

MORRISTOWN HOUSING AUTHORITY
BOARD OF COMMISSIONERS
39 Early Street
Morristown, New Jersey
Monday, October 24, 2016
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:

ROY ROGERS, Executive Director
MARION E. SALLY, Chairperson
DOROTHY HOLMAN, Vice Chairperson
VERA WHITE, Commissioner
DONNA HOWARD, Commissioner

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

LIZETH TAVERAS, Administrative Specialist
HILIARI B. DAVIS, Council Liaison
CYNTHIA SARGENT, Executive Administrator
JEAN P. WASHINGTON, Accounts Manager
DARLINGTON L. POUNDER, Senior Mechanic

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

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

REPORTED BY BETH A. BENSON
Certified Court Reporter

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1 CHAIRPERSON SALLY: I, Marion Sally,
2 chairperson of the Board of Commissioners of the
3 Housing Authority of the Town of Morristown and
4 presiding officer at this meeting hereby state
5 that it is now six o'clock in the evening on
6 October 24, 2016, and we are convening at 39
7 Early Street, Morristown, New Jersey, and do
8 hereby announce publicly that proper notice of
9 this regular meeting has been provided in
10 accordance with the New Jersey Open Public
11 Meetings Act.

12 Roll call, please.

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

15 CHAIRPERSON SALLY: We're going to do
16 the Pledge of Allegiance.

17 (Flag was saluted.)

18 CHAIRPERSON SALLY: At this time I'm
19 going to ask that we have a moment of silence,
20 please.

21 (A moment of silence is observed.)

22 MR. MANFREDI: Madam Chair, before we
23 proceed further I'd like to ask if you would
24 consider arranging the agenda tonight to
25 accommodate two items. We have attorneys here

1 this evening that are going to report to the
2 board in closed session on two pending cases.
3 I'd like to ask if we can give them the courtesy
4 of reporting to the board earlier in the agenda
5 so they can move on. And also October under our
6 bylaws is our month for our reorganization
7 meeting. So we should this evening have our
8 reorganization and election of officers.

9 COMMISSIONER WHITE: Mrs. Chair, if I
10 can, Commissioner Holman is en route, so she
11 should be here any moment, and I would ask that
12 we give her time to get here before we take any
13 votes.

14 MR. MANFREDI: Do you want to proceed
15 with counsel?

16 COMMISSIONER WHITE: She's right around
17 the corner.

18 MR. MANFREDI: Then what I'd like to
19 ask the board is have a resolution to enter into
20 closed session. Just let the public know that
21 we are going to briefly enter closed session,
22 and we will return briefly and continue the
23 agenda. Apologize for the inconvenience.

24 Can I have a resolution to go into
25 closed session?

1 COMMISSIONER WHITE: I move it.

2 MR. MANFREDI: Can you do a roll call?

3 (Roll call was taken with all

4 commissioners voting in favor.)

5 (First closed session commences.)

6 (Open session recommences.)

7 MR. MANFREDI: Can we go to the
8 reorganization meeting, and then the agenda? I
9 know we're running behind. Is that acceptable?

10 CHAIRPERSON SALLY: Yes.

11 MR. MANFREDI: Madam Chair, I noticed
12 in our bylaws that October is the month we hold
13 our annual reorganization, and even though we
14 had an election of officers throughout the year,
15 in order to faithfully adhere to our bylaws I'd
16 like to ask if we can have the election of
17 officers this evening.

18 If that's satisfactory, I'd like to
19 open the floor for the nominations.

20 COMMISSIONER WHITE: I'd like to
21 nominate Marion Sally.

22 VICE CHAIRPERSON HOLMAN: I second.

23 MR. MANFREDI: Having heard the
24 nomination for the position of chair, are there
25 any other nominations for the position of chair?

1 Having heard none, we can close the
2 floor to nominations for the position of chair.
3 All those in favor of Ms. Sally who has been
4 nominated, if you can call the roll call.

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

7 MR. MANFREDI: I'd like to open the
8 floor for nominations for the position of vice
9 chairperson of the board.

10 COMMISSIONER WHITE: I'd like to
11 nominate Dorothy Holman.

12 CHAIRPERSON SALLY: I'll second it.

13 MR. MANFREDI: Are there any other
14 nominations for the position of vice chair?

15 Having heard none, we will close the
16 nominations for vice chair and take a roll call
17 vote for Ms. Holman.

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

20 MR. MANFREDI: Thank you.
21 Congratulations.

22 VICE CHAIRPERSON HOLMAN: Thank you.

23 CHAIRPERSON SALLY: Now we're going to
24 have our first public comment.

25 MS. BOOZE: Good afternoon. My name is

1 Mary Booze, 32-9 Flagler Street. I just wanted
2 to talk about the resident center tonight. I'm
3 just wondering if we had made up our mind
4 whether we are going to get it back up and
5 running, like the heat, the air condition,
6 everything that's broken down there. The
7 building is just run down. Manfredi did tell me
8 when I came here that I was going to have on the
9 agenda tonight the parking and everything, so my
10 concern is really when I look at that 1.2
11 million dollar building sitting there empty with
12 nothing going on, it breaks my heart. I just
13 hope we can find a way to get the building
14 repaired and fixed, give us some air
15 conditioning in there. It's been two years that
16 we haven't had air conditioning in that
17 building. That's one of my concerns.

18 My next concern is the parking in
19 Manahan Village. Hopefully going to get that
20 settled soon, because last time I was at the
21 meeting somebody wanted me to move my car, so I
22 would like to come home one night and ask
23 somebody to move their car. So hopefully we can
24 get some parking in there in Manahan Village.
25 We need that.

1 I'd also like to know about the leaves
2 that's all over the place down in Manahan
3 Village. I did speak with Sonny, and he said
4 that they would have to come blow them out and
5 everything before we can get rid of them. But I
6 have a house full of leaves. My whole yard is
7 full of trees. Every time I go in and out I'm
8 bringing leaves in the house. Hopefully -- I
9 just said to him tonight I notice he was over
10 there blowing the leaves out in the senior
11 building today and they did a good job. So I
12 was wondering if they can take a few minutes to
13 come down to Manahan Village and blow a couple
14 of those leaves.

15 And I probably be back after we finish
16 talking about who we going to talk about. I
17 probably be up here again. Thank you.

18 CHAIRPERSON SALLY: Thank you.

19 Any other comments from the public?

20 VICTOR ALEXANDER: My name is Victor
21 Alexander, I'm a tenant, apartment 517. Last
22 month I asked Mr. Rogers about furniture in our
23 building. Nothing changed.

24 MR. ROGERS: May I respond? Yes, sir,
25 we have reviewed the furniture, and we've got

1 one more place to shop, but it looks like we've
2 got a pretty good price on all five floors to
3 put furniture near the elevator. Right? So we
4 should be able to come before the board in
5 November to get permission to buy it.

6 CHAIRPERSON SALLY: Anyone else?

7 We're going to move on to the approval
8 of minutes. Can I get a motion?

9 COMMISSIONER WHITE: I'll move it.

10 CHAIRPERSON SALLY: Can I have a
11 second?

12 VICE CHAIRPERSON HOLMAN: Second.

13 COMMISSIONER CHERELLO: I don't have a
14 problem approving it once the other
15 commissioners who were present last month
16 approve it, so if you come back to me at the
17 end.

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

20 CHAIRPERSON SALLY: Now we will have
21 the executive director's report.

22 MR. ROGERS: Thank you. I gave a
23 written report last -- it was delivered last
24 Friday morning. And I'd like to emphasize a
25 couple of things on here. We did get a price

1 for the hallway carpets to be steam cleaned.
2 And I'm going to ask the board for permission.
3 It's been difficult to get another price, but we
4 will keep trying. But before the holiday period
5 gets here I'd like to get those steam cleaned,
6 so I may be sending out an email seeking
7 approval. Right now our total cost is \$2,000
8 for all five floors. We will continue to shop
9 around a little bit. But if push comes to shove
10 I will be asking the board for permission to do
11 that. And I'd also like to -- I may as well in
12 the same email ask the board for permission to
13 buy the furniture for here before the holiday
14 period, because we got some pretty reasonable
15 prices, but we didn't check Bob's. And I do
16 have a --

17 VICE CHAIRPERSON HOLMAN: You're
18 talking about buying furniture only for building
19 39?

20 MR. ROGERS: Yes.

21 VICE CHAIRPERSON HOLMAN: For the
22 hallways?

23 MR. ROGERS: Just the hallways. What
24 happens is when we repainted the hallways --

25 VICE CHAIRPERSON HOLMAN: I understand.

1 I'm just clarifying what you're asking us to
2 approve you to purchase, which is furniture for
3 the five floors in building 39 Early Street.

4 MR. ROGERS: And I'll detail that in an
5 email. And if it gets close to the November
6 meeting, then I don't know if I can do it within
7 the next week or so.

8 We did develop a proposed parking
9 procedure. We made a change on that on the
10 letter that's gone out. I don't know if the
11 board had a chance to review the parking
12 procedure. Mr. Manfredi, do we need a
13 resolution on that under new business?

14 MR. MANFREDI: It would be ideal to
15 have a resolution since we are amending an
16 existing policies.

17 MR. ROGERS: But what we've done, what
18 we've added, because the concern was expressed
19 by some of the residents, and you have it to
20 pass out, but in a letter from me to the
21 residents, we are giving them permission to call
22 the towing company directly. That way there
23 won't be any delay, and they'll have the
24 authority to enforce their own parking rules.

25 VICE CHAIRPERSON HOLMAN: That's

1 better.

2 MR. ROGERS: And we will -- Mr. Pounder
3 and I will talk to the towing company tomorrow
4 to confirm, but tentatively that looks like what
5 it's going to be.

6 Also, as I promised last meeting, I
7 have been meeting with the organizations that
8 have indicated they would like to do some
9 counseling at the resident center. And I'd like
10 to table any discussion on that for this evening
11 because I'd like to -- I think I have to get
12 together with some of the -- because it's going
13 to affect the community as well as Manahan
14 Village, and I'd like to get together with some
15 people from the town to make sure that what
16 we're doing is compatible to what they'd like.
17 I want to make sure if we put in a program that
18 everyone is in agreement with it, if I may. My
19 point is I'd like to have more discussion on it.

20 VICE CHAIRPERSON HOLMAN: Didn't we
21 have a program being ran out of that building
22 before?

23 MR. ROGERS: Yes.

24 VICE CHAIRPERSON HOLMAN: So I'm not
25 understanding the problem that you have to

1 communicate.

2 MR. ROGERS: I've got three different
3 organizations that are interested, and I've
4 interviewed all three, but I would like to have
5 a little bit more time before I make my final
6 recommendation.

7 VICE CHAIRPERSON HOLMAN: I understand
8 that. And that's acceptable. I'm not
9 understanding what portion of the town has to be
10 involved.

11 MR. ROGERS: Some of the organizations
12 are indicating they would also serve some people
13 from town, Morris County in fact, at the
14 resident center. So I have to get the whole --

15 VICE CHAIRPERSON HOLMAN: You just lost
16 me.

17 MR. ROGERS: I have to outline all
18 three programs and tell you which audience is
19 going to be participating, and then make my
20 recommendation, make sure it goes through legal
21 review, and then have the board act on it. I'm
22 not going to do this without full knowledge of
23 the board.

24 VICE CHAIRPERSON HOLMAN: I asked you
25 about the town. You said you needed to talk

1 with the town. I'm saying we had this --
2 programs have been ran out of the building like
3 this before. So what does the town itself have
4 anything to do with a decision that's being made
5 about the resident center and implementing a
6 program such as this?

7 MR. ROGERS: The program is going to be
8 for the, in some cases, depends which one we
9 recommend, but it's going to be for the citizens
10 of Morristown as well as possibly Morris
11 Township. And we're making that decision, and I
12 don't have a problem with just our board making
13 that decision.

14 VICE CHAIRPERSON HOLMAN: I'm still not
15 understanding where the town comes into this.
16 We've had a program that was ran out of that
17 building quite sometime ago. And why are we now
18 implementing the town? The town doesn't have
19 anything to do with what decision we make.

20 MR. ROGERS: That was -- go ahead.

21 MR. MANFREDI: Is it the case where
22 some of the three entities that you're
23 evaluating or proposing not only providing
24 services to housing authority residents but in
25 addition want to provide services to town

1 residents?

2 MR. ROGERS: Correct.

3 MR. MANFREDI: And the board would have
4 to determine if they're willing to do that.

5 MR. ROGERS: Correct.

6 MR. MANFREDI: Are they requiring that?
7 If they're the ones who provide it, they're
8 going to require they also be allowed to provide
9 services to residents of the town?

10 MR. ROGERS: It's my understanding
11 right now. I'd have to make sure of that.

12 COMMISSIONER WHITE: Can I ask you
13 something, Mr. Rogers? Can I make a suggestion?
14 Can we form a committee before you choose to
15 make that recommendation?

16 MR. ROGERS: I would appreciate that.

17 COMMISSIONER WHITE: I'd like to be on
18 that committee.

19 MR. ROGERS: I think that would be a
20 good idea.

21 COMMISSIONER CHERELLO: Mr. Rogers,
22 just back to the parking, could you go into how
23 parking spaces are going to be assigned?

24 MR. ROGERS: Yes. We are going to
25 assign parking spaces one per household. Right

1 now, and we don't have quite all the details,
2 but it looks like the maximum is going to be one
3 per household parking. And if you have a member
4 of the household that requires handicap parking,
5 they would get preference over anyone else in
6 that household. But it looks like, and we'll
7 come back to the board, if we run into any --
8 but we could say end up with five visitors
9 parking spots, but it looks like it's going to
10 be a maximum of one per household.

11 COMMISSIONER CHERELLO: And we're going
12 to go by after we have our handicapped, they
13 get -- they're at the top of the list, and
14 they'll obviously try to get their parking as
15 close to their unit as possible.

16 MR. ROGERS: All the parking is going
17 to be assigned as close to the respective unit
18 as possible.

19 COMMISSIONER CHERELLO: So what I'm
20 getting at, somewhere down the line someone is
21 going to get a parking spot, and they're going
22 to be parking on the other side of that?

23 MR. ROGERS: As an example, if I lived
24 here, and I was head of household, I signed the
25 lease, my wife is handicapped, she would get the

1 handicapped parking spot, I would be parking
2 someplace else.

3 COMMISSIONER WHITE: When you say she
4 would get the handicapped, when you say
5 handicapped parking, if they have the --

6 MR. ROGERS: State-approved sticker.

7 COMMISSIONER WHITE: The decal, if you
8 will, from the state, and there's several people
9 down there that have them, who's to say that
10 that one parking -- or what you're -- that's
11 right, you're giving out numbers. I got it.
12 I'm sorry.

13 MR. ROGERS: The numbers are either
14 going to be painted on the surface of the
15 pavement or on the curb, and we are going to do
16 that in advance. And I have been assured that
17 can be done before the winter weather sets in.
18 And we're going to get non-transferrable decals
19 so where they can't scrape them off and tape
20 them back on and things like that.

21 COMMISSIONER WHITE: Not those red
22 ones.

23 MR. ROGERS: We're going to get orange
24 ones I believe. And that's going to be it. It
25 sounds kind of simple, but I hope it works, and

1 we'll do everything we can to make it work.

2 COMMISSIONER WHITE: So have we already
3 assured -- are we sure we have enough parks for
4 one person per household in Manahan Village?

5 MR. ROGERS: Until we completely do it,
6 we can't say, but it's very close. I think it
7 could be within two or three vehicles, but --
8 and we are going by seniority by the way. If
9 somebody moved in two weeks ago, and we don't
10 have enough parking spots, one per household,
11 then those people will not get a parking spot.

12 VICE CHAIRPERSON HOLMAN: Let me ask
13 you about a part of Flagler Street, up by the
14 Neighborhood House. Is that all of the
15 Neighborhood House or is that part of Manahan
16 Village?

17 MR. ROGERS: That's part of Manahan
18 Village.

19 VICE CHAIRPERSON HOLMAN: So how are we
20 going to identify what's parking for the
21 Neighborhood House? Because people pull up and
22 block those cars in.

23 COMMISSIONER WHITE: Which area?

24 VICE CHAIRPERSON HOLMAN: Right in
25 front of the Neighborhood House.

1 COMMISSIONER WHITE: So in front of the
2 Neighborhood House. So those are ours? We pull
3 right in front of the Neighborhood House.

4 MR. ROGERS: Correct me if I'm wrong,
5 but the Neighborhood House personnel are
6 plugging up that area, what you're talking
7 about, on Flagler Street behind the firehouse.

8 COMMISSIONER WHITE: No, no.

9 MR. ROGERS: But all the way out to the
10 Neighborhood House, that will be assigned
11 parking.

12 VICE CHAIRPERSON HOLMAN: What I was
13 speaking of is like the Neighborhood House sits
14 here, and over here there's parking spaces in
15 front of their apartments that sit there, so is
16 that the Neighborhood House, or does that belong
17 to Morristown housing authority?

18 MR. ROGERS: I believe that belongs to
19 Morristown Housing. Right?

20 MS. SARGENT: Yes. 6 Flagler Street,
21 correct, Commissioner Holman?

22 VICE CHAIRPERSON HOLMAN: Yes.

23 MS. SARGENT: The only thing I think we
24 have assigned to the Neighborhood House is two
25 parking spaces, if I remember correctly, only

1 two parking spaces over there at the
2 Neighborhood House that we have assigned to the
3 Neighborhood House, I believe somebody was
4 disabled, and I'm not too sure of the other one.
5 But the rest of the parking spaces is Manahan
6 Village.

7 VICE CHAIRPERSON HOLMAN: So my
8 question is how are we going to evict them,
9 because they just pull up and park and block
10 people in. If they need to get in and out, you
11 have to actually wait for them, or you don't
12 even know whose car it is. I want to prevent
13 them from parking there to not block the
14 residents in.

15 MS. SARGENT: I'm not sure, I think
16 we're towing. I think the residents are going
17 to have that ability to tow for themselves if
18 that parking space is being taken by somebody
19 else.

20 VICE CHAIRPERSON HOLMAN: That's what I
21 wanted to be clear about, the section over in
22 front of the Neighborhood House.

23 CHAIRPERSON SALLY: Also, Mr. Rogers,
24 you might want to as a courtesy maybe send a
25 letter to the director of the Neighborhood

1 House, simply say that you're going to be
2 establishing assigned parking, therefore
3 they're --

4 MR. ROGERS: I'll meet with them and
5 I'll confirm it with a letter.

6 VICE CHAIRPERSON HOLMAN: I don't want
7 it to be a problem with the Neighborhood House
8 employees, because some of them do block. I
9 don't want them to come out and find out their
10 car is towed.

11 COMMISSIONER WHITE: I'm glad to hear
12 we're moving forward on the parking.

13 COMMISSIONER CHERELLO: How are parking
14 spots on a city street, that's what we're
15 talking about, right, how are they ours and not
16 the town's?

17 COMMISSIONER WHITE: That's not the
18 city street, that's ours. The ones that run out
19 from -- not on Flagler, it's that little street
20 that runs off --

21 COMMISSIONER CHERELLO: Talking up top?

22 COMMISSIONER WHITE: Yes.

23 MR. ROGERS: And then we do have public
24 parking at the resident center.

25 MS. SARGENT: Where 6 Flagler Street

1 is, where that dumpster is in front of 6 Flagler
2 Street, they're talking about that area right
3 there, right behind the firehouse on this side,
4 right behind Dominoes Pizza.

5 COMMISSIONER CHERELLO: Well that's --
6 unless they changed the street, it's Nicholas
7 Avenue.

8 COMMISSIONER WHITE: It's not Nicholas
9 anymore.

10 COMMISSIONER CHERELLO: It's not
11 Nicholas? All right.

12 MR. ROGERS: That's all I have.

13 CHAIRPERSON SALLY: Moving along,
14 committee reports? I don't think there are any
15 meetings, any committee meetings. Is there any
16 old business?

17 We're going to move on to schedule of
18 bills. Can I get a motion?

19 VICE CHAIRPERSON HOLMAN: I'll move it.

20 COMMISSIONER WHITE: I'll second it.

21 CHAIRPERSON SALLY: Roll call, please.

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

24 CHAIRPERSON SALLY: Now we're going to
25 move on to the resolutions. Resolution 2016-30.

1 MR. MANFREDI: Madam Chair, I have an
2 item I'd like to advise the board on in closed
3 session regarding that resolution. If we can
4 hold that and briefly go back into closed
5 session.

6 MR. ROGERS: Chairwoman Sally, you're
7 talking about the resolution on the rescission
8 of the travel policy?

9 CHAIRPERSON SALLY: Uh-huh.

10 MR. ROGERS: I would like to let the
11 board know as executive director we have very
12 limited resources, I want to go on record as
13 saying that I recommend that we continue with
14 our present travel policy, but that's just my
15 opinion.

16 CHAIRPERSON SALLY: We will have a
17 discussion in closed session.

18 Resolution 2016-31, resolution
19 approving and authorizing the revision of the
20 housing authority's parking policy.

21 COMMISSIONER WHITE: I'll move it.

22 VICE CHAIRPERSON HOLMAN: I second.

23 CHAIRPERSON SALLY: Roll call, please.

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

1 CHAIRPERSON SALLY: Resolution 2016-32,
2 resolution appointing Mary Booze to the position
3 of resident center coordinator.

4 COMMISSIONER WHITE: I'll move it.

5 VICE CHAIRPERSON HOLMAN: Second.

6 CHAIRPERSON SALLY: Roll call, please.

7 (Roll call was taken with Commissioner
8 Cherello voting against, Commissioners Holman,
9 White, Sally and Howard voting in favor.)

10 MR. ROGERS: Chairperson Sally, do we
11 have in the resolution what the salary is for
12 that?

13 MR. MANFREDI: Yes, it is there. Sixth
14 paragraph.

15 CHAIRPERSON SALLY: New business.

16 MR. ROGERS: I have a proposal recently
17 that I'd like to have Mr. Manfredi prepare a
18 resolution on. Could you pass these out,
19 please.

20 What happened is, we really got behind,
21 I should have commended Mr. Pounder, he ended up
22 turning over six apartments in about a two-week
23 time period because they had to spend a lot of
24 time on the REAC inspection to prepare a report,
25 and we recommend that we go out for leaf

1 removal, they got three bids, and if the board
2 approves it then I would draw up the contract
3 and then have Mr. Manfredi's office approve it.

4 COMMISSIONER WHITE: For the leaf
5 cleanup?

6 MR. ROGERS: Yes. That's at all four
7 sites.

8 COMMISSIONER WHITE: Who are these
9 people? Have we used these people before?

10 MR. POUNDER: One of them we have.

11 CHAIRPERSON SALLY: For the trees he
12 did an excellent job for us.

13 COMMISSIONER WHITE: So this is just
14 for leaf cleaning?

15 MR. ROGERS: Leaf removal, leaf
16 cleaning and removal.

17 COMMISSIONER CHERELLO: They're taking
18 them away.

19 COMMISSIONER WHITE: So we don't have a
20 resolution for this? Are we going to draw up a
21 resolution? This was just sprung on us tonight.

22 MR. MANFREDI: Do we need to implement
23 this tonight or is this a matter of information?

24 MR. ROGERS: We should implement it as
25 soon as possible. There's a lot of leaves.

1 COMMISSIONER WHITE: We really need to
2 start having these resolutions done earlier. We
3 know the leaves are going to fall.

4 MR. ROGERS: We just got these prices
5 within the last three working days.

6 COMMISSIONER WHITE: Did we advertise
7 properly for it?

8 MR. MANFREDI: I see it's under
9 \$17,000. I guess Mr. Pounder, you solicited
10 quotes from three qualified companies.

11 Madam Chair, it's up to the board, in
12 the interest of time, we can authorize a
13 resolution subject to legal review, if that's
14 the board's option, or you can hold it until
15 it's thoroughly vetted and a resolution proposed
16 to you. You recommend the lowest bidder?

17 MR. ROGERS: I'm recommending the
18 lowest bidder.

19 COMMISSIONER WHITE: We can't leave
20 them on the ground. People can fall. It's a
21 high risk to have the leaves on the ground.

22 MR. MANFREDI: We can make the
23 resolution subject then to appropriate legal
24 review?

25 CHAIRPERSON SALLY: Yes.

1 MR. MANFREDI: Confirming everything is
2 proper and in order.

3 MR. ROGERS: I would very much
4 appreciate that.

5 CHAIRPERSON SALLY: Any other new
6 business?

7 COMMISSIONER CHERELLO: Just for that,
8 you'll send that out as an email for approval?

9 MR. ROGERS: I was hoping the board
10 would approve it tonight subject to legal
11 review.

12 MR. MANFREDI: We can do it right now,
13 Madam Chair, in the interest of time.

14 COMMISSIONER CHERELLO: Well, if we
15 wait until next meeting I guarantee you we're
16 going to get fined by the town, so we don't have
17 a choice really.

18 MR. MANFREDI: What we can do is with
19 the chair and board's permission is identify it
20 as what will be resolution 2016-33, it will be a
21 resolution to award a contract for leaf cleanup
22 at all Morristown housing authority properties
23 to Pisani, and the implementation of the
24 resolution will be subject to legal review, in
25 which case I'll review it, advise both the board

1 and Mr. Rogers. Is there a motion --

2 COMMISSIONER CHERELLO: I'll make a
3 motion.

4 MR. MANFREDI: -- and a second?

5 COMMISSIONER CHERELLO: It's pending
6 approval by you.

7 MR. MANFREDI: Yes. It will not be
8 implemented until I email Mr. Rogers with a copy
9 to the board that everything is in order from
10 both a procurement standpoint and a contract is
11 in order.

12 CHAIRPERSON SALLY: Can I get a second?

13 COMMISSIONER HOWARD: I'll second.

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

16 CHAIRPERSON SALLY: Now we're at the
17 second public comment. Is there anyone who
18 would like to say anything?

19 All right. The mayor is not here this
20 evening. So we will have the council liaison's
21 comments. Please forgive me, I have been sick
22 and my voice is about gone right about now.

23 MS. DAVIS: I'm really pleased to hear
24 about your decision to allow the residents to
25 call for towing directly. I think that will

1 likely alleviate a lot of the issues, especially
2 in Manahan Village.

3 I do have one thing, you guys didn't
4 mention it, it's something I noticed, the
5 postman always leaves a lot of trash in
6 everyone's mailbox, and I witness people go
7 through their mail and then they just throw the
8 circulars, and they're flying everywhere, and it
9 makes more work for Sonny and his crew. So if
10 it's possible, I'd like to see maybe some
11 garbage pails next to the mail. I think it
12 would eliminate some of the trash that we see
13 all over, because most of that trash is just
14 chopped up circulars.

15 MR. ROGERS: We sent a letter out late
16 last week. I would not recommend the pails for
17 several reasons. People could take them, the
18 wind is going to blow them away when they're
19 empty. We can try and tie them down. I would
20 just as soon teach the residents good
21 housekeeping.

22 MS. DAVIS: You're not going to get
23 people to walk to the trash.

24 MR. ROGERS: When we get our security
25 cameras we will have a way to enforce it a

1 little bit better. I'd like to just defer that
2 until we get those and try to enforce the rules.

3 MS. DAVIS: Okay.

4 MR. ROGERS: It's a point well taken.

5 VICE CHAIRPERSON HOLMAN: I think she
6 has a good valid point there. And I don't see
7 why we can't put a garbage can or barrel of some
8 kind, and if you have to chain it by the
9 mailbox, then you can just lock it down, so if I
10 go to my mailbox and I see a lot of sale papers
11 I don't want, instead of me throwing them on the
12 ground in the building I can drop them in the
13 can. I don't see where that should be a
14 problem. I think it would help keep the
15 buildings and grounds clean.

16 MS. DAVIS: Because people put them on
17 top of the mailbox and the wind blows them and
18 they're all over.

19 VICE CHAIRPERSON HOLMAN: It's a method
20 of trying to help keep the area clean and make
21 less work for the maintenance staff to come
22 through and pick up paper, and they can do
23 something else. It's a suggestion and a
24 solution, so --

25 MR. ROGERS: If the board wants me to

1 implement that I can.

2 COMMISSIONER WHITE: I'm thinking about
3 the weather, I'm thinking about snow. I'm just
4 thinking if people ain't going to throw them in
5 the garbage they ain't going to throw them in
6 the garbage. You ought to take your mail. I
7 don't know. It would be nice if they put it
8 there and they really would put it in the
9 garbage. But I just -- I think if they ain't
10 putting it in the garbage --

11 MS. DAVIS: I don't think they're
12 putting it in the garbage because it's such a
13 far walk. If you don't want to carry the trash
14 in your house you don't want to walk across the
15 yard to the dumpster.

16 COMMISSIONER WHITE: So why throw it on
17 the ground though?

18 MS. DAVIS: People do that. I've seen
19 it. And I've collected mail off the top --

20 COMMISSIONER WHITE: And I'll tell you
21 another thing, the mailman puts a lot of those
22 circulars on top of the box and then the wind
23 blows them away. That happens as well. My
24 thing is when I lived there, I have to make this
25 confession, when I didn't want mine, you know

1 that little empty box they have with nothing in
2 it, I would shove it right back in there. So I
3 don't know why -- I don't know. You do have a
4 way of escape, because all you got to do is
5 shove it in there and let him take it when he
6 comes back. I don't know.

7 MS. DAVIS: Just a suggestion.

8 COMMISSIONER WHITE: It's a good
9 suggestion if people would abide by it. I think
10 it will probably be full, and that's probably
11 good too, but I think everything will probably
12 be in there but mail, because then they going to
13 get lazy and not want to walk to the garbage to
14 put their trash in. That's my thought. I
15 didn't want to say it, but that's my thought.

16 MR. ROGERS: I would just like to defer
17 the decision until we get the security cameras
18 installed and attack one problem area at a time.
19 I think we can solve this.

20 MS. DAVIS: That's all.

21 CHAIRPERSON SALLY: Thank you. At this
22 time I think we need to go back into closed
23 session.

24 MR. MANFREDI: And then we will
25 adjourn. We can have a resolution to go into

1 closed session.

2 COMMISSIONER WHITE: I make a motion to
3 go into closed session.

4 VICE CHAIRPERSON HOLMAN: Second.

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

7 (Second closed session commences.)

8 (Open session recommences.)

9 MR. MANFREDI: Madam Chair, we have the
10 amended resolution 2016-30 then which will
11 provide out-of-state travel will be approved by
12 the board on a case by case basis.

13 CHAIRPERSON SALLY: Yes.

14 MR. MANFREDI: Is there a motion?

15 COMMISSIONER WHITE: I'll move it.

16 COMMISSIONER HOWARD: I'll second.

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

19 CHAIRPERSON SALLY: Motion to adjourn.

20 (All vote in favor.)

21 (Meeting was adjourned.)

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