENMAN: Thank you, Ms.  
16          Booze.

17                      COMMISSIONER VEGA: Thank you, Mary.

18                      CHAIRPERSON DENMAN: Council liaison,  
19          do you have anything to add?

20                      COUNCILWOMAN DAVIS: I do. First I  
21          want to say to Mr. Norvis, the mayor doesn't  
22          have anything to do at all with who gets  
23          appointed to this board other than his one  
24          selection. I'm also a resident of the housing  
25          authority, I'm the liaison for the town to the

1 housing authority, so it's very personal, and  
2 it's important to me that we make good  
3 selections. And I'm really excited about this  
4 board. I mean, we've got Michael Schmidt, who  
5 happens to be our mayor selection, but also he  
6 helped me with my finances when I was running  
7 for office. He's really good with money. You  
8 want that kind of guy on your team. And these  
9 people are really, really capable. And the  
10 moment I feel like they're not capable, believe  
11 me when I tell you I'll do what I have to do to  
12 see how we can change it. So trust me when I  
13 tell you, this is not a political thing, this is  
14 about you and your comfortability. Your  
15 inability to pay market rent should in no way  
16 reflect the level of comfort you have in your  
17 home. And as long as we're here, we're going to  
18 see to it that you're cared for properly.  
19 That's the one thing I wrote down.

20 And I wanted to first commend Mr.  
21 Pounder and his group for the new thing with the  
22 parking. It's incredible. I speak to a lot of  
23 residents, and they're very, very happy that  
24 they themselves can reach out to Basking Ridge  
25 Towing, and it really makes things much easier.

1 I mean, I'm in a unique situation because I live  
2 there, people know what I do, and they  
3 constantly approach me, so I'm sort of like the  
4 dumping ground for all the issues at Manahan  
5 Village. And this is something that people  
6 regularly are telling me they're very, very  
7 happy about. So I wanted to thank you guys.  
8 Mr. Pounder and Cynthia were out, and they got  
9 it done as quickly as possible. Everybody has  
10 their parking spaces. And a couple of people  
11 have been towed, those guys come right out, so  
12 I'm happy to report that. And there hadn't been  
13 any issue.

14 I did not receive any packet or any  
15 formal notification that this meeting was taking  
16 place, even after the chairwoman instructed the  
17 director's office to be sure that myself and the  
18 mayor get the packet and get the notification.  
19 I did not get that. I don't know why, but that  
20 has never happened before.

21 CHAIRPERSON DENMAN: So can I ask why  
22 the mayor and Councilwoman Davis didn't get a  
23 package?

24 MS. TAVERAS: The public notice was  
25 emailed to them on Thursday, the agenda was

1           emailed today after you emailed me, but Mr.  
2           Rogers instructed me to hold off because there  
3           was an email from the council that said there's  
4           some issues with the minutes, the minutes are  
5           not public until they're approved, and the  
6           schedule of bills also are not public unless  
7           requested by OPRA or something like that. Mr.  
8           Manfredi, I emailed you asking you about it.  
9           And the resolutions, so he instructed me to  
10          wait.

11                   CHAIRPERSON DENMAN: This could be  
12           addressed in closed session. But the mayor  
13           specifically asked that at the last meeting that  
14           he wasn't getting his packet, he was getting it  
15           the day of the meeting, as did Councilwoman  
16           Davis.

17                   MS. TAVERAS: That Thursday I sent the  
18           public notice, and the agenda was sent out today  
19           because I wasn't in on Friday. But they always  
20           get --

21                   COUNCILWOMAN DAVIS: I didn't get the  
22           public notice. And typically the guy will come  
23           in and leave it on my counter, I never received  
24           it. And that's the only time I didn't.

25                   MS. TAVERAS: It's emailed now. The

1       mayor doesn't get it delivered. Because Kristin  
2       herself asked it to be emailed and that's what I  
3       do.

4                   COUNCILWOMAN DAVIS: Typically they  
5       email it and give a physical copy. The last  
6       meeting I got a physical copy, and Kristin  
7       typically cc's me, I'm cc'd on all  
8       correspondence between you and the town. I did  
9       not get an email. I can verify that for sure.  
10      And I did not get a physical copy, and neither  
11      did the mayor. So --

12                   MS. TAVERAS: The mayor doesn't get a  
13      physical copy, but I know I emailed it. But I  
14      can check on that.

15                   CHAIRPERSON DENMAN: So we're going to  
16      have to address this in closed session, but we  
17      will. Do you have anything else?

18                   COUNCILWOMAN DAVIS: No. I'm really  
19      happy you guys are -- it's not easy. This job  
20      is not easy. What you guys are doing is not  
21      easy. You're the dumping ground for a lot of  
22      troubles for all the residents, and what you  
23      guys are doing isn't easy. I'm hoping we can  
24      work with this new board and give them the  
25      opportunity to represent us well. I have faith

1       that they can do it. Like you I'm a resident,  
2       so certainly it's important to me we have the  
3       proper representation, and we just got to give  
4       them the opportunity to get it done. That's  
5       all.

6                   CHAIRPERSON DENMAN: Thank you.

7                   COMMISSIONER VEGA: Thank you.

8                   MR. MANFREDI: Thank you.

9                   COUNCILWOMAN DAVIS: Oh, one more.

10       With regard to the -- I will go to our business  
11       administrator, maybe not tomorrow, but at least  
12       by the following day, to discuss about the  
13       police presence, because we always try to beef  
14       up police presence during the good weather,  
15       because you know that's when they all hang out,  
16       so I'll get right on that, and hopefully you'll  
17       see -- I'm sure you'll see a difference.

18                   CHAIRPERSON DENMAN: Okay. I want to  
19       make one statement for the record. Going  
20       forward starting next month, I want Director  
21       Rogers to send out the packet. Because you're  
22       being made the fall guy in this, Lizeth, and I  
23       apologize, because it should not fall on you, it  
24       should fall -- the responsibility falls on him.  
25       And if he can't do it -- well, for the record, I

1 expect the packages to be sent out by Director  
2 Rogers starting next month.

3 And with that, adjourned.

4 (Proceedings were adjourned.)

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25