

MORRISTOWN HOUSING AUTHORITY
BOARD OF COMMISSIONERS
31 Early Street
Morristown, NJ 07960
Monday, September 28, 2015
Commencing at 6:00 P.M.

RE: Regular Open Public Meeting

TRANSCRIPT
OF THE
PROCEEDINGS

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

MICHAEL A. CHERELLO, Chairman
DOROTHY HOLMAN, Vice-Chairman
MARION E. SALLY, Commissioner
MARY DOUGHERTY, Commissioner
FRANK VITOLO, Commissioner
JEANINE CRIPPEN, Commissioner

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

ROY ROGERS, Executive Director
LIZETH TAVERAS, Administrative Specialist
MICHELLE HARRIS-KING, Council Liaison

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

JOSEPH MANFREDI & ASSOCIATES, P.C.
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Hoboken, New Jersey 07030

BY: JOSEPH MANFREDI, ESQ.

Attorney for the Morristown Housing Authority

REPORTED BY:

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1 CHAIRPERSON CHERELLO: I, Michael
2 Cherello, chairperson of the Board of
3 Commissioners Housing Authority of the Town of
4 Morristown, presiding officer at this meeting
5 hereby state it is now six o'clock in the
6 evening on September 28, 2015, and we are
7 convening at 31 Early Street, Morristown, New
8 Jersey, and do hereby announce publicly that
9 proper notice of this regular meeting has been
10 provided in accordance with the Open Public
11 Meetings Act.

12 Roll call, please.

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

15 CHAIRPERSON CHERELLO: Pledge of
16 allegiance.

17 (Flag was saluted.)

18 CHAIRPERSON CHERELLO: Moment of
19 silence, please.

20 (A moment of silence is observed.)

21 CHAIRPERSON CHERELLO: We'll now have
22 our first public comment. Please come to the
23 microphone, state your name and your address.

24 MS. DAWKINS: My name is Sharitha
25 Dawkins, 3102 Clyde Potts Drive. On October

1 24th, when we first had the block party, and I
2 wanted to say the residents appreciate the
3 port-a-potties. And also for next year we
4 requested two grills, you gave us two grills,
5 but we will need two more, if we can put in a
6 request for that, because we need about four for
7 down there. And then we also want to appreciate
8 Trey Wilfon (ph) and Terry Findley for helping
9 out, because they really helped out and we
10 appreciate that. Third, Abdul was supposed to
11 open the resident center the day of the block
12 party, but we ended up scheduling Ms. Booze.
13 But later on that night I guess the town gave us
14 extra time, so we were able to party, but it was
15 like she wanted all the stuff in, so next year
16 we want somebody that's able to be out longer
17 than nine o'clock so that we can bring the stuff
18 back later on, like if you can designate
19 somebody that works for the housing authority.

20 COMMISSIONER DOUGHERTY: Great idea.

21 MS. DAWKINS: So October 24th the
22 residents want to have a candy apple decorating
23 at the residents center with their families.
24 You see the time and the date, we have donation
25 coming, and we would like to store it in the

1 residents center in the resident council office
2 to be locked up. Is that okay?

3 COMMISSIONER WHITE: Could you repeat
4 that?

5 MS. DAWKINS: On October 24th we would
6 like to have candy apple decorating at the
7 resident center.

8 I'll reschedule it so we can have it on
9 the 23rd, that Friday, the day before.

10 COMMISSIONER HOLMAN: Which date are
11 you changing?

12 MS. DAWKINS: Let's schedule the week
13 before then, the Saturday the week before. What
14 Saturday is that?

15 COMMISSIONER DOUGHERTY: Who holds the
16 schedule for the residents center?

17 MS. DAWKINS: Who holds the schedule?

18 COMMISSIONER DOUGHERTY: Perhaps you
19 could call Mr. Rogers and work out --

20 MR. ROGERS: I'm implementing a new
21 procedure for that that I'm going to announce
22 tonight.

23 MS. DAWKINS: Plans for the residents
24 center?

25 COMMISSIONER DOUGHERTY: Mr. Rogers,

1 you'll let Ms. Dawkins know how to book it?

2 MR. ROGERS: Yes.

3 COMMISSIONER DOUGHERTY: Sounds like a
4 wonderful event.

5 MS. COTTON: Good evening. My name is
6 Tawana Cotton, 3001 Flagler Street, and I
7 basically have a few questions. I was able to
8 schedule a meeting with Mr. Roy Rogers, and I
9 was basically trying to discuss a way that the
10 tenants could work in collaboration with
11 management, seeing that there was maybe a little
12 bit of tension between tenants and management.
13 So I was hoping to extend an olive branch to
14 basically find out how we can partner, work
15 together, to bring programs, since we are
16 currently in the process of forming a resident
17 council. And I was fortunate enough to be able
18 to find out who our resident who is over
19 Morristown area, and I spoke with her so she was
20 able to enlighten me about a few things and sent
21 me a link to HUD. So I was able to go on the
22 HUD website to find out in a case where there
23 isn't a resident council, how we can still have
24 programs. And she sent me a link to where it
25 says the resident advisory board. So Mr. Rogers

1 did say they do have a resident advisory board.
2 I was very surprised to hear that. Because
3 according to the information HUD gives you, they
4 have some things how to encourage participation
5 of your resident advisory board and public
6 notice. It goes on to say that usually when you
7 have a resident advisory board before you do
8 either your five-year plan or you do your annual
9 plan, that the tenants are notified, and there's
10 a forum so that the tenants can be involved in
11 the process. And it says that helps get tenant
12 involvement. So if you have a resident advisory
13 board that no one knows, we don't know who the
14 members consist of, and when they're having
15 these meetings, how can they adequately
16 represent the ideas of tenants when we haven't
17 even had a forum to sit down and discuss it. It
18 also gives an amount of time. Like one of these
19 say that you need to at least advise the
20 resident advisory board, I believe it says 45
21 days before you start with your plan, and then
22 you need to have some time where the tenants are
23 involved. So it's very curious, I said, I have
24 never received a survey. And I don't know if
25 things have changed, but according to what I

1 read I just was very surprised at the fact that
2 we haven't been notified. And so therefore this
3 board that exists without us even knowing who
4 the members are, again, I'm going to say it
5 can't adequately reflect what our suggestions
6 would be. And according to this, usually, even
7 if you don't go with those recommendations, it
8 is attached when you send your plan to HUD so
9 they see that the tenants are indeed
10 contributing to these plans. I also read that
11 when you don't have a resident council that your
12 advisory board members usually, before you make
13 your plan, they determine how much money they'll
14 need to request from HUD in order to carry out
15 these plans. And so it also on this public --
16 on this notice, its subject is Promoting
17 Partnerships to Utilize Housing as a Platform
18 for Improving Quality of Life. And down on page
19 19, let me turn to that, resident participation
20 funds, I just want to turn to that really
21 quickly. So it goes on to say about -- I'm not
22 going to read all the initiatives. There's many
23 initiatives mentioned through this document. In
24 the preceding sections for improving
25 educational, health, economic and safety

1 outcomes, have recommended significant --
2 resident participation for maximum
3 effectiveness. I'm also -- I went on the site
4 and it mentioned that Morristown Housing
5 received \$20,000 for the security cameras and
6 things like that just for the safety of the
7 residents in Manahan Village, which is wonderful
8 because I know it talks about safety. But it
9 goes on to say, for example, partnership to
10 improve typically necessitates involvement from
11 residents themselves to be effective. So the
12 Public Housing Authority should note that per
13 regulation at 24 CFR 964.150 they are provided
14 through the operating fund with \$25 per occupied
15 unit per year to be used for the resident
16 participation activity. And then it goes on to
17 say how to either split that. It goes on to say
18 that the regulations state ten of the 25 goes to
19 the Public Housing Authority to go towards costs
20 incurred involved in carrying out tenant
21 participation activities, including the expense
22 for conducting elections. So that would
23 probably be for the resident council elections.
24 That will be really helpful for us. And then it
25 goes on to say how the other \$15 must be made

1 available to the duly elected resident
2 association. Since we don't have, they are so
3 kind to note down here that where it says that
4 even though -- it does state that even if there
5 is not a resident council the funds must still
6 be used for tenant participation activities. So
7 again, I just want to stress that it is
8 important for us to feel like our voice counts,
9 that we matter, that policies aren't being made
10 totally without us, disregarding anything we
11 have to contribute. There are tenants who
12 really want to get involved, and I'm not saying
13 they didn't want to get involved in the past.
14 Maybe they didn't know how to get involved or
15 who to contact. I was curious to know that at
16 what point was there ever a paper that had the
17 list of council's, your email addresses or a
18 separate number other than your home number that
19 tenants could actually reach out to you to email
20 you in a case where they need to. Sometimes
21 there's some really great programs offered and
22 funding for programs, and they may want to come
23 and either contact the council, but without
24 anything like a paper that has your information
25 on it, we have to find someone who knows you to

1 find that information out. I was hoping in the
2 near future we can get some information from
3 you. Thank you.

4 COMMISSIONER DOUGHERTY: Thank you.

5 COMMISSIONER CRIPPEN: Thank you.

6 CHAIRPERSON CHERELLO: Mr. Rogers, can
7 you --

8 COMMISSIONER HOLMAN: We are not the
9 council, we are the commissioners.

10 MS. COTTON: I'm sorry, I meant the
11 commissioners.

12 CHAIRPERSON CHERELLO: See what you can
13 do to help her out and perhaps have a meeting
14 with her.

15 MR. ROGERS: Yes.

16 CHAIRPERSON CHERELLO: So we can get
17 a -- she sounds like she wants to get involved,
18 and wants to do the right thing. So it's just a
19 matter of knowing that the people that are
20 picked are the representatives of the people.
21 But if we can work with her on that, we will
22 give her all the help we can.

23 MR. ROGERS: Yes. I met with Ms.
24 Cotton last week and I'd be glad to meet again.

25 COMMISSIONER DOUGHERTY: So we do have

1 a resident advisory board?

2 MR. ROGERS: Yes.

3 COMMISSIONER DOUGHERTY: Are the
4 commissioners not on that?

5 COMMISSIONER WHITE: The commissioners
6 are not allowed to be on the resident advisory
7 board, the residents are. And Mrs. Booze is
8 part of that board.

9 COMMISSIONER DOUGHERTY: Do we have a
10 list of those people?

11 MR. ROGERS: The primary purpose of the
12 resident advisory board, HUD has you -- and I
13 did not pick the resident advisory board, it was
14 before I got here. On the construction program
15 you have to inform the board of what you're
16 doing, and maybe they have some input and say,
17 well, we'd rather you did this project over this
18 project, and things like that. And we have to
19 document we had a meeting with them. But I'm in
20 agreement if you want to get more people
21 involved, that's great, makes it easier for me.

22 COMMISSIONER DOUGHERTY: Are the
23 members of the resident advisory board on our
24 website so the residents can easily find them if
25 they want to?

1 MR. ROGERS: What I want to do, in
2 addition to that I'd like to go ahead and reach
3 out and maybe have ten members on the board.
4 But I will look into that.

5 COMMISSIONER DOUGHERTY: Thank you.

6 MS. HARRIS: I have a question
7 regarding that. When it comes to selecting the
8 resident advisory board, is there training
9 that's provided for that, or someone from the
10 state level or the county level who works with
11 them, with the residents, to explain to them
12 what it is to help recruit or --

13 MR. ROGERS: Not to my knowledge. And
14 you have to realize, when we met with the
15 resident advisory board, we had to do that 45
16 days before the plans approved, and we reached
17 out for the first time this year. We put the
18 plan in the local library, we put it at town
19 hall, and we kept it in our office. We
20 advertised it in the newspaper. And anyone in
21 the community was welcome to come and look at
22 our plan.

23 MS. BOOZE: When did you do that?

24 MR. ROGERS: It's probably now been 90
25 days. We have to give 45 days notice.

1 MS. BOOZE: I never saw anything you
2 post anywhere.

3 MS. HARRIS: My question wasn't
4 answered correctly. It wasn't about the plan,
5 it was how you go about choosing an advisory
6 board.

7 MR. ROGERS: At the Morristown Housing
8 Authority I was not involved in the original
9 selection.

10 MS. HARRIS: Current, going forward.

11 Ms. BOOZE: Usually every resident have
12 an advisory board. 39, 31, 29 and 23 has an
13 advisory board.

14 COMMISSIONER HOLMAN: May the liaison
15 be speaking during our meeting? Because we're
16 not allowed, we're now allowed --

17 MS. HARRIS: I'm asking a question.

18 CHAIRPERSON CHERELLO: There's no
19 problem.

20 MS. HARRIS: You gave me permission to.

21 CHAIRPERSON CHERELLO: Yes.

22 MARY BOOZE: Can I speak now?

23 CHAIRPERSON CHERELLO: Hang on, Mary.

24 MS. HARRIS: There's a statement, she's
25 stating there's an advisory board for each

1 building.

2 COMMISSIONER SALLY: In the past.

3 MS. HARRIS: Is there a written
4 statement says how many you should have?

5 COMMISSIONER SALLY: You should have
6 two from 29 Ann Street, two from 39, two from
7 this building and four from Manahan Village, and
8 they all meet and meet with the executive
9 director and talk about any plans that might be
10 going on.

11 MS. HARRIS: So when it comes to people
12 soliciting to be on the committee, how is that
13 formed? What do they do, do they contact the
14 director? Is there a flyer going out to the
15 residents? What do they do?

16 COMMISSIONER SALLY: The
17 representatives usually are chosen by the people
18 who live in their building.

19 COMMISSIONER DOUGHERTY: But do they
20 know that?

21 COMMISSIONER SALLY: Yes, they know
22 that.

23 MS. HARRIS: We have new residents
24 and --

25 COMMISSIONER SALLY: You have what is

1 called on here a senior advisory board, and it
2 just so happened that the residents of Manahan
3 Village, the people who left, they never
4 reappointed anybody to the board. So you ended
5 up with six seniors that were constantly
6 meeting. And I think this pretty much dissolved
7 over the last couple of years, because during
8 the summer the seniors always wanted to take a
9 break from June to September.

10 COMMISSIONER DOUGHERTY: Maybe Mr.
11 Rogers, we can find out who's on the advisory
12 board now, where there are empty spots, and
13 perhaps go out to the community and see who
14 might be interested.

15 MR. ROGERS: I would definitely do
16 that.

17 CHAIRPERSON CHERELLO: Mr. Manfredi,
18 are we limited legally, like with the resident
19 council, what we can do and what we can't do as
20 far as an advisory board goes?

21 MR. MANFREDI: As far as our resident
22 advisory board?

23 CHAIRPERSON CHERELLO: Yes. I mean can
24 we help them along with that, or are we limited?

25 MR. MANFREDI: No, Mr. Rogers can help

1 them, but it is self-governing.

2 CHAIRPERSON CHERELLO: We can help with
3 organizing the election and the time and all
4 that?

5 MR. MANFREDI: Yes.

6 MS. HARRIS: Thank you.

7 CHAIRPERSON CHERELLO: Mary?

8 MS. BOOZE: My name is Mary Booze, 3209
9 Flagler Street. I'm here tonight because I'm
10 sitting here looking at the table with seven
11 people sitting up there, and we don't have a
12 resident up there. HUD guidelines says that we
13 must, it's not your choice, it's not the council
14 choice, it's our choice that we have a resident
15 sitting up there with the seven people. We do
16 have guidelines that we try to follow. Mr.
17 Cherello's time expired September 5th. Ms.
18 White's term expired September 5th. She was
19 reappointed by the mayor, the council. We had a
20 meeting with the council, met up there, and they
21 decided that I guess the housing authority was
22 going to run the council. Because September 5th
23 have passed, and we don't have a resident
24 sitting on that table with the seven people
25 sitting up there. Nobody up there represents me

1 because they don't know what I live with. So we
2 need a resident sitting on the Board of
3 Commissioners. And it's a must. It's not,
4 well, Mr. Rogers write HUD asking to hold off,
5 it's not about that. When your term expires
6 you're supposed to step down and give the
7 residents a chance. So this is why I'm here
8 tonight. Everything else is good as far as the
9 advisory board is concerned, but now we need to
10 work on moving one of them commissioners that
11 sitting at the table that time expired to get a
12 resident in their seat, and that is Mr.
13 Cherello. And I would like to see him in there.
14 I can see everything that's happening, it's not
15 really for the residents. Because we don't get
16 what we need when we have a stagnant board. We
17 have all these people sitting on the board
18 giving us nothing. They don't send us letters
19 telling us about what's going on. We deal with
20 a lot of issues in Manahan Village. And the
21 representative that sits on -- the commissioners
22 that sits on the board, they don't have to be
23 exactly from Manahan Village but from Morristown
24 Housing Authority. When I go back, we used to
25 have two residents sitting on the Board of

1 Commissioners. That knew what was going on.
2 Now we don't have anybody sitting there to
3 represent us. It's a disgrace. And when you
4 ask somebody about it, Mr. Rogers, he writes HUD
5 saying, hold off, don't appoint a resident. I
6 think that's sad. Because you done serve your
7 time. Just step down, let somebody else sit.
8 Mike been a good commissioner, he been there a
9 good ten years. Let us get a resident to sit on
10 the Board of Commissioners. Thank you.

11 COMMISSIONER WHITE: Mr. Manfredi, I
12 have a question for you on that note, because I
13 was surprised when I was at the council meeting
14 the other night and I heard the council make
15 their decision based on the fact that Mr. Rogers
16 said that HUD was doing an audit on Section
17 Eight and housing and our housing program. Is
18 that true, did HUD do an audit?

19 MR. MANFREDI: I would suggest subject
20 to the chairman's input that we discuss that in
21 closed session, because there are a number of
22 legal matters involved in that, commissioner.

23 COMMISSIONER WHITE: I just want to
24 know did HUD do it or did Mr. Rogers do an
25 audit. That's my question.

1 MS. BOOZE: I think Mr. Rogers did it.

2 COMMISSIONER WHITE: I know he did. I
3 just want it on the record.

4 MR. MANFREDI: Any direction from the
5 board to answer that?

6 CHAIRPERSON CHERELLO: This has to be
7 discussed in closed session.

8 MS. BOOZE: I have been here many years
9 and I never saw a director writing HUD and
10 asking them to hold off on appointing a resident
11 to the Board of Commissioners. I have been here
12 many, many years, first time I ever heard that.
13 I think what's happening is the commissioners
14 that's sitting around that table supposed to be
15 in control of the director, but seems like the
16 director is running the board now, because --

17 MR. ROGERS: I'd like to respond.

18 MS. BOOZE: Wait until I'm finished. I
19 don't see any residents, nobody sitting up there
20 saying anything. And when we was at the council
21 meeting and the council said, okay, we going to
22 hold off because Roy Rogers wrote HUD, sent a
23 letter to the town asking them to hold off for a
24 waiver for a commissioner. That shouldn't
25 happen. It's time for Mike to step down, let's

1 put a commissioner in the seat. Thank you. Now
2 I can hear what you want to say.

3 CHAIRPERSON CHERELLO: Mr. Rogers, you
4 want to respond to that?

5 MR. ROGERS: Yes. I did in fact
6 request a waiver, and I did that on my own. And
7 I did that because I have been in discussion
8 with HUD for several weeks, if not months, and I
9 had observed some things that I thought that
10 happened that shouldn't be happening, and I
11 didn't get the right answers from my staff, and
12 I contacted HUD, and it has evolved into a
13 federal crime investigation, and I really can't
14 comment on it.

15 MR. MANFREDI: Mr. Chairman, we have to
16 go in closed session.

17 CHAIRPERSON CHERELLO: We have to go
18 into closed session and discuss this in public
19 session.

20 MS. BOOZE: I have something else I
21 need to say. We have a residents center, 23
22 Clyde Potts Drive, been vacant for a year,
23 nothing going on in there, beautiful building,
24 1.2 million dollars the federal government paid
25 for that building. It's time -- our heads are

1 tied, can't do this, can't do that. It's time
2 we took over our building. This center is
3 dedicated to the residents of Manahan Village,
4 and let us enjoy our building without being
5 interfered with. So like I said, as soon as we
6 get a commissioner on the board then we can move
7 forward. We got dead grass out there, we got
8 everything out there, the landscapers, nobody
9 come and check behind what's happening anyway.
10 I usually call Roy and say come down and look at
11 the garbage sitting in the street. They're
12 still sitting out there. I'm saying, okay, Roy,
13 you need to walk the ladder, you need to climb
14 up, if not get another garbage man to pick up
15 the garbage. It's a disgrace you pay that much
16 money for the those green enclosures for the
17 garbage cans to sit on the outside. So that's a
18 big issue with me. Especially when it's a lot
19 of garbage all over the place. If we had a
20 resident commissioner sitting up there you all
21 would already know this. You got seven
22 commissioners over there, half don't know where
23 Manahan Village is when it's time to come.
24 Let's see if we can solve some of those issues
25 tonight. Thank you.

1 COMMISSIONER WHITE: I'm going to say
2 this for the record, because I have to, I have
3 been in touch with HUD for a couple of months
4 also, and they don't know anything about it. I
5 just want to say that for the record.

6 AUDIENCE MEMBER: I have one more
7 question. If you're saying a resident, you're
8 just saying because our past residents had did
9 something wrong, because we had some good
10 resident commissioners, like Ms. Cursi (ph), she
11 was really good. Not all resident commissioners
12 are bad.

13 COMMISSIONER HOLMAN: I would like to
14 piggyback on both those comments, because this
15 is concerning, this board. And it does not --
16 it should not be in closed session. I have been
17 on the board, and I completed my classes in
18 2013. I brought with me tonight a certificate,
19 and I will bring it so that you guys can see
20 this is a very fresh, it's nothing old, it's
21 dated 2013, there's nothing old, all of my
22 certificates -- as I completed a class, my
23 certificates were mailed directly to my home.
24 September 21, 2015, I was here with a meeting
25 for Roy Rogers. Leonora Gross has been gone

1 from this housing authority, and Cynthia Sargent
2 has taken over this office since June. I'm told
3 that a brand new, not even in an envelope mind
4 you, was presented to me on September 21, 2013,
5 the date that's on here, fall of 2013, letting
6 it be known I completed my five classes within
7 the 18 months time that HUD required. So why
8 was there a witch hunt to find out if I
9 completed my courses. Mary Dougherty and I went
10 to classes together. Did anyone search her
11 records? Mary Dougherty went back before your
12 council board and asked to be reappointed to
13 this board, not blaming the council for it, but
14 I blame her, because she knew that she did not
15 complete her courses within the 18 months. She
16 completed her course when you guys from the town
17 council reappointed her. Two council members
18 that were on this board, one was a resident.
19 Because she did not complete her courses, and
20 you guys know who she is, I'm not going to call
21 on them as her name was called, was called out
22 at your council meeting, and she was asked to
23 leave the board because she did not complete her
24 courses. Why is it fair that you search my
25 records but you didn't pull up Mary's to let her

1 know she had not completed her courses. We are
2 not in compliance with HUD at all, because she
3 did not complete her courses in the 18 months.
4 It's not allowed. Joe Manfredi, please pull
5 them up.

6 MR. ROGERS: Commissioner Holman --

7 COMMISSIONER HOLMAN: No, no, no,
8 you're not going to stop me. You're not going
9 to stop me. And you're not going to stop me
10 either. Because this is facts. You all want to
11 dig up records, dig up records and show what the
12 hell you all did that was wrong.

13 COMMISSIONER WHITE: That's right.

14 COMMISSIONER HOLMAN: I'm letting you
15 residents know why they won't let one of you all
16 come on this board. Mary did not complete her
17 courses until she was reappointed. The lawyer
18 can tell you. I know she didn't because I rode
19 with her. It's so important to them about being
20 on this board. We had a class in Atlantic City,
21 Mary was there with her husband because he was
22 there for another conference. Does she think
23 enough to come to our meeting, no. I was
24 supposed to ride back with her. Leonora Gross
25 had to rearrange her schedule because at the

1 last minute Mary canceled. She did reimburse
2 the housing authority because she did not come
3 for that class. Leonora Gross stayed until
4 three o'clock until I completed the class that I
5 needed to go to. So the importance of this
6 board to me is a joke. It's a joke. It really
7 is. It's a joke. Why is it she wants to stay
8 on your board where she's not -- she tried to
9 take the resident center from you, and don't
10 want to put Tawana. She's very good. She has
11 an application in for a commissioner. Was she
12 even given a privilege to stand before the town
13 council?

14 MS. BOOZE: No, Roy Rogers already told
15 her to hold off on it.

16 COMMISSIONER HOLMAN: Because they're
17 waiting for HUD. HUD has had this in existence
18 since 1999 as a requirement that there is at
19 least one resident on this governing body. And
20 where is one? Where is one? Where is one?
21 They're fighting to keep Cherello on. So who's
22 he going to be dedicated to, to you, or is he
23 going to be dedicated to the director? So why
24 are we going to allow them to continue to just
25 overrule, just keep stalling for time to keep a

1 resident off the board when they know a resident
2 should be on the board. I'd like to know what
3 the witch hunt was for them to search my records
4 when you didn't search Mary's.

5 MS. BOOZE: Can you tell me what we can
6 do about it?

7 COMMISSIONER HOLMAN: I'd like to know
8 myself. Because it's known she did not complete
9 her courses until she was reappointed.

10 MARY BOOZE: And Manfredi, I'm very
11 disappointed, I asked you how many seats was
12 vacant, you told me two. So now we still, Tim
13 Dougherty appointed Bill White, so who you
14 represent, the housing authority or
15 commissioners?

16 MR. MANFREDI: Commissioners.

17 MS. BOOZE: You know something wasn't
18 right, you know that because you're an attorney.
19 You know they went by the whole thing the wrong
20 way. Roy Rogers cannot and will not be able to
21 pick who is going to be over him. So writing a
22 letter to HUD and writing a letter to the town
23 council, this show me noting but a sign of guilt
24 anyway, because you didn't get permission from
25 your board. I mean, what's so important about

1 sitting in a chair to represent me? I don't
2 understand. Like I said, Mike was good for
3 those ten years, I don't know what to do with
4 him, but that's okay too. But Ms. Dougherty,
5 like I said, you should have never been in that
6 seat, you should have never got a chance to be a
7 commissioner. So it's between you and Mike,
8 both of you ought to step down as far as I'm
9 concerned. But somebody sitting at that table
10 tonight needs to resign and step down. Okay?
11 And I get so excited when I see it. I have been
12 here many years and saw nothing like in this in
13 my life. I hope this is the last time we have
14 to go through this, Mr. Manfredi. Tell those
15 commissioners what they supposed to do, make
16 sure they do it. Tell Mike Cherello his time
17 expired September 5th. You're the one that told
18 me this, it's time for him to step down. Thank
19 you.

20 COMMISSIONER HOLMAN: And you residents
21 need to ask Mary Dougherty to resign from your
22 board. She is not in compliance with HUD. Ask
23 for her resignation.

24 CHAIRPERSON CHERELLO: Do we have
25 anyone else from the public wishing to speak?

1 Seeing none we will go to approval of
2 minutes. Do I have a motion to approve minutes?

3 COMMISSIONER DOUGHERTY: I'll approve
4 it.

5 CHAIRPERSON CHERELLO: Do I have a
6 second?

7 COMMISSIONER CRIPPEN: I second.

8 CHAIRPERSON CHERELLO: Roll call,
9 please.

10 (Roll call was taken with Commissioners
11 Cherello, Holman, Dougherty, Vitolo, Sally,
12 Crippen voting in favor; Commissioner White
13 abstained.)

14 CHAIRPERSON CHERELLO: Executive
15 directors report.

16 MR. ROGERS: I have several items. I'd
17 like to pass out the -- HUD's inspector
18 general's office has started issuing a bulletins
19 here recently, and I want to make sure all the
20 commissioners have a copy. I would also like to
21 talk about the air conditioning at the three
22 senior buildings. We did have the preliminary
23 study completed, and it looks like to put air
24 conditioning in this building would cost
25 approximately \$600,000, because there's no

1 existing duct work. It was not designed for air
2 conditioning. At 29 Ann Street we already got a
3 proposal for approximately \$100,000, and it
4 looks like for 39 Early Street it would be about
5 \$125,000. And my recommendation right now is to
6 get permission to have fire doors that operate
7 automatically at 39 Early Street. I'll meet
8 with the buildings and grounds committee to make
9 my final recommendations, then we can get back
10 to the board. But regardless, we're going to
11 try to act on our recommendations before the
12 next cooling season.

13 CHAIRPERSON CHERELLO: Do we have the
14 automatic fire doors in this building?

15 MR. ROGERS: No. But the year the
16 building was built, I don't believe it was
17 required.

18 CHAIRPERSON CHERELLO: So we don't have
19 fire doors.

20 MR. ROGERS: We have open corridors in
21 this building, we have closed corridors in 39.

22 CHAIRPERSON CHERELLO: We have no fire
23 doors at all?

24 MR. ROGERS: Correct. And to put fire
25 doors, magnetic fire doors in would be

1 approximately \$10,000. We went out for three
2 bids. But I'll make that recommendation to the
3 building and grounds. I'd like to ask
4 permission from the board tonight, I'd like to
5 do an additional study at the residents center.
6 We have got a proposal to replace the two
7 compressors, but we found that the control
8 panels at the residents center were left exposed
9 up on the roof for the last year or so. And I'd
10 like to get a proposal from Johnson Controls how
11 much it's going to cost to replace those before
12 we replace the compressors. And also the air
13 conditioners themselves are approximately 20
14 years old. So if we replace the compressors and
15 then replace the control panels, I'd like to
16 know how much it's going to cost if we have to
17 replace the air conditioners. I would be
18 ignoring my responsibility if we didn't get a
19 total cost of that project.

20 CHAIRPERSON CHERELLO: Does the board
21 have a problem with Mr. Rogers looking into
22 those additional prices so we know what we are
23 going to talk about next month?

24 COMMISSIONER DOUGHERTY: I don't have a
25 problem.

1 COMMISSIONER CRIPPEN: Are you going to
2 get multiple input or just from the -- are you
3 going to get prices from multiple vendors?

4 MR. ROGERS: Well, it's Johnson
5 Controls now. I'll get a price how much to
6 replace that. But if we ever did any replacing
7 we'd get at least three bids. We'd advertise
8 for sealed bids. I just want to get a handle so
9 I can give the board direction, primarily the
10 buildings and grounds.

11 CHAIRPERSON CHERELLO: Did we by any
12 chance, Mr. Rogers, when they were looking at
13 this, did we come up with any way to increase
14 the ventilation in the hallways at 39 as far as
15 fans or anything of that nature?

16 MR. ROGERS: We have windows at the end
17 of the corridors that we could open up if we had
18 the fire doors open, and that would give us a
19 lot more ventilation.

20 COMMISSIONER HOLMAN: You have windows
21 at the ends of the hallways of building 39
22 behind the double doors?

23 MR. ROGERS: Not behind the double
24 doors, at the end of the corridors.

25 COMMISSIONER HOLMAN: I think we're

1 talking about behind the double doors where it's
2 like a sauna.

3 MR. ROGERS: Yes.

4 COMMISSIONER HOLMAN: There's no
5 windows there that you can open for circulation.
6 Those double doors you can't leave open.

7 COMMISSIONER CRIPPEN: Is that what
8 you're talking about getting magnetized?

9 MR. ROGERS: Yes, we're going to have a
10 way to have them doors open.

11 COMMISSIONER HOLMAN: Wasn't that
12 considered a fire code -- a fire hazard.

13 COMMISSIONER CRIPPEN: You can tie it
14 into the fire alarm system. If the fire alarm
15 goes off the doors will close, otherwise they're
16 magnetized open. There's a legal way to do it.

17 COMMISSIONER HOLMAN: They were saying
18 it was against the law, a fire hazard, those
19 doors could not be left open.

20 COMMISSIONER CRIPPEN: You would have
21 to have the fire department's approval. It's
22 the way it's done in many buildings, you tie it
23 into the fire alarm system.

24 COMMISSIONER HOLMAN: The question I'm
25 asking is now you're able to leave the doors

1 open?

2 CHAIRPERSON CHERELLO: No.

3 COMMISSIONER CRIPPEN: If you get
4 approval.

5 MR. ROGERS: If we put the right
6 equipment.

7 COMMISSIONER HOLMAN: Even if you open
8 the window, that's only for one side, which is
9 the side that is on the opposite side of the
10 double doors. Behind the double doors is where
11 the problem lies. And you said there's a window
12 that they can open to get circulation, and I
13 know there's no window on that side.

14 MR. ROGERS: No, if we get permission,
15 which I think we will, to open up the fire
16 doors, and then open up the corridor windows,
17 there's windows over there.

18 COMMISSIONER HOLMAN: I know there's
19 windows on either side in the lobby area.

20 MR. ROGERS: But we have to open up the
21 fire doors. And that could cost about \$10,000
22 to have, they call them magnetic holders, and if
23 they're -- it's tied into the alarm system.

24 COMMISSIONER HOLMAN: That's the same
25 way it operates in the community room, the doors

1 you're speaking of. I understand that. But I'm
2 saying you said there were windows to open. I'm
3 confused about where you're saying the windows
4 are, because I know behind those double doors
5 there is no type of ventilation.

6 MR. ROGERS: You open up the double
7 doors. The windows are by the elevators in that
8 hall. And that would give you more circulation.

9 CHAIRPERSON CHERELLO: Okay.

10 MR. ROGERS: I had people inquire about
11 political campaigning in public housing, and my
12 rules are that you cannot do any door to door
13 campaigning in the senior building. At Manahan
14 Village they can go door to door, but not any
15 signs in the yard. I was asked permission to
16 put signs in the yards, and I said no, in case
17 that comes back to the board.

18 COMMISSIONER WHITE: Excuse me. What
19 is the difference between going door to door in
20 Manahan Village and campaigning and going into
21 senior buildings campaigning door to door? Why
22 can you do it in one facility and not another?

23 MR. ROGERS: Someone has to let them in
24 the senior building.

25 COMMISSIONER WHITE: If someone lets

1 them in can they go door to door? Somebody has
2 to let them in in the tall buildings in Manahan
3 Village as well.

4 MR. ROGERS: Agreed.

5 CHAIRPERSON CHERELLO: When I ran for
6 council I was not allowed to come to the senior
7 building.

8 COMMISSIONER WHITE: I don't know why
9 you wasn't, because everybody else did, and do.

10 CHAIRPERSON CHERELLO: You're not
11 supposed to.

12 COMMISSIONER WHITE: If it's against
13 the law, it against the law everywhere. It's
14 not just against the law in the senior
15 buildings. If it's against the law, it's
16 against the law in Manahan Village as well.

17 CHAIRPERSON CHERELLO: These buildings
18 are considered different, and you're not allowed
19 to politic in here.

20 COMMISSIONER WHITE: It's all federal
21 buildings.

22 CHAIRPERSON CHERELLO: I'm only telling
23 you what I was told when I was running.

24 COMMISSIONER WHITE: Joe, do you have
25 an opinion?

1 MR. MANFREDI: We did look at this a
2 few years ago, commissioner, and I'll make sure
3 I get that opinion out.

4 COMMISSIONER WHITE: Thank you.

5 MR. ROGERS: I was asked to replace a
6 post office, a cluster of post office boxes at
7 Manahan Village, and that has been done. And we
8 got the mailboxes free from across the street.
9 And Sonny Pounder and Cynthia Sargent were
10 instrumental in getting those for us for
11 nothing.

12 COMMISSIONER DOUGHERTY: What's across
13 the street?

14 MR. ROGERS: Madera. They replaced the
15 mailboxes over there.

16 On October 20th, at 39 Early Street,
17 October 29th at Manahan Village, there will be a
18 nurse with the Community Health Department at
19 Morristown Medical Center giving out flu shots.

20 COMMISSIONER CRIPPEN: Can you repeat
21 those dates and places?

22 MR. ROGERS: On October the 20th at 39
23 Early Street, and we are putting out a notice,
24 and October 29th at the residents center. They
25 have been posted in all the bulletin boards.

1 AUDIENCE MEMBER: Is that free?

2 MR. ROGERS: Yes, free.

3 There's been a lot of vandalism going
4 on down at Manahan Village by the brick wall. I
5 have to look it up, but 28 Flagler. And our
6 solution is we are getting prices, that wall,
7 brick were just piled on top of each other, and
8 we're going to get them so they're applied with
9 adhesives and can't be damaged, or take a lot
10 more work to damage.

11 CHAIRPERSON CHERELLO: Is that it?

12 MR. ROGERS: Just a second, sir. I'm
13 planning on implementing in order to keep people
14 from having to leave meetings early and make
15 sure the building is secured and everything,
16 I've developed a plan for the Marion Sally
17 Resident Center. I've got a temporary
18 operations policy. I want to implement it, or
19 I'm going to implement it and see how it works
20 out and make it permanent. And I'll work with
21 the buildings and grounds committee on this.
22 But effective October 1st, the management will
23 be responsible for locking and unlocking for all
24 the functions, no matter what time of the day.
25 Our maintenance will be responsible for all the

1 maintenance and cleaning of the building, and
2 all functions will be scheduled through the
3 housing authority office. And no non-residents
4 can schedule functions. And all functions must
5 be planned for residents only with -- and
6 they're allowed to have outside guests. And
7 effective October the 1st of this year, stipends
8 for security and/or cleaning the building will
9 be discontinued.

10 COMMISSIONER WHITE: Are we going to
11 vote on this or is this something you could just
12 implement it on your own?

13 MR. ROGERS: I was hoping I could
14 implement it on my own, but it's up to the
15 board.

16 COMMISSIONER WHITE: I think we should
17 vote on this, because I'm definitely not in
18 agreement with this.

19 COMMISSIONER DOUGHERTY: Can I ask what
20 the stipends are for securing and cleaning will
21 be discontinued. Who's been getting stipends?

22 MR. ROGERS: We have one resident that
23 gets a stipend of \$200 for a month for opening
24 and closing the building, and then recently I
25 had a bill for \$175 for a resident to clean the

1 building.

2 COMMISSIONER DOUGHERTY: Are they on
3 contract with the authority or anything?

4 MR. ROGERS: Not to my knowledge.

5 COMMISSIONER DOUGHERTY: How is it we
6 give money to someone without a contract? How
7 are we paying --

8 MR. ROGERS: I have in my records --
9 the only thing I have in my records is an email
10 authorizing us to pay this individual \$200 a
11 month stipend.

12 COMMISSIONER CRIPPEN: Is that shown in
13 our monthly reports?

14 CHAIRPERSON CHERELLO: No, it's not in
15 this monthly report.

16 COMMISSIONER WHITE: That's been going
17 on since Dave Gardner. They have paid stipends
18 to the residents as an encouragement to do
19 different things. Mrs. Booze has worked in that
20 building several years. The same woman cleans
21 the building, she buffs it out, and she is a
22 tenant. That's when they were encouraging the
23 housing authority to hire residents. HUD did
24 that, encouraged that. Since Dave Gardner's
25 days that's been going on. I don't understand

1 what the problem with that was.

2 COMMISSIONER VITOLO: Has she been
3 hired? If she's been hired that's a different
4 issue. If you can find the paperwork I don't
5 think it's a problem.

6 COMMISSIONER WHITE: You go back in the
7 history and see where that's been going on
8 forever.

9 COMMISSIONER VITOLO: Do we have
10 paperwork hiring Mrs. Booze?

11 COMMISSIONER WHITE: From the time she
12 started, I guess.

13 COMMISSIONER VITOLO: If we can find it
14 that's a different issue. We have to find the
15 paperwork.

16 COMMISSIONER WHITE: Just like we have
17 security in building 31, we have a gentleman
18 that gets paid every month a stipend in building
19 31 to do the security. He been doing it for
20 many, many years. We had a gentleman over there
21 in 29 who did it for many, many years. So I
22 know you're going through records, you need to
23 really look at them, because this is nothing
24 new. This has been going on for years and
25 years, since Dave Gardner this has been going

1 on, and that's going back a long time. I even
2 worked at that resident center back in 1990
3 something, and I was hired by the Morristown
4 Housing Authority to do so by Dave Gardner, but
5 that's been going on for many, many, many years.

6 MR. ROGERS: As executive director and
7 listening to the complaints, I feel it is
8 management's responsibility, and I will take the
9 responsibility to lock and unlock the building,
10 and scheduling any function, and making sure
11 that it's maintained and cleaned in a proper
12 fashion.

13 COMMISSIONER WHITE: As long as they do
14 it.

15 COMMISSIONER DOUGHERTY: Do we get a
16 deposit for the function, so if it's not
17 cleaned --

18 MR. ROGERS: We do, but it's not
19 really -- it's a nominal amount that was changed
20 from 500 to \$175.

21 COMMISSIONER WHITE: \$125 for residents
22 and 500 for anybody who's not a resident. And
23 that was voted on. There's records to show. I
24 don't know what records you're going through,
25 but you need to look through them all. If you

1 look for it you'll find it.

2 MR. ROGERS: So with the board's
3 permission I'd like to implement this, or do we
4 need a vote on it?

5 CHAIRPERSON CHERELLO: I don't have a
6 problem. A lot of this stuff comes under the
7 director's discretion. Unless the board wants
8 to vote on it, we will vote on it.

9 MR. MANFREDI: Concerns have been
10 expressed by board members, so a vote would be
11 appropriate.

12 CHAIRPERSON CHERELLO: That's no
13 problem. We will hold this over until
14 resolutions, and we will vote on it at that
15 time.

16 COMMISSIONER WHITE: And Joe, I'd like
17 to ask you if you can find resolutions, because
18 I believe we did a resolution when Mrs. Booze
19 was hired, I believe we did vote on that.

20 MR. MANFREDI: I'll check on that.

21 COMMISSIONER WHITE: There's a
22 resolution I believe on that. Had to come
23 before the board.

24 COMMISSIONER HOLMAN: I think that
25 should be tabled until you come up with the

1 resolution.

2 COMMISSIONER VITOLO: You got to make a
3 motion.

4 COMMISSIONER DOUGHERTY: I'll second
5 it.

6 COMMISSIONER HOLMAN: I think we should
7 table it until the resolution is found where
8 Mrs. Booze was hired years ago.

9 COMMISSIONER DOUGHERTY: I'd be more
10 comfortable tabling it until the next meeting.

11 CHAIRPERSON CHERELLO: It could take
12 forever to find the resolution.

13 MR. ROGERS: May I suggest, why don't I
14 go ahead and implement it, and if there's a
15 resolution, we can --

16 COMMISSIONER WHITE: I don't want to
17 see it implemented.

18 CHAIRPERSON CHERELLO: Let's hold off
19 until we vote on our resolutions, and if we want
20 to discuss this in closed session, or if you
21 want to discuss it in open session we can. But
22 we will bring this back up under resolutions.

23 MR. ROGERS: Thank you.

24 CHAIRPERSON CHERELLO: Committee
25 reports. Is that it, Mr. Rogers?

1 MR. ROGERS: Yes, thank you.

2 CHAIRPERSON CHERELLO: Committee
3 reports. Do we have any committee reports?

4 COMMISSIONER WHITE: A lot of meetings
5 going on, should be some kind of committee
6 reports.

7 COMMISSIONER CRIPPEN: Can I go back to
8 the work orders?

9 CHAIRPERSON CHERELLO: Sure.

10 COMMISSIONER CRIPPEN: Just a quick
11 question, in the month of August it shows a
12 total of 244 work orders and 63 of the 244 were
13 done on an overtime basis. That's 25 percent of
14 the documented work orders were done on an
15 overtime basis. That seems like an
16 extraordinarily high percent. Is there a
17 particular problem going on?

18 MR. ROGERS: I believe there is,
19 Commissioner Crippen. I'm in the process of
20 splitting up the maintenance function to get a
21 better handle on the maintenance. But quite
22 frankly, if you take -- and there's a total say
23 of roughly 300 work orders, that means we are
24 only doing one and a half work orders per
25 maintenance person per day. And that doesn't

1 seem like we're documenting our work. I also
2 review the work orders, and on weekends, we have
3 people come in say at eight o'clock for a
4 call-out, and it seems like they get a call-out
5 every hour then all day Saturday, and then
6 quitting time they no longer get call-outs, and
7 Sundays very seldom have a call-out. My point
8 is we are getting a better handle on that. I
9 agree, at one time it was 25 percent.

10 COMMISSIONER CRIPPEN: Didn't we
11 implement a schedule of repairs that would be
12 considered emergency, and required to be done on
13 overtime versus not overtime?

14 MR. ROGERS: Yes, we did.

15 COMMISSIONER CRIPPEN: This comes out
16 to two overtime work orders per day, which I
17 can't even imagine --

18 MR. ROGERS: I agree.

19 COMMISSIONER CRIPPEN: -- being
20 required.

21 MR. ROGERS: That's my responsibility,
22 and I'm trying to get a good handle on it.
23 That's why I'm implementing --

24 COMMISSIONER CRIPPEN: We can have a
25 report back on that next meeting --

1 MR. ROGERS: Sure.

2 COMMISSIONER CRIPPEN: -- what
3 constitutes these 63 -- what type of emergency
4 was it that needed to be performed on overtime?

5 MR. ROGERS: Thank you for paying
6 attention to that. I appreciate it.

7 COMMISSIONER HOLMAN: As far as
8 committee meetings, we did have a personnel
9 committee meeting called at 5:30 p.m. today
10 before the meeting at six o'clock. I don't know
11 if the report should be given now or in closed
12 session, what was discussed in the personnel
13 meeting. But we did meet briefly, which I don't
14 think was in a timely manner, to call a meeting
15 with a committee a half hour before your board
16 meeting started. So I was not pleased that we
17 were presented with resolutions that were
18 already drawn up, prepared and drawn up before
19 anything was discussed with personnel. Our
20 recommendation is that we table this until the
21 next meeting.

22 CHAIRPERSON CHERELLO: When we get to
23 resolutions, we can make a recommendation.

24 COMMISSIONER HOLMAN: You asked for a
25 report and that's the report I'm giving.

1 CHAIRPERSON CHERELLO: Old business.

2 Any old business?

3 Schedule of bills. Do I have a motion
4 to pay our bills.

5 COMMISSIONER DOUGHERTY: I'll move it.
6 I just had the one question though, but Sharitha
7 was kind enough to thank us for the port-a-johns
8 for the -- I was wondering where the rental came
9 from, but I found out. So thank you.

10 CHAIRPERSON CHERELLO: Any other
11 questions on our bills? We have a motion. Do I
12 have a second?

13 COMMISSIONER VITOLO: Second.

14 CHAIRPERSON CHERELLO: Motion and a
15 second. Roll call, please.

16 (Roll call was taken with Commissioners
17 Cherello, Holman, Dougherty, Vitolo, Sally,
18 Crippen voting in favor; Commissioner White
19 abstained.)

20 CHAIRPERSON CHERELLO: We are at
21 resolutions. We have several resolutions that
22 have to be gone over in closed session. So I
23 don't know what the pleasure of the board is.
24 Do we want to go into closed session, discuss
25 what we have to discuss, then come out and do

1 everything, do all resolutions?

2 MR. MANFREDI: Mr. Chairman, why don't
3 you do the resolutions that can be addressed now
4 if that's the pleasure of the board, and then
5 those matters that require closed session
6 discussion proceed into the closed session.

7 COMMISSIONER VITOLO: I agree. Let's
8 get the public ones done.

9 CHAIRPERSON CHERELLO: First resolution
10 is the 2015-32 is awarding a contract for
11 hallway upgrades at 39 Early Street to A&A
12 Painting and Contracting Company. We will have
13 a motion and discussion. Do I have a motion?

14 COMMISSIONER DOUGHERTY: I'll move it.

15 CHAIRPERSON CHERELLO: Discussion?

16 COMMISSIONER DOUGHERTY: Have we gone
17 out for appropriate bids for this and came to an
18 agreement?

19 MR. ROGERS: Yes, commissioner.

20 COMMISSIONER DOUGHERTY: How many bids
21 did we receive?

22 MR. ROGERS: I think five bids, and
23 three of them were within \$5,000, and we went
24 out -- we received six bids, sealed bids, and
25 they were over -- the bidding process was

1 overseen by our architect engineer, LAN
2 Associates, and they were opened in my presence
3 and LAN's, and another employee was there. And
4 again, the lowest bid was 187, the next lowest
5 was 189, and the next one was 194, so -- and
6 then it went up to 223, and went up to \$300,000.
7 But we feel comfortable it was a very
8 competitive bid. And this includes all the
9 painting, including all the door frames,
10 elevator door frames and everything at 39 Early
11 Street, and replacing all the carpet with
12 non-slip tile.

13 COMMISSIONER WHITE: Have we ever used
14 these people before?

15 MR. ROGERS: A&A? I've used them on
16 other projects, but I don't know if Morristown
17 has ever.

18 COMMISSIONER WHITE: Were they in
19 Harrison?

20 MR. ROGERS: They were on a project in
21 Harrison.

22 COMMISSIONER SALLY: Does this amount
23 include the doors you were talking about?

24 MR. ROGERS: No, the fire doors we're
25 going -- we went out for bids on the fire doors,

1 and I don't have that information with me. I
2 recollect Hague Doors was \$10,300 and then
3 somebody was maybe \$9700. But if we do the fire
4 doors I'm going to recommend to the board we use
5 Hague, because they are the fire alarm system,
6 and I don't want to have two different
7 contractors in here with our fire alarms.

8 COMMISSIONER CRIPPEN: If I'm correct
9 it's adding hardware to the existing doors, not
10 replacing these, adding hardware to the existing
11 doors which will work with the fire alarm
12 system.

13 MR. ROGERS: Correct.

14 CHAIRPERSON CHERELLO: When we do do
15 that though, we should get the fire department,
16 the fire inspector involved, because we're
17 better off having them involved in the very
18 beginning, as opposed to coming in at the end
19 and saying no, I need this and this.

20 MR. ROGERS: Right.

21 COMMISSIONER HOLMAN: So for \$187,000
22 all we are getting done is painting and carpet,
23 tile?

24 MR. ROGERS: Tile. And we received six
25 bids.

1 COMMISSIONER HOLMAN: That's just for
2 building 39?

3 MR. ROGERS: Yes.

4 CHAIRPERSON CHERELLO: Do I have a
5 second on this?

6 COMMISSIONER VITOLO: I'll second it if
7 I didn't move it.

8 CHAIRPERSON CHERELLO: We have a second.
9 And roll call, please.

10 (Roll call was taken with Commissioners
11 Cherello, Dougherty, Vitolo, Crippen voting in
12 favor, Commissioners Holman and Sally voting
13 against, and Commissioner White abstained.)

14 CHAIRPERSON CHERELLO: Resolution
15 2015-33, it's the resolution approving and
16 authorizing the reimbursement of employees
17 waivering health plan coverage. Let me just say
18 that this is a very common practice anymore.
19 It's done throughout the Town of Morristown. Do
20 I have a motion to move it?

21 COMMISSIONER VITOLO: I'll move it.

22 CHAIRPERSON CHERELLO: Discussion?

23 COMMISSIONER DOUGHERTY: Can you tell me
24 a little bit of the history on this, please?

25 MR. ROGERS: Yes. Back in I think it

1 was 2011, the state government made the
2 employees start putting more into the pay for
3 the insurance, and they came out with the waiver
4 for local government, education employees. And
5 what it comes down to is the local government
6 employer may pay the employee an annual amount
7 incentive if they don't take advantage of the
8 insurance, and they cannot get more than 25
9 percent of the amount saved by the local
10 government. In other words, if one of our
11 employees does not take insurance, and the
12 housing authority saves \$8,000 a year, and the
13 employee has to put in \$2,000 to begin with
14 anyway, so the employer is only saving \$6,000,
15 they can only give 25 percent of that, pass it
16 on to the employee for not taking insurance.

17 COMMISSIONER CRIPPEN: I was curious how
18 many employees take advantage of that.

19 MR. ROGERS: Three.

20 COMMISSIONER DOUGHERTY: What is the
21 cost to insure per employee?

22 MR. ROGERS: I can't really answer that.
23 I believe it's in excess of \$12,000 a year.

24 COMMISSIONER HOLMAN: So we had three
25 employees that opt not to?

1 MR. ROGERS: Correct. What happens is
2 if the employee, if their spouse is employed and
3 they get insurance.

4 MS. HARRIS: Can I say something?
5 Because I'm a school teacher and I work for the
6 town, we do have that program in both systems.
7 It's a really good benefit. What happens is,
8 people are saving money knowing that in both
9 institutions you have to pay for your medical
10 insurance. It's mandated. You pay a
11 percentage. But if you have a husband who works
12 in a different profession and has medical
13 insurance better than yours, you can opt out and
14 get that money back, or that difference and save
15 money instead of having to pay that \$12,000 or
16 pay that eight to \$9,000 towards that. So it's
17 a better benefit.

18 COMMISSIONER SALLY: I understand that
19 Councilwoman Harris-King, because working here
20 at the Morristown Housing Authority, my husband
21 used to work here as well, and he gave up his
22 benefits because I covered them, so that the
23 rest of the employees here can have a dental
24 program. So I'm aware of how that works.

25 MS. HARRIS: I was just telling the

1 residents.

2 COMMISSIONER DOUGHERTY: That was very
3 helpful. Thank you for that.

4 Did we move it?

5 CHAIRPERSON CHERELLO: Move it.

6 COMMISSIONER DOUGHERTY: I'll second.

7 CHAIRPERSON CHERELLO: Roll call.

8 (Roll call was taken with Commissioners
9 Cherello, Holman, Dougherty, Vitolo, Sally,
10 Crippen voting in favor; Commissioner White
11 abstained.)

12 CHAIRPERSON CHERELLO: Resolution
13 2015-34, this is a resolution approving and
14 authorizing an amendment to the housing
15 authority's travel policy. We will have a
16 motion and then discussion. Motion?

17 COMMISSIONER VITOLO: I'll move it.

18 CHAIRPERSON CHERELLO: Discussion?

19 COMMISSIONER WHITE: I would like to
20 discuss it, because I did ask Mr. Rogers the
21 other day to see what the amount of the
22 allotment is for residents. Is this for the
23 travel policy?

24 CHAIRPERSON CHERELLO: Yes.

25 COMMISSIONER WHITE: I did ask that, and

1 kind of asked it late. I did get a packet with
2 the bids, but I did not receive the amount that
3 was due or that is allotted for travel for --
4 you know what, I'm a little confused.

5 MR. ROGERS: I thought I sent that to
6 you.

7 COMMISSIONER WHITE: This is not the one
8 I'm talking about. You're talking about the
9 travel policy. This is not training for
10 commissioners.

11 CHAIRPERSON CHERELLO: Yes, it is.

12 MR. ROGERS: Yes.

13 COMMISSIONER WHITE: That's what I'm
14 talking about then. Under the duress I have
15 been under since I have been under the pressure
16 of this false witch hunt, I don't think too
17 clearly, so I have to see a doctor about that.
18 I wanted to know what is the allotment for the
19 traveling or the classes, you know, the training
20 for commissioners per year. Because I know that
21 most of our commissioners do not use it, which I
22 think is a shame because you would know a lot
23 more if you did. And I know it's for different
24 reasons, because some people just can't go. I'd
25 like to know why is it so important now that we

1 not be able to provide these courses or this
2 training or limit this training to
3 commissioners.

4 COMMISSIONER VITOLLO: Can I address
5 that?

6 COMMISSIONER WHITE: I want Mr.
7 Rogers -- I understand you have a problem with
8 travel.

9 COMMISSIONER VITOLLO: This has been my
10 pet peeve since I got on this board in 2012.

11 COMMISSIONER WHITE: It's been going
12 on -- I didn't ask you anything. You did
13 interrupt me. I wasn't talking to you.

14 COMMISSIONER VITOLLO: Everyone is
15 talking over each other. You don't want me to
16 address it, I will sit here and be quiet.

17 COMMISSIONER WHITE: Go ahead. I'll
18 listen to you.

19 COMMISSIONER VITOLLO: This has been a
20 pet peeve of mine since 2012, and this issue is
21 do we allow commissioners to go on out of state
22 travel for courses. And every dollar that a
23 commissioner sitting up here spends going out of
24 state is a dollar that's not going to the
25 residents of this community, to programs we

1 support, and to making this a better place to
2 live. All the courses you can get in the State
3 of New Jersey are available. So if it's
4 in-state courses, I'm totally fine with that.
5 But going to San Francisco, to New Orleans on
6 the housing authority's dime while those dollars
7 are not being spent on you, I have a big problem
8 with that. That's not new, that's not this
9 month or last month, I've been saying it since
10 2012. And I also asked an accounting of how
11 much money was being spent if you recall about a
12 year ago. So that's my position. And I think
13 this is the right thing to do.

14 COMMISSIONER WHITE: And I understand
15 what you're saying because you don't understand
16 that that money that's allotted for our courses
17 will not go to the programs. There's a certain
18 amount of money that is allotted for travel and
19 training for commissioners, and HUD says that
20 they are to have it. So whether they go to San
21 Francisco or whether they go to Atlantic City,
22 it is an allotment for training for
23 commissioners. And I don't think you should tie
24 their hands on training because you don't go.
25 And I'm not saying that, but you don't go. I

1 don't know any trainings you have been to.

2 COMMISSIONER VITOLO: I don't go out of
3 state because I believe it's bad form to spend
4 housing authority money traveling out of state.
5 And I'm embarrassed by it quite frankly. I'd be
6 embarrassed to do it. That's just me
7 personally.

8 CHAIRPERSON CHERELLO: Hold on.

9 COMMISSIONER HOLMAN: I want to say, I
10 had been one to go. Any class or conference I
11 have gone to not you, not you, not you, not you,
12 not you, have asked not one question about
13 anything that I learned on any of the -- not
14 even so much as is there any updates that you
15 can bring us back for HUD. Nobody cared. And
16 when the ones I did try to share, it was like
17 this, it was as if we don't even care, I could
18 care less. Nobody takes the time to go and
19 learn. You have the five courses when you first
20 come on the board, but there has been many
21 changes, and I go so that I can get educated.
22 From nine, 7:30 in the morning, we start class
23 at nine, from nine to three is definitely
24 conferences. After three o'clock you're free to
25 do whatever it is that you choose to do. You

1 all are looking at it as if it's just fun. Like
2 I said, nobody, not one commissioner asked one
3 time, so this is how much interest you have in
4 it. Not one commissioner has ever asked.

5 COMMISSIONER CRIPPEN: The question as
6 of --

7 COMMISSIONER HOLMAN: Excuse me, because
8 you were not here. But no other commissioner
9 that sits here and has been here since I have
10 been on this board even if it was to Atlantic
11 City asked, Dorothy, can you give us a HUD
12 update, you went to the class, you went to the
13 conference, can you give me a HUD update. So
14 what is your concern? What is your concern?
15 Why are you here even on the board? You don't
16 even give a damn about what was taught to me.
17 You didn't bother to go. And as I stated, Mary
18 was in Atlantic City and she opted not to even
19 attend the class when she was there. Did she
20 have any interest in asking me what it was, was
21 there any HUD updates. There have been many HUD
22 updates since I came on this board in 2012.

23 COMMISSIONER WHITE: I want to say that
24 residents from all over New Jersey wherever I go
25 there, they're there. So this is not the only

1 housing authority. I don't go too much.

2 COMMISSIONER HOLMAN: Why do you want me
3 to get an education to keep me updated on a job
4 that I'm sitting here until 2017? I can get
5 updates.

6 MR. ROGERS: May I respond to Ms.
7 White's -- the reason why I want to have this
8 resolution passed is I went back and calculated
9 how much we spent just for 2015. And two points
10 I want to make, for every dollar we can save on
11 conferences, it's another dollar we can spend on
12 the residents. And that's a fact. Doesn't make
13 any difference how much --

14 COMMISSIONER HOLMAN: You saying you can
15 spend dollars on the residents, because
16 everything that the residents were paying has
17 increased. Their lock-out has increased. Which
18 affects mostly the seniors. If they lose their
19 key and have to get in, a lock-out costs them
20 more money.

21 MR. ROGERS: The other reason we wanted
22 to have this passed --

23 COMMISSIONER HOLMAN: Because you don't
24 want us to travel. You don't want -- you look
25 like -- point blank, what it boils down to, the

1 blacks are going, they're the only ones taking
2 advantage. So let's stop.

3 CHAIRPERSON CHERELLO: Let's keep this
4 civil.

5 MR. ROGERS: Did someone ask how much
6 money?

7 COMMISSIONER HOLMAN: Tell them how much
8 money, how much you're allotted.

9 MR. ROGERS: \$11,000 per commissioner
10 for three commissioners in the last nine months,
11 \$33,000 total.

12 AUDIENCE MEMBER: A lot of money.

13 MR. ROGERS: A year and a half I can
14 pay for the air conditioning.

15 COMMISSIONER HOLMAN: You never answered
16 what was allotted. How much is allotted for the
17 training. You never answered that.

18 MR. ROGERS: I don't know that.

19 CHAIRPERSON CHERELLO: I believe in the
20 budget that we just adopted, I believe it was
21 somewhere around \$32,000 for all training.

22 COMMISSIONER HOLMAN: Did you put a
23 limit on training for your son or your
24 grandchild to go to school? Did you? Did any
25 of you put a limit on how much you spend on

1 training, or you set aside for your child to go
2 and get educated?

3 CHAIRPERSON CHERELLO: I wouldn't send
4 my kid to San Francisco to go to school.

5 COMMISSIONER HOLMAN: It doesn't matter
6 where you would send your kid to. I asked you
7 how much would you set aside. Would you put a
8 limit to where they go, how they get their
9 training?

10 COMMISSIONER VITOLO: No one is limiting
11 anything. You can get all the training you want
12 in New Jersey.

13 COMMISSIONER HOLMAN: Evidently not.

14 COMMISSIONER VITOLO: The resolution
15 only talks about out-of-state travel.

16 COMMISSIONER HOLMAN: Or just any
17 training just here in New Jersey.

18 CHAIRPERSON CHERELLO: I think we
19 discussed this fairly well. Do we have a second
20 on the motion?

21 COMMISSIONER VITOLO: I moved it.

22 COMMISSIONER DOUGHERTY: I'll second.

23 CHAIRPERSON CHERELLO: Roll call,
24 please.

25 (Roll call was taken with Commissioners

1 Cherello, Dougherty, Vitolo and Crippen voting
2 in favor, Commissioner Holman voting against,
3 Commissioners Sally and White abstained.)

4 CHAIRPERSON CHERELLO: Resolution
5 2015-35, this is a resolution approving and
6 authorizing the upgrade of the authority's
7 existing software program. We will have a
8 motion and discussion, please.

9 COMMISSIONER DOUGHERTY: I'll move it.

10 CHAIRPERSON CHERELLO: Discussion?

11 COMMISSIONER DOUGHERTY: Can you give us
12 an explanation on it please, Roy?

13 MR. ROGERS: Yes. We have had the same
14 software company for several years. They seem
15 to be okay. Went out about a year ago, went out
16 for bids and got some bids that were very high.
17 Our housing operations manager and I agree that
18 we should just take, and also our accountant, we
19 should take our existing software and upgrade
20 it, and it's going to be less than \$10,000. And
21 we're going to end up with automated handheld
22 computers to do our inspections. We're going to
23 refine our maintenance work order system so we
24 can track our work orders and our overtime
25 better, and track it by individual, and by area

1 of responsibility. And we're going to just
2 completely update to meet the current HUD
3 requirements.

4 COMMISSIONER DOUGHERTY: So this is,
5 just want to make sure I'm clear, this is not
6 getting new software, it's updating software we
7 have to be compliant or to be more --

8 MR. ROGERS: Correct. Make us more
9 efficient primarily.

10 COMMISSIONER SALLY: Question. Did I
11 hear you say something about handheld computers
12 for inspections?

13 MR. ROGERS: Yes, for Section Eight
14 inspections.

15 COMMISSIONER SALLY: I thought we had
16 contracted all our inspections out.

17 MR. ROGERS: Just the public housing,
18 the 470 public housing inspections we contracted
19 out, the Section Eight we can't. Because they
20 have to be notified by --

21 COMMISSIONER CRIPPEN: Can I ask, is the
22 software for this part of it, is it the same
23 software that we use for the rest of the office
24 for the whole, or is it separate software but
25 integrated?

1 MR. ROGERS: Same software, and each
2 area will be integrated more closely than it is
3 now.

4 COMMISSIONER CRIPPEN: What is the
5 software package we're using right now?

6 MR. ROGERS: Gilson. Sometimes it's
7 referred to as PHA. And I've got all the
8 information. Anybody is welcome to -- here's
9 our proposals.

10 CHAIRPERSON CHERELLO: Do we have any
11 other discussion on this? If not can I have a
12 second on the motion, please?

13 COMMISSIONER CRIPPEN: I'll second.

14 CHAIRPERSON CHERELLO: Roll call,
15 please. (Roll call was taken with Commissioners
16 Cherello, Holman, Dougherty, Vitolo, Sally,
17 Crippen voting in favor; Commissioner White
18 abstained.)

19 CHAIRPERSON CHERELLO: I'm going to
20 skip 2015-36, it has to be discussed in closed
21 session. Resolution 2015-37, schedule dates for
22 the Board of Commissioners meetings for fiscal
23 year 2016.

24 COMMISSIONER DOUGHERTY: I'll move it.

25 COMMISSIONER VITOLO: Second.

1 CHAIRPERSON CHERELLO: Do we need
2 discussion on this? None?

3 Roll call, please.

4 (Roll call was taken with all voting in
5 favor.) (Roll call was taken with Commissioners
6 Cherello, Holman, Dougherty, Vitolo, Sally,
7 Crippen voting in favor; Commissioner White
8 abstained.)

9 CHAIRPERSON CHERELLO: Resolution
10 2015-38, this is a resolution approving and
11 authorizing the purchase of two new time clocks.
12 We will have a motion and then a discussion.

13 COMMISSIONER DOUGHERTY: I'll move it.

14 CHAIRPERSON CHERELLO: Discussion? Mr.
15 Rogers, do you want to tell the council what you
16 intend to do, or the board what you intend to do
17 here?

18 MR. ROGERS: Yes. We have an existing
19 time clock out here, and our people come in and
20 punch in, and they take ten, 15 minutes to work
21 their way down to Manahan Village through the
22 traffic. And we have two areas where we can
23 have a maintenance shop without any additional
24 investment to speak of at Manahan Village. And
25 we're going to have four or five, depending what

1 the workload is, of our maintenance people
2 report directly to Manahan Village. That way
3 they won't have to come in here, punch in and
4 get down there, and work back and forth out of
5 this shop. They're going to have their central
6 shop down there. And at the end of the day they
7 don't have to come back up here and punch out.
8 In addition, these time clocks, they're going to
9 use the same existing software that we have
10 right now, the same manufacturer, except these
11 time clocks are going to be -- you punch in by
12 fingerprint. That way somebody else cannot
13 punch in for somebody else. And currently
14 people come in on he weekend and go to Manahan
15 Village and perform some work, and they don't
16 punch in or out. I'm going to implement a
17 policy where everybody has to punch in and out
18 for overtime and by job, etcetera. The savings
19 alone just on the labor will be ten to \$15,000
20 the first year if everybody works the same level
21 they're working now. Could be greater.

22 COMMISSIONER CRIPPEN: Is this just for
23 maintenance personnel?

24 MR. ROGERS: No, for all personnel.

25 COMMISSIONER CRIPPEN: Is it web-based

1 or dial-up? Does the information come back to
2 the central office?

3 MR. ROGERS: It comes back to the
4 central office.

5 COMMISSIONER WHITE: Who's the
6 contractor that's doing this work?

7 COMMISSIONER SALLY: You're replacing
8 the one in the office also?

9 MR. ROGERS: Yes. Two time clocks, one
10 here and one down there.

11 COMMISSIONER WHITE: Who's the
12 contracting company doing this work?

13 MR. ROGERS: The time clocks, they
14 are -- the name is Time Track Systems.

15 COMMISSIONER WHITE: Have you ever used
16 them before?

17 MR. ROGERS: Yes. That's the existing
18 time clock we use.

19 CHAIRPERSON CHERELLO: Do I have a
20 second?

21 COMMISSIONER CRIPPEN: I'll second.

22 CHAIRPERSON CHERELLO: Roll call,
23 please.

24 (Roll call was taken with Commissioners
25 Cherello, Holman, Dougherty, Vitolo, Sally,

1 Crippen voting in favor; Commissioner White
2 abstained.)

3 CHAIRPERSON CHERELLO: Resolution
4 2015-39, this is a resolution approving and
5 authorizing the implementation of a mandatory
6 direct deposit policy for all housing authority
7 employees. We will have a motion and
8 discussion. Motion?

9 COMMISSIONER VITOLO: I'll move it.

10 CHAIRPERSON CHERELLO: Discussion?

11 COMMISSIONER DOUGHERTY: Is everybody on
12 board with this, they want this or --

13 MR. ROGERS: What happened, I believe we
14 had at least two employees that were not on
15 board, and they did come on board voluntarily.
16 And what I'd like to do is any new employee we
17 hire, let them know it's mandatory. What
18 happens is every other Thursday we have to get
19 ahold of one of our commissioners, and it's
20 urgent, the paycheck doesn't come in until
21 Thursday morning, and it's urgent that by the
22 end of the day a commissioner is here to sign
23 those paychecks. But if I hire a new employee I
24 don't see anything wrong with making it
25 mandatory they have to go with direct deposit.

1 And it would be a lot easier on administration
2 and the commissioners.

3 COMMISSIONER DOUGHERTY: Thank you.

4 CHAIRPERSON CHERELLO: Do I have a
5 second on this motion?

6 COMMISSIONER DOUGHERTY: I'll second.

7 (Roll call was taken with Commissioners
8 Cherello, Holman, Dougherty, Vitolo, Sally,
9 Crippen voting in favor; Commissioner White
10 abstained.)

11 CHAIRPERSON CHERELLO: Resolution
12 2015-40, this is a resolution authorizing and
13 awarding a contract for survey of the housing
14 authority property located at 29 Ann Street.
15 Motion and discussion, please?

16 COMMISSIONER DOUGHERTY: I'll move it.
17 But I would love an explanation about why we're
18 doing it.

19 MR. ROGERS: We were approached maybe a
20 couple of months ago by a developer, and they
21 would be interested in possibly purchasing part
22 of the parking spaces at 29 Ann Street. I
23 wanted to get a complete survey done of all the
24 property before we even considered it. And of
25 course we wouldn't consider it unless the board

1 approved it. But regardless, we should have a
2 current survey of the property. The advantage
3 to the housing authority is the residents at 29
4 Ann Street could benefit. And I don't know how
5 many thousands of dollars, but again, it's
6 having to be negotiable. This is just the first
7 step. I don't see how we can even talk to a
8 developer without having a survey done. And I'd
9 like to have a survey done, and then come back
10 to the board and keep them informed. But again,
11 I was contacted by a developer. From that point
12 on I can't do anything unless we have a survey.

13 CHAIRPERSON CHERELLO: This is the
14 property between Court Street and 29 Ann.

15 COMMISSIONER DOUGHERTY: Do we not have
16 a survey on file at all from the past?

17 MR. MANFREDI: I checked. I can help
18 the board with more information on this. Mr.
19 Chair, do you want to do it in closed session or
20 open?

21 CHAIRPERSON CHERELLO: Is it sensitive?

22 MR. MANFREDI: No. We did look for a
23 survey, commissioners, and the last survey done
24 was by Richard Smith who is very well-known in
25 town, but it was 20 years old. And so we also

1 solicited a quote from him, and the price was
2 higher than the one being put before you. And
3 because he's so busy he told us it would take
4 six to eight months. We do need to know what
5 our boundary lines are. We also need to know
6 information on what the options for the board
7 are, and including an overlay of what potential
8 alternate egress we have, and what our boundary
9 lines are, not only where this property abuts it
10 but at the back of Ann Street. I think this
11 goes back if any of you remember when Pulte
12 Homes back under Mr. Gardner first approached
13 us. And I can provide you with the detail of
14 that history as well in closed session.

15 COMMISSIONER VITOLO: Because of the
16 subsidy consistently being cut by HUD we're
17 always looking for ways for revenue, and this
18 could be a potential stream of revenue for the
19 housing authority. This is the first step. And
20 I think we definitely should investigate it.
21 Because these things don't come along every day,
22 we should look into it.

23 COMMISSIONER WHITE: I want to say
24 property doesn't come along every day either.
25 So we have to be careful about selling property

1 off.

2 COMMISSIONER VITOLO: Agreed.

3 COMMISSIONER HOLMAN: And you need to
4 take into consideration you're considering to
5 sell the parking spaces that are allotted for
6 the senior visitors and their families. Where
7 are they going to park --

8 COMMISSIONER VITOLO: I don't think
9 we're doing that at all. I don't want to get
10 into too much, but the developer may need some
11 help from us to complete their project. That's
12 like a 30,000 foot view of the thing. And I
13 don't think anyone has made any proposal or
14 agreement on our behalf. I think these are very
15 preliminary. Let's get a survey to see if we
16 can even talk to them. Am I wrong?

17 MR. ROGERS: That's all -- I cannot do
18 anything with any property without the board's
19 permission, and then I have to get HUD's
20 permission. And another thing I think that was
21 left out of this conversation is there's
22 easements over there that we don't know about or
23 we should know about. Just a lot of things that
24 have transpired.

25 COMMISSIONER VITOLO: Commissioner White

1 is right, God isn't making any more of it, real
2 estate that is.

3 MR. MANFREDI: And I don't believe --
4 it's an easement, and I can update the board on
5 that history going back several years.

6 COMMISSIONER VITOLO: I'll move it
7 though, just to get the process started.

8 COMMISSIONER DOUGHERTY: I think I did.

9 COMMISSIONER VITOLO: I'll second it.

10 CHAIRPERSON CHERELLO: Roll call.

11 (Roll call was taken with Commissioners
12 Cherello, Dougherty, Vitolo, Crippen voting in
13 favor; Commissioners Sally and Holman voting
14 against, and Commissioner White abstained.)

15 CHAIRPERSON CHERELLO: Resolution
16 2015-41. This is a resolution approving and
17 authorizing the write-off of certain rent in the
18 total amount of \$104,534.95 deemed to be
19 uncollectible by the staff and personnel of the
20 Morristown Housing Authority. Motion and
21 discussion, please.

22 COMMISSIONER DOUGHERTY: Extremely
23 disturbing.

24 COMMISSIONER CRIPPEN: Do we have to
25 have a motion to discuss it?

1 CHAIRPERSON CHERELLO: Yes.

2 COMMISSIONER CRIPPEN: I'll move to
3 discuss.

4 CHAIRPERSON CHERELLO: Discussion?

5 COMMISSIONER SALLY: Is this this year?

6 MR. ROGERS: No. What happened is I
7 noticed we haven't having any write-offs, and it
8 surprised me. And also, I don't want to get
9 into too much of a discussion, but I'll answer
10 any questions you may have. But I discovered
11 that there is one apartment vacant at 39 Early
12 Street where the individual had passed on, and
13 the apartment was still vacant and untouched.
14 No employee recognized the apartment was vacant.
15 I noticed another one that was just over a year
16 and two months vacant, that that person had gone
17 to a nursing home. And then I found another
18 one, a total of three apartments between one and
19 two years vacancy that were untouched, never
20 turned over to maintenance, and never turned
21 over. But anyway, in doing my research I
22 discovered, and you're supposed to have
23 write-offs every year, the bad debt, and I
24 discovered that as early as the year 2010, we
25 didn't write off an individual, but most of

1 these were 2010, '11, '12, '13, '14, '15, and
2 but most were prior to 2015.

3 COMMISSIONER CRIPPEN: You're talking
4 about largely three apartments?

5 MR. ROGERS: No, the list --

6 COMMISSIONER CRIPPEN: A combination of
7 vacancy loss, bad debt, is rolled up, whatever
8 bad debt you have going back to 2010-ish?

9 MR. ROGERS: Yes.

10 COMMISSIONER CRIPPEN: Do these
11 apartments go vacant and receive subsidies for
12 over a year and not recertify? How does --

13 MR. ROGERS: I cannot answer that. But
14 I've taken corrective actions. It's not going
15 to happen again. What happens is when an
16 individual stops paying rent, HUD stops giving
17 you your subsidy. So you're really losing a lot
18 of money. But we're beginning to act like we
19 own the property now, and we're turning it over
20 faster.

21 COMMISSIONER HOLMAN: Why was three
22 apartments, no one occupied those three
23 apartments you say for a year or more? And no
24 rent was collected at all? How did that happen
25 without them being taken to court for eviction?

1 MR. ROGERS: I don't have an answer for
2 that.

3 COMMISSIONER HOLMAN: How did that
4 happen?

5 MR. ROGERS: The flags weren't flown or
6 triggered at the right time.

7 COMMISSIONER HOLMAN: You have
8 someone -- if you residents can picture this, if
9 you're late on your rent and your rent is not
10 paid by a certain day of the month, you get a
11 letter of a notification. Correct? Because I
12 used to be a tenant. And if you don't pay that
13 rent by the second, after you received a notice,
14 you get a court date, correct, when you go into
15 the second, third month? Don't you get a court
16 date, or does that no longer happen anymore?
17 Does that still happen?

18 MR. ROGERS: Yes, it happens.

19 COMMISSIONER HOLMAN: How is somebody
20 occupying an apartment for a year, and there's
21 no money collected?

22 CHAIRPERSON CHERELLO: He doesn't know
23 because he wasn't here.

24 COMMISSIONER HOLMAN: I'm talking to Mr.
25 Rogers.

1 MR. ROGERS: Before I got here I know
2 the individual I think was responsible, and I
3 will be either taking corrective action or
4 proposing corrective action.

5 COMMISSIONER WHITE: You said we didn't
6 have a write-off since when? Because I remember
7 voting on a write-off at least a year --

8 MR. ROGERS: Let's put it this way, our
9 accountant has done this twice, and I've also
10 been involved in the process, and once we write
11 these off it will be audited, and any
12 corrections to be made, but this appears to be
13 how much we have to write off.

14 COMMISSIONER HOLMAN: Did this not come
15 up when we approved the budget last -- our last
16 budget, not this budget here, last year? That
17 doesn't didn't ring a bell. It was --

18 MR. ROGERS: I wasn't here then. I
19 don't know.

20 CHAIRPERSON CHERELLO: He wasn't here.

21 MR. ROGERS: That's what the accountant
22 recommends we write off.

23 COMMISSIONER HOLMAN: When the budget
24 was approved last year you have all this
25 information here. How can we allow someone to

1 occupy apartments for a year, and not take them
2 to court for eviction?

3 MR. ROGERS: As soon as I became aware
4 of it we took corrective action.

5 COMMISSIONER CRIPPEN: If I might add,
6 did we change -- there was a change of
7 accountants.

8 MR. MANFREDI: Correct.

9 COMMISSIONER CRIPPEN: Every accountant
10 sees things differently. What one chooses to
11 write off, one chooses to call something else.
12 I can conceive if we brought in a new
13 accountant, it had a different attitude about
14 some of this bad debt, vacancy loss that may or
15 may not have been written off in the past. Now
16 we have to clean it up. I can see that
17 happening. Obviously you'll take corrective
18 action so this situation of an apartment that's
19 vacant for a year will never happen again. I
20 understand you have to clean it up and you have
21 to go forward.

22 COMMISSIONER HOLMAN: If the fee
23 accountant we had before, I can't see the fee
24 accountant not writing it off. That just does
25 not --

1 COMMISSIONER WHITE: The ball was
2 dropped way before the fee accountant.

3 COMMISSIONER HOLMAN: It's crazy.

4 MR. ROGERS: The previous fee accountant
5 also made a mistake calculating the pilot, and
6 the accountant and I -- Jean Washington and
7 myself corrected that. Saved the housing
8 authority close to \$50,000.

9 COMMISSIONER HOLMAN: The fee accountant
10 we have now, they're new, and they have done,
11 from my understanding, non-profit. But how much
12 experience did they really have before they were
13 brought in with HUD? How many housing
14 authorities have they worked for before?

15 MR. ROGERS: But these write-offs and
16 pilot calculations were not done by the previous
17 fee accountant, not our existing fee accountant.

18 COMMISSIONER SALLY: Mr. Rogers, I'm
19 going to suggest you take a look at some of
20 those again, because I don't think all of that
21 is factual. I really don't. And I'm going to
22 ask if it's all right with the board if Mr.
23 Manfredi also looked back in his records.

24 CHAIRPERSON CHERELLO: I have no problem
25 with that.

1 MR. ROGERS: I don't have a problem with
2 that.

3 COMMISSIONER CRIPPEN: Is it time
4 sensitive?

5 COMMISSIONER SALLY: This firm always
6 handled the tenancies.

7 CHAIRPERSON CHERELLO: Do we have to do
8 this --

9 MR. ROGERS: I recommend we do it now
10 because we're at the end of our fiscal year.
11 And I didn't catch this until about a month ago.
12 And then the auditor can always make an
13 adjustment.

14 CHAIRPERSON CHERELLO: So we can pass
15 this resolution, it can be looked at by Mr.
16 Manfredi, and whoever else we deem necessary,
17 and we can make an adjustment, and it's no harm,
18 no foul.

19 MR. ROGERS: I have no problem if you
20 want to defer doing this until next year. The
21 next board meeting is next year.

22 CHAIRPERSON CHERELLO: So we either get
23 credit for this year or next year.

24 MR. ROGERS: You're not going to get
25 credit, you're going to --

1 MR. MANFREDI: It's going to show as
2 uncollected.

3 MR. ROGERS: It's bad for the finances,
4 but it's a bullet we've got to take, take either
5 this year or next year.

6 CHAIRPERSON CHERELLO: If the board
7 agrees, let's pass this, then we will have any
8 necessary adjustments made, and then we can
9 revisit it and still be --

10 MR. MANFREDI: Because the adjustment
11 will go back to this evening's approval. It
12 does go in under this fiscal year. I'll come
13 back with a report, and then we can identify any
14 adjustments we need to make. I can speak to the
15 accountant in the process.

16 COMMISSIONER VITOLO: I think we're
17 seeing a trend here. Mr. Rogers is catching a
18 lot of things. And if this board recalls, when
19 we didn't have an executive director for two
20 years, three years, I would say to the interim
21 executive director, and you can check the
22 transcripts, I would turn to her and say, are
23 you fine with your duties, is everything okay,
24 you're covering everything, and she would always
25 say fine. Because you know I was banging the

1 drum, we need an executive director, we need an
2 executive director. I said it, you can check
3 the transcripts, at every meeting. I'm saying
4 rather than try and point fingers at Roy, who
5 just got here six months ago, I think we look
6 back at that period and maybe that's the cause
7 of some problems. Although you may be right and
8 it's not factually correct, but --

9 COMMISSIONER HOLMAN: I didn't point
10 fingers. It just doesn't seem feasible for me
11 that someone just lets someone live in an
12 apartment either deceased, in a nursing home, or
13 alive, they would live in an apartment for a
14 year and nobody does anything about it.

15 COMMISSIONER VITOLO: Agreed.

16 COMMISSIONER CRIPPEN: No doubt someone
17 dropped the ball.

18 CHAIRPERSON CHERELLO: Do I have a
19 second on this then and we will vote?

20 COMMISSIONER VITOLO: I'll second it.

21 CHAIRPERSON CHERELLO: Roll call.

22 (Roll call was taken with Commissioners
23 Cherello, Dougherty, Vitolo, Sally, Crippen
24 voting in favor; Commissioner Holman voting
25 against, and Commissioner White abstained.)

1 CHAIRPERSON CHERELLO: Resolution
2 2015-42, this is resolution approving and
3 authorizing the lease with Morris County
4 Organization of Hispanic Affairs. Motion and
5 discussion, please?

6 COMMISSIONER DOUGHERTY: Move it.

7 CHAIRPERSON CHERELLO: Discussion?

8 MR. ROGERS: This is just renewing a
9 lease. We've always had a lease with Hispanic
10 Affairs.

11 COMMISSIONER DOUGHERTY: And Joe,
12 insurance is up to date, everything is on board?

13 MR. MANFREDI: Everything, very thorough
14 in vetting it. This goes back quite a ways.

15 MR. ROGERS: I want you to know Hispanic
16 Affairs, they had an exit door that wasn't
17 working, we got that working properly. They had
18 a couple others, bathrooms were outdated,
19 maintenance replaced those. And the only thing
20 they lack right now is handicap ramp. If you're
21 in a wheelchair you can't get in the building.
22 We are working on getting that done. I have a
23 lot of respect for the the Hispanic Affairs.
24 And you should know that they are the
25 organization that's responsible for giving out

1 energy savings money, weatherization program
2 money State of New Jersey Department of
3 Community Affairs. And I treat them with a lot
4 of respect. And I'm keeping my fingers crossed
5 that in the near future they're going to give
6 the housing authority a lot of that
7 weatherization money.

8 COMMISSIONER DOUGHERTY: Thank you.

9 CHAIRPERSON CHERELLO: Do I have a
10 second on the motion?

11 COMMISSIONER VITOLO: Second it.

12 (Roll call was taken with Commissioners
13 Cherello, Holman, Dougherty, Vitolo, Sally,
14 Crippen voting in favor; Commissioner White
15 abstained.)

16 CHAIRPERSON CHERELLO: New business.
17 Any new business?

18 Having none, we will have our second
19 public comment, then we're going to go into
20 closed session. Actually I can get the council
21 liaison comments before that, then we will go
22 into closed session. We will make that
23 adjustment.

24 Anyone who wants to speak from the
25 public, state your name, address, age, height.

1 MS. BOOZE: Mary Booze, 3209 Flagler
2 Street. I was sitting here listening to the
3 resolution that's being passed, voted on,
4 whatever. I didn't hear anything about the
5 residents center. I did put in a couple of work
6 orders to have things done, repaired there. The
7 work order I never got. Haven't had air
8 conditioning in the residents center for over a
9 year and we still don't have any. Got four or
10 five air conditioners sitting around, don't do
11 anything. And I get confused when you talk
12 about the five-year plan, because I haven't
13 heard anything about Manahan Village being
14 included in the five-year plan. I don't know
15 whether we eligible for it, but I know you do a
16 five-year plan and I didn't hear nothing saying
17 we need something done down in Manahan Village,
18 especially the residents center. The houses
19 down there need to be power washed and
20 everything. It's really -- I don't know, I
21 think it needs to send -- the maintenance man
22 doing a good job, but need to hire a new
23 maintenance man. They need to go into training.
24 Because for three weeks in a row my house have
25 been flooded with water. You send a maintenance

1 man who don't know what day it is much less how
2 to do it. I think when we hire these new
3 maintenance men they need to go for training.

4 I hear you talking about the apartment
5 vacant for three -- two or three apartments that
6 was vacant, that means somebody sitting down not
7 doing their job collecting the check. And I'm
8 not pointing the finger at anybody. Somebody
9 not doing what they supposed to. So much
10 concern about how much money we spending for
11 training for those commissioners, the residents
12 need to go to training too. Because we need to
13 know what HUD got in the budget for us, and I
14 know they got it for us. We used to go for
15 training, but now we don't. Whenever we have a
16 resident council, whether we have a tenant
17 association, we need training too. Next time
18 you have a training, please let the residents
19 know. Go to Atlantic City, different places,
20 the residents came too. So include the
21 residents when you want to do some training.

22 Also talking about the building
23 contracts, asking Roy for about three weeks --
24 three months to give me contracts, so I guess he
25 fired me. He said he got someone to open and

1 close the building. We have a lot of parties for
2 October, 17th, 24th, down the list, but already
3 got somebody -- gave my job to somebody else. I
4 don't know I'm going to still be able to do what
5 I'm supposed to do. I think he should have at
6 least called me, talked to me and said, Mary, we
7 don't need you anymore, we have maintenance man
8 do it. I feel slighted. But that's okay too.
9 I do have a lot of parties going on in October,
10 and two going on in November, so I try to get
11 that to you so you can take care of that. First
12 cleaning the building, there's no problem. We
13 always had maintenance men come clean the
14 building. Then got tenants to clean the
15 building after a party. Somebody pay \$500 to
16 rent the building, I don't think they should
17 have to clean it up too. I think they should
18 clean the tables and garbage, but not mop it and
19 all that. The residents pay \$175, they should
20 be paying \$125 because they don't have a
21 contract because Manfredi is making the
22 contract. Every time I call Roy asking about
23 contracts, he said Manfredi is making them up.
24 Hopefully when he get the building organized and
25 maintenance staff or whatever, he's going to

1 have to open the building, I hope he have a
2 contract for him. Because it's ridiculous that
3 they took the telephone out because paying too
4 much money a month, I think \$75 or \$100 for the
5 telephone. They took it down. But they didn't
6 come back and replace -- the wall got a big hole
7 in it. That resident -- that building means a
8 lot to the residents of Manahan Village. The
9 federal government didn't give 1.2 million
10 dollars to build a building for it to sit empty.
11 I'd like to get permission from the council,
12 from the commissioners to go over there, take a
13 crew of our residents over there, clean out the
14 building and start using it. That's what it's
15 for. Hopefully the 1st of October we can go
16 there and get it cleaned up, because it's a
17 mess. And it's just sitting there, and we not
18 doing anything. We have a whole upstairs that's
19 not doing anything. So we don't have -- maybe
20 you can put that in one of your resolutions to
21 get some air in the residents center. Thank
22 you.

23 MS. DAWKINS: Just a follow-up. I put in
24 a work order for the vinyl siding, and I was
25 told I don't think we do that. I said no, when

1 Marion Sally was there we did do power washing.
2 Right?

3 COMMISSIONER SALLY: Yes.

4 MS. DAWKINS: Like porches was power
5 washed.

6 MS. BOOZE: Everything needs power
7 washing.

8 MS. DAWKINS: So much money going
9 around, we're accepting donations.

10 MR. ARMINGTON: Stefan Armington, 16
11 Cutler Street. My wife plants the rose garden
12 out there and she asked me the lights, exterior
13 lights on the side there, they've been out for
14 about six months. I started looking about six
15 or eight months ago. The lights could be back
16 on. I don't know if you need light bulbs or new
17 wiring. If you can take look at that. Thanks.

18 MS. COTTON: Tawana Cotton, 3001 Flagler
19 Street. We had a meeting at the residents
20 center, a safety meeting, and unfortunately Mr.
21 Rogers, I think you were sick that night and
22 couldn't attend. But I just want to follow up
23 with that. It was important to tenants, things
24 were going on in the community. We need to feel
25 safe. And I want to know if housing has some

1 type of partnering with the local police.
2 Because although the police are called to our
3 village to ask people to leave who are
4 disturbing the peace at three in the morning,
5 sometimes those people even when they see the
6 officer come to them, they don't just stand up
7 and go, they wait until they actually approach
8 and talk to them. If there's a noise ordinance,
9 is there -- where you would say, listen, when
10 you come to Manahan Village, please start
11 writing tickets. Because I realize that people
12 only understand a fine, because it continues to
13 happen. And sometimes you do have tenants who
14 are too afraid to call. We want to know if the
15 housing authority has followed up with
16 Morristown Police Department seeing they did
17 come out to that particular meeting to discuss
18 things with us.

19 I wanted to also ask about maintenance.
20 We were talking about some maintenance workers.
21 It appears you look up and see all these
22 different faces, and I was wondering for our own
23 safety, and so that we are in the know, could
24 there be something implemented where you
25 actually send out a letter saying, oh, Joe Schmo

1 is now on the maintenance, so that some stranger
2 isn't sticking his key in your door and walking
3 in saying maintenance. Not that they're
4 knocking first. Sometimes some of them do. I
5 want to say Garvin is an excellent worker. He
6 sets the bar high. I think most of the other
7 workers needs to follow his lead. There's
8 times, especially when I was on maternity leave
9 with my daughter, that I heard comments that
10 were inappropriate by maintenance staff. They
11 need to understand this is a job, and even
12 though you work sometimes outside of the
13 property or go inside, you should be
14 professional. So I shouldn't hear personal
15 conversations going on. But I really wanted to
16 commend Garvin. And so other people should
17 stand up and compliment those people. I know
18 Garvin because he's come to my building. He
19 explains what he's doing to me, tells me if
20 things are going to take an hour to fix or
21 whatever. Keeps me in the know. He's very
22 respectful. I want to comment on that.

23 I heard some talk about the residents
24 center. And I have been walking through the
25 residents center trying to clean up, and

1 unfortunately it's beautiful there, but seeing
2 tape on the walls is just inappropriate. And I
3 understand that people have events there and
4 want to make it look pretty, however, is there
5 something in the contract stating whether or not
6 you can put tape on walls? I rented places
7 before, and they have a policy where you can't
8 put tape on the walls just to preserve the paint
9 that's on the wall. So I do know that Party
10 City sells those weights you can hang, the
11 balloons go as high as you want, and you don't
12 have to tape it to the wall. And I was hoping
13 it was in a contract. I think people are more
14 inclined to clean up behind themselves if they
15 thought they were going to lose their security
16 deposit. I know they rent it, but I didn't know
17 they put a deposit down. If they don't clean up
18 behind themselves, because someone is coming in,
19 a tenant possibly, to clean.

20 So I want to also ask if there were
21 certain qualifications of the maintenance
22 workers because some seem like they don't really
23 know what their job description is or can't
24 really perform it. Thank you.

25 COMMISSIONER CRIPPEN: Can I comment and

1 thank you for all your insight? I really
2 appreciate it. The maintenance personnel, do
3 they wear badges?

4 MR. ROGERS: Some of them do, some have
5 it on their shirt. I'm in the process of all
6 maintenance workers are going to have badges.

7 COMMISSIONER CRIPPEN: I think that
8 should be mandatory. And if a new maintenance
9 worker is brought on the staff are the residents
10 informed through a notification, a memo that
11 goes out of any sort?

12 MR. ROGERS: No, there should be.

13 COMMISSIONER CRIPPEN: You should know
14 who your maintenance people are. But thank you
15 very much for your thoughtful comments. I
16 appreciate it.

17 CHAIRPERSON CHERELLO: Mr. Rogers, we do
18 have a maintenance uniform policy. Right?

19 MR. ROGERS: Yes. I'd like to just
20 address real quickly, I put in my executive
21 directors report I would like to see the
22 residents of Manahan Village form some kind of a
23 neighborhood watch program, and the housing
24 authority would fund that. But I've already got
25 samples of signs we can post all around. But

1 it's really not going to do any good for
2 management to do that because we're not there
3 24/7. But if the residents were interested in
4 coming up with some type of a neighborhood watch
5 program, I would be glad to -- I've had meetings
6 with the police chief and be glad to meet with
7 him again. I agree you need a lot more
8 attention down there. But you also have to be
9 in the position where you make the phone calls
10 at the proper time to report certain activities.
11 And I would like to have you organize a group of
12 people, and then I'd be glad to meet with you
13 and give you materials, support, whatever we can
14 do.

15 MR. GILLAHAM: David Gillaham, 24
16 Liberty Street, Morristown, New Jersey. Former
17 commissioner of the Morristown Housing
18 Authority, 1997 to 2000. I just have a quick
19 question. I'm sure the board is aware of this,
20 but I'm hearing some of the challenges you're
21 facing, and I'm glad I'm not a commissioner and
22 I don't envy anything you're doing right now.
23 My question is, I'm sure you're aware of it,
24 there were two things I saw, one today that just
25 made me a little concerned. I know the housing

1 authority follows the letter of the law when it
2 comes to the Open Meetings Act and announcing
3 the information. But I didn't see it on the
4 website. And I went to the Town of Morristown,
5 and I saw it listed there. And it says the
6 fourth Monday of each month at seven p.m., but I
7 see an agenda saying six p.m. So I'm a little
8 confused if I was a citizen who wanted to come,
9 I'm misinformed.

10 But now I'm going to turn to another
11 situation. I went on the Harrison Housing
12 Authority website, and they clearly list all of
13 their meetings. But they also list Mr. Rogers
14 as the executive director, as a full-time
15 executive director of the Harrison Housing
16 Authority.

17 COMMISSIONER WHITE: Yes, they do.

18 MR. GILLAHAM: My concern is with all
19 the challenges you're facing, previous housing
20 directors, going back to Dave Gardner, Marion
21 Sally, any in the interim, Morristown was always
22 one of those entities that required the full
23 attention of an executive director. So I'm just
24 stating to the board, I'm fully aware that
25 you're probably aware of this, my concern is

1 serving two masters, and having the ability to
2 be efficient in both capacities. That's my
3 comment. Thank you.

4 COMMISSIONER WHITE: On that note I
5 thought that Mr. Rogers was going to be leaving
6 Harrison, and we gave him time to do so. And I
7 never heard anything about him staying there.
8 Nobody ever brought that up to the board.

9 AUDIENCE MEMBER: He's still there.

10 COMMISSIONER WHITE: I never heard
11 anything from this board that Mr. Rogers is
12 still employed by Harrison, because our
13 agreement was that he was going to be there for
14 a little while. We gave him time to resign. He
15 gave us a date when he was going to resign, and
16 then he was coming over fully to the Morristown
17 Housing Authority. When did this change. And
18 we said when we voted that we wanted somebody
19 that was over one authority, a full-time person.
20 When did this change? I wasn't aware of the
21 change.

22 CHAIRPERSON CHERELLO: I don't know if
23 it did. But I know this, if he's not here
24 full-time I don't know who is. Because there is
25 a -- he is here more than eight hours a day

1 every day.

2 COMMISSIONER HOLMAN: No, he's not.

3 COMMISSIONER WHITE: Don't tell that
4 lie.

5 COMMISSIONER HOLMAN: No, he's not.
6 That's a lie. No, he's not. And I'm sure that
7 any resident out there can verify you have
8 called here for Mr. Rogers and he was not
9 available. Am I correct?

10 AUDIENCE MEMBER: Yes. He don't be here
11 full-time.

12 COMMISSIONER WHITE: The question is is
13 he still at Harrison as a director. Because
14 that wasn't supposed to be the deal here.

15 CHAIRPERSON CHERELLO: You know what I
16 think, this is a personnel matter, we should
17 discuss this in closed session.

18 COMMISSIONER WHITE: Okay.

19 COMMISSIONER CRIPPEN: In regards to the
20 other issue that was brought up about the
21 website and the meetings, that's easily
22 resolved. Who maintains the website?

23 AUDIENCE MEMBER: Hasn't been updated
24 since April.

25 COMMISSIONER CRIPPEN: That should be

1 rectified. The meetings should be posted
2 properly, dated properly. I personally don't
3 know whose responsibility that is. We should
4 figure it out.

5 MR. ROGERS: There's a third-party
6 contractor that oversees that. And evidently
7 there's been a miscommunication, because the
8 minutes are posted. And I thought the meeting
9 notices were being posted, but evidently they're
10 not. And we will make sure they are in the
11 future.

12 COMMISSIONER CRIPPEN: Who is the
13 company that administers that?

14 MR. ROGERS: I'm not sure.

15 COMMISSIONER DOUGHERTY: We will address
16 that first thing, Mr. Rogers?

17 MR. ROGERS: Yes.

18 CHAIRPERSON CHERELLO: Mayor is not
19 here. Can we have council liaison comments,
20 please?

21 MS. HARRIS: I'm excited about being
22 here. I'm looking forward to working -- I'm
23 hoping if I get appointed or supported by our
24 mayor for next year. The reason why we actually
25 came to the decision at the last council meeting

1 about holding over and waiting to find out what
2 to do next is because of what just happened
3 tonight. There's a lot of miscommunication or
4 confusion, and a lot of housekeeping. And so
5 when those letters started getting sent to us,
6 it sent a red flag to me is if there's something
7 going on, I don't understand, what I'm am I
8 supposed to do, what are my responsibilities.
9 Even after we posted our vote to postpone to our
10 next meeting or to another date to receive
11 information from the authority, I even received
12 a phone call from an attorney who is an attorney
13 for a housing authority in another town. And he
14 said, well, did you know that the resident
15 council can sue the town, because you did not
16 enact and make sure there's a resident
17 representative for the commission. But here's
18 the question, do we have a resident council, do
19 we have an advisory board.

20 COMMISSIONER WHITE: We have an advisory
21 board.

22 MS. HARRIS: So I don't know that. I've
23 never received any information, nothing in
24 writing so I know who is who and what is
25 happening. So I wanted to also know, and I was

1 told that the resident council submits a name or
2 two names to council saying, this is the person
3 we would like you to support. So no one has to
4 come, and I know we have a policy already with
5 council of when someone wants to be on a board
6 they fill out an application, and they go out
7 and start calling all the council members to vie
8 for a vote. I understand that's our process.
9 But if there's another process that's
10 implemented or supposed to be taken in place
11 through the housing authority, through the
12 authority of the resident council, I want to
13 know that so we know what our rights are.
14 Because I don't want to overstep my bounds in
15 saying, well, a commissioner called me and said,
16 well, I need to support this kind of person, or
17 one of the people, candidates called me up and
18 said, I'm vying for this, what should I do, what
19 do you think. But if it comes from the resident
20 council to me, and I know that's the person they
21 support, then I would accept the phone call from
22 that person. Oh, okay, I would like to find out
23 more or look at their resume and discuss more.
24 I want to be informed just like you want to be
25 informed. That's what council is supposed to

1 do. I feel as though I don't want someone to
2 threaten me and tell me I'm supposed to do this
3 or I'm not supposed to do this, or we're not in
4 line with the regulations with the state of HUD,
5 I want to know that in writing. You tell me
6 that. Don't verbally show me. Tell me in
7 writing, it comes from the attorney that I'm
8 violating a law. Because that's what happens
9 and that's my responsibility for sitting on
10 council. That's that one piece. But I'm kind
11 of excited, and I know back in the day when I
12 worked for the Urban League as the
13 administration director, I did work with the
14 resident council, and training is some of the
15 things I did. So my question is when it comes
16 to the resident council can a council member
17 work with them to help them with their election
18 and give them information of what we do. It's
19 basically what we do on a regular basis of
20 getting information out, and how it works in the
21 system. I want to know can we do that.

22 COMMISSIONER WHITE: You can do that.

23 MS. HARRIS: Okay. Currently how many
24 members are actually on the resident council or
25 on the advisory board?

1 CHAIRPERSON CHERELLO: There is no
2 resident council. They haven't been able to get
3 it up and running. Not that they haven't been
4 trying. They've been trying, just haven't
5 gotten it there yet.

6 COMMISSIONER WHITE: On the advisory
7 board I believe it's about six people. Mary,
8 how many people were on the advisory board? I
9 know Sharon Aul started the advisory board when
10 she was the resident commissioner. It's about
11 six people. I can almost name them but I'm not
12 going to do that. Six people on that board.

13 MS. HARRIS: I would like to volunteer
14 to assist. When it came to the part where you
15 discussed notifications about commissioners and
16 who has what certification, I think there needs
17 to be a checklist, so when it comes to council
18 and you say we have this opening, the checklist
19 should include whether the person has this
20 certificate and when it was dated, so we know
21 what experience they have that goes along with
22 that, just like we do our application.

23 COMMISSIONER WHITE: That's not the
24 council's fault.

25 CHAIRPERSON CHERELLO: On that one

1 issue, when we were in the process of hiring Mr.
2 Rogers, the New Jersey Department of Community
3 Affairs three separate occasions requested all
4 the certifications of all the commissioners on
5 the board. And we sent on three separate
6 occasions all the certifications of all the
7 commissioners on the board. We're all in
8 compliance.

9 COMMISSIONER HOLMAN: You're implying
10 that all of the commissioners were in compliance
11 in completing their five courses within the 18
12 months, is that what you're saying?

13 CHAIRPERSON CHERELLO: I'm saying we had
14 to certify through the Department of Community
15 Affairs on three different occasions when we
16 were in the process of hiring Mr. Rogers that
17 every commissioner was certified. Every
18 commissioner was certified.

19 COMMISSIONER HOLMAN: Certified after --

20 COMMISSIONER WHITE: He's not saying in
21 18 months. He's saying certified.

22 COMMISSIONER HOLMAN: Joe, am I
23 correct, you're supposed to complete your
24 courses in an 18 month period, in the first 18
25 months of your appointed term, not after you are

1 reappointed and then you continue to take your
2 courses. Because had that been the case,
3 Michelle, those two that did not complete their
4 courses in 18 months should not have been put on
5 the board.

6 MS. HARRIS: I need to clarify what I
7 was saying. We have a list of all our boards,
8 and with the boards we have the names and
9 addresses and information and their terms. I
10 would like to have that included on the part of
11 the housing authority if they completed it
12 within -- because get it in the beginning of
13 year, an updated completion date of their
14 certification.

15 COMMISSIONER SALLY: Because you know
16 when they send a resume to you that they don't
17 have any of those certifications, unless they've
18 been a former commissioner.

19 MS. HARRIS: Yes.

20 COMMISSIONER HOLMAN: And Michelle, you
21 can also check with our attorney who is present
22 here today who tried to inform Vij, the town
23 attorney, that this which hunt that was being
24 done and all that had nothing to do with putting
25 a resident on the board. But you can also check

1 with Joe Manfredi about the certification of
2 each commissioner.

3 MS. HARRIS: I wasn't worried about
4 that. All I was worried about was the confusion
5 with all these letters going through. No
6 letterhead, one came with a letterhead.

7 COMMISSIONER HOLMAN: We have
8 letterheads here. But the letters you received
9 from the director did not have a letterhead per
10 their meeting that we attended, didn't have a
11 letterhead, and was not signed.

12 MS. HARRIS: That's where my confusion
13 was. I want to make sure before I decide on
14 something I have all my facts. So coming
15 here --

16 MR. MANFREDI: I can send it to you.

17 MS. HARRIS: He can have a conversation
18 with you and you can tell him something, but
19 until you give me something, this is what is
20 right, this is what is wrong, I can't believe
21 anything. I can believe him, but I may not
22 believe you because I don't interact with you on
23 a day to day basis, but I want it in writing
24 telling me what my rights are. You explained
25 some of it, and I'm still seeking information,

1 and I understand --

2 COMMISSIONER HOLMAN: I'm getting dirty
3 looks from our director. But Michelle, you
4 received a letter with no letterhead saying
5 there was a waiver being held, waited for HUD to
6 do this waiver.

7 MS. HARRIS: I understand that. I said
8 what my concern was I wanted something in
9 writing from the attorney telling me what my
10 rights are, or just like the questions I ask
11 you.

12 COMMISSIONER HOLMAN: I'm only trying to
13 clarify with you in front of our board that's
14 sitting here tonight that the letters that were
15 received by the town did not come from
16 Morristown Housing Authority letterhead, nor was
17 it signed, and if it was this is not true, then
18 this shouldn't have been stated.

19 MS. HARRIS: There were two letters, one
20 was not signed, the other one was. That's my
21 confusion. I'm getting two different documents
22 saying two different things.

23 COMMISSIONER HOLMAN: You also received
24 a letter that said you had full consensus of the
25 board.

1 CHAIRPERSON CHERELLO: It didn't say
2 full consensus.

3 COMMISSIONER HOLMAN: Yes, it did.

4 MR. MANFREDI: Councilwoman, I'll
5 communicate by email and I'll follow up.

6 MS. HARRIS: And please sign it.

7 COMMISSIONER VITOLO: Can I ask a
8 question? I have one question about the seats,
9 and only one. When Mr. Cherello was up the
10 first time, was it the council's understanding
11 that the housing authority was not in
12 compliance?

13 MS. HARRIS: Was it the council's
14 understanding that we were not in compliance?

15 COMMISSIONER VITOLO: That the housing
16 authority was not in compliance.

17 MS. HARRIS: No. There was a lot of
18 questions, because the way things were, Vera was
19 appointed at that time, and I was told some
20 other things and I'm not going to say that, so
21 how do you switch hands and who's in what
22 position, and are we in compliance. I don't
23 know that until I get the facts.

24 CHAIRPERSON CHERELLO: The very first
25 time, which was in the middle of August that

1 both reappointments came up, that was the night
2 that the town clerk stated falsely that the
3 Morristown Housing Authority was not in
4 compliance with HUD rules and regulations. We
5 absolutely were in compliance at that time with
6 all HUD's --

7 COMMISSIONER WHITE: No, we was not.

8 CHAIRPERSON CHERELLO: We can go into
9 this, because see, compliance takes in a large
10 area. It's not just a physical resident. It
11 can be those on vouchers, can be those over
12 here.

13 COMMISSIONER HOLMAN: We were not in
14 compliance with HUD, period. Because Mary --

15 MS. HARRIS: You're saying a Section
16 Eight resident can actually be compliant.

17 COMMISSIONER HOLMAN: When she was
18 appointed as the mayor's appointee they then
19 said she met the requirements as the resident
20 commissioner. She was not sworn in as the
21 resident commissioner, she was still and remains
22 sworn in as the mayor's appointee.

23 MR. MANFREDI: There's a lot of legal
24 issues here, and --

25 MS. HARRIS: That's why I voted the way

1 I did. It's confusing.

2 COMMISSIONER WHITE: When Sharon Aul
3 was on this board she was appointed by the
4 council as the resident commissioner. HUD said
5 to me to legally be the resident commissioner,
6 you must be appointed as such. So she was the
7 last one that was appointed as the -- you have
8 to have that title, the resident commissioner.
9 I was appointed as a commissioner. I became a
10 resident, but that did not make us compliant
11 because I was not appointed as the resident
12 commissioner. So the board in essence, even
13 though they found a loophole, was not in
14 compliance because we did not, and I tell you it
15 goes back a couple of elections, and it's not
16 the council's fault, it should have been told to
17 the council that the resident commissioner had
18 to step down for whatever reason, and now the
19 next commissioner coming on should be appointed
20 as the resident commissioner. That did not
21 happen. So we were not in compliance. In
22 essence we were not. They found a loophole
23 because I was a resident, but I was never
24 appointed. And still I'm not appointed. Tim
25 never appointed me as a resident commissioner.

1 That was the bottom line.

2 MS. HARRIS: And you're giving us a
3 statement as to what the regulation is and what
4 our rights are as council is supposed to be
5 doing indicating if it's a Section Eight, if
6 it's supposed to be a person sworn in. I need
7 you to explain that to me.

8 COMMISSIONER WHITE: You can look online
9 and get the regs on that yourself. I have them.

10 COMMISSIONER VITOLLO: May I ask, when
11 did you come to this knowledge, when did you
12 learn this?

13 COMMISSIONER WHITE: I learned this when
14 I talked to HUD, because it was all of this
15 stuff going around about --

16 COMMISSIONER VITOLLO: How long ago did
17 you realize this?

18 COMMISSIONER WHITE: I just realized it.
19 I didn't know it at first. No, I did not know
20 it at first. Just like you didn't know it, I
21 didn't know it either. In the last couple of
22 weeks when all this controversy came up and this
23 witch hunt, that's when I called HUD and I found
24 out what really happened. I asked the question.
25 I had nothing to do with whoever said --

1 COMMISSIONER VITOLLO: I'm only asking
2 because you remember we had this whole issue
3 already.

4 COMMISSIONER WHITE: I remember. And
5 somebody said, and I think it was Joe who said
6 as long as there is a person that is a resident,
7 whether it's Section Eight or not, then we are
8 in compliance. I remember that. But when I
9 went to HUD for the interpretation, they said
10 no, you have to be voted in by the council or by
11 the mayor or by the governor. We have had a
12 governor give a resident appointment in the
13 past. We have had the mayor give a resident
14 appointment in the past. But they were voted in
15 on record as the resident commissioner. That
16 did not happen with me.

17 CHAIRPERSON CHERELLO: Let me just say,
18 when I was appointed, I wasn't a resident. I
19 was appointed as a citizen. So my reappointment
20 came up as a citizen. Not to comply with being
21 a resident. So there's been no change in my
22 status.

23 COMMISSIONER WHITE: There's been none
24 in mine. I was appointed as a regular
25 commissioner and I was appointed again as one.

1 CHAIRPERSON CHERELLO: Thank you
2 everyone. We are going into closed session.

3 COMMISSIONER WHITE: You have to vote to
4 go into closed session, don't you?

5 CHAIRPERSON CHERELLO: I'm going to have
6 a motion to go into closed session.

7 COMMISSIONER VITOLO: Move it.

8 COMMISSIONER DOUGHERTY: Second it.

9 CHAIRPERSON CHERELLO: Roll call,
10 please.

11 (Roll call was taken with Commissioners
12 Cherello, Holman, Dougherty, Vitolo, Sally,
13 Crippen voting in favor; Commissioner White
14 abstained.)

15 (Closed session takes place.)

16 (Open session continues.)

17 MR. MANFREDI: Before the board is what
18 now?

19 CHAIRPERSON CHERELLO: Before the board
20 right now we're going to -- we have three things
21 to discuss.

22 COMMISSIONER VITOLO: Let's start with
23 Lizeth. It's public. I'll move it. Subject to
24 an amendment to the percentage, from seven --
25 what is it, seven and a half?

1 MR. ROGERS: That was approximate. Five
2 percent increase.

3 COMMISSIONER VITOLO: Five percent
4 increase from her present salary.

5 COMMISSIONER DOUGHERTY: I'll second.

6 CHAIRPERSON CHERELLO: Roll call,
7 please.

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

10 CHAIRPERSON CHERELLO: The next is to
11 officially give Mr. Rogers a temporary operation
12 policy, put it into effect for the residents
13 center.

14 COMMISSIONER DOUGHERTY: I'll move it.

15 CHAIRPERSON CHERELLO: Do I have a
16 second?

17 COMMISSIONER CRIPPEN: I'll second.

18 CHAIRPERSON CHERELLO: Roll call,
19 please.

20 (Roll call was taken with Commissioners
21 Cherello, Dougherty, Vitolo, Crippen voting in
22 favor; Commissioners Holman and Sally voting
23 against, and Commissioner White abstained.)

24 CHAIRPERSON CHERELLO: The next request
25 is to ratify the waiver request to HUD, next

1 resolution. Motion?

2 COMMISSIONER HOLMAN: Before anybody
3 puts a motion on it, I still don't think it's
4 right that Michael Cherello gets to vote on
5 this, period.

6 CHAIRPERSON CHERELLO: Okay. Duly
7 noted.

8 COMMISSIONER WHITE: It's a conflict.

9 COMMISSIONER HOLMAN: It is a conflict.
10 If he's going to participate in it, I don't
11 think it should even take place.

12 COMMISSIONER DOUGHERTY: I'll move it.

13 CHAIRPERSON CHERELLO: Do I have a
14 second?

15 COMMISSIONER WHITE: You started it, you
16 got to move it.

17 COMMISSIONER VITOLO: I'll second.

18 CHAIRPERSON CHERELLO: Roll call.

19 (Roll call was taken with Commissioners
20 Cherello, Dougherty, Vitolo, Crippen voting in
21 favor; Commissioners White, Holman and Sally
22 voting against.)

23 COMMISSIONER HOLMAN: And may it be
24 noted this vote was taking place and we are not
25 in compliance with HUD.

1 CHAIRPERSON CHERELLO: I have one other
2 matter to bring up. At this time Mr. Rogers has
3 been with us for six months, seven months. We
4 said at that time we would review his --

5 COMMISSIONER HOLMAN: No, we did not.
6 It was a year. It was a year. And Mr. Rogers
7 came here saying that he was not going to
8 continue working with Harrison.

9 CHAIRPERSON CHERELLO: -- we would
10 review Mr. Rogers' contract.

11 COMMISSIONER HOLMAN: No, no, no. Mr.
12 Rogers was supposed to come here as a full-time
13 director, not work part-time at Harrison and
14 part-time here. Now you all want to change it
15 and say when we interviewed him he was not
16 coming here as part-time. He say he's here
17 full-time but we know he's not here full-time.

18 COMMISSIONER WHITE: Did all the
19 commissioners know he was still working at
20 Harrison?

21 COMMISSIONER HOLMAN: And he was
22 supposed to be evaluated in a year.

23 COMMISSIONER CRIPPEN: I would love an
24 explanation.

25 COMMISSIONER WHITE: I didn't know.

1 COMMISSIONER SALLY: I didn't know.

2 CHAIRPERSON CHERELLO: You most
3 certainly brought this up before.

4 COMMISSIONER HOLMAN: We were supposed
5 to have a full-time director.

6 (Court Reporter goes off the record.)

7 MR. MANFREDI: There's too many people
8 speaking.

9 COMMISSIONER VITOLO: I don't know if
10 you recall this, I never was for -- I was
11 actually pushing for someone part-time. And the
12 name Lou Riccio, remember that, why can't he
13 share this and this? So the position that we
14 needed a full-time was not mine. I'm just
15 saying that. I have to look back at the
16 transcript. I have no idea what I said. Was it
17 in the contract?

18 COMMISSIONER WHITE: No, it's not in the
19 contract.

20 COMMISSIONER SALLY: He was supposed to
21 start right after New Year's.

22 COMMISSIONER WHITE: He kept delaying
23 his coming here, because he said he had to
24 straighten it out with Harrison. First Harrison
25 offered us some money to keep him one day a

1 week, we declined that, we said no. They wanted
2 to give so much money I think for one day, I
3 think it was on Friday, we said no. We wanted a
4 full-time director that was only directing one
5 housing authority. We gave him time to resign
6 from that job, and I thought he did. I did ask
7 you, Cherello, a few months ago is he still
8 working at Harrison, because I went online and
9 saw it as well. And I said maybe they didn't
10 update their system.

11 CHAIRPERSON CHERELLO: You said you
12 called down there.

13 COMMISSIONER WHITE: First I said maybe
14 didn't update their system, and then I called
15 down there and they said he's still the director
16 of Harrison.

17 COMMISSIONER VITOLO: Did we make it a
18 condition of the contract?

19 COMMISSIONER WHITE: We said we wanted a
20 full-time --

21 COMMISSIONER VITOLO: I understand that.
22 But did we make it a condition? Because I don't
23 remember that.

24 COMMISSIONER WHITE: I have to look at
25 the contract because we may have.

1 MR. MANFREDI: The contract didn't speak
2 to Harrison, it spoke to being full-time at the
3 Morristown Housing Authority, which is what we
4 focused on.

5 CHAIRPERSON CHERELLO: And he is
6 full-time.

7 COMMISSIONER WHITE: No, he's not.

8 COMMISSIONER HOLMAN: He's not
9 full-time.

10 MR. ROGERS: May I --

11 CHAIRPERSON CHERELLO: I would like
12 to --

13 COMMISSIONER HOLMAN: How is he here
14 full-time.

15 (Court Reporter goes off the record.)

16 MR. MANFREDI: We need to have one
17 person speak at a time.

18 CHAIRPERSON CHERELLO: Ladies, ladies.

19 MR. MANFREDI: Can we conclude our
20 meeting. It's 10 o'clock. Is there an action
21 pending?

22 CHAIRPERSON CHERELLO: Do we want to
23 address Mr. Rogers' contract at this time?

24 COMMISSIONER WHITE: I want to see his
25 contract first. I would like to see the

1 contract first. Because I want to recall what
2 we put in that contract. I'm almost certain
3 that we said a full-time with only one housing
4 authority. That's what we looked for anyway.
5 That's what we searched for.

6 MR. ROGERS: Mr. Chairman, I consider
7 myself a very full-time employee of the
8 Morristown Housing Authority. I think if you
9 talked to most of the staff you'll find out that
10 I average eight hours a day, five days a week.
11 I'm a very -- on my off hours I do serve as
12 executive director of the Harrison Housing
13 Authority, but in a very minor role. And it's
14 HUD regulation that you have to have an
15 executive director attend the board meetings at
16 least monthly, and staff can carry out the rest
17 of the duties, and that's more or less what I'm
18 doing at Harrison. And I have been associated
19 with the Harrison Housing Authority for 20
20 years. I've had a good working relationship
21 with them. And again, I wasn't there today, and
22 I may not be there tomorrow. I know when I'm
23 going to be there, two weeks from Wednesday for
24 a board meeting. I'm in here early in the
25 morning, I patrol Manahan Village. I work at

1 least eight hours a day. I don't feel guilty
2 about my paycheck.

3 CHAIRPERSON CHERELLO: Would anyone like
4 to make a motion to extend Mr. Rogers' contract?

5 COMMISSIONER SALLY: Extend his
6 contract? I thought he had a contract for a
7 year.

8 MR. MANFREDI: He does.

9 COMMISSIONER SALLY: What are we
10 extending?

11 CHAIRPERSON CHERELLO: We said we would
12 revisit it at some time within the year.

13 COMMISSIONER WHITE: You mean to tell me
14 you're ready to give him a three or four year
15 contract when he's been here six months yet?

16 CHAIRPERSON CHERELLO: Three years, four
17 years. What do you want to do with it?

18 COMMISSIONER WHITE: That's what all
19 this here is about.

20 COMMISSIONER HOLMAN: Now we see it.

21 COMMISSIONER WHITE: Since we do have
22 holdovers, I don't think we need to be making a
23 decision like that tonight. We have two people
24 as you said that are holdovers, Mr. Vitolo and
25 Mr. Cherello, who can go tomorrow. So I think

1 for them to sit here and to put somebody here
2 for three or four years, and I don't care about
3 what investigation you do, because I wasn't
4 going to vote for you again no way, that has
5 nothing to do with no whistleblowing, no
6 nothing. I heard too much from too many people.
7 But for these two people who are temporary to
8 sit here and make a decision like that, I don't
9 think we should be making that kind of decision
10 tonight, based on two temporary people that
11 might be gone tomorrow and stick us with
12 somebody for five years or three years or four
13 years. My opinion is I don't believe we should
14 be making that decision. And I question the
15 fact that we're rushing into it in six months to
16 give him three to four years. We don't do it
17 like that. That's not the way we've ever done
18 it.

19 CHAIRPERSON CHERELLO: What's the
20 pleasure of the board?

21 COMMISSIONER WHITE: I understand that's
22 why you wanted to be held over, to get done what
23 you wanted to get done.

24 COMMISSIONER HOLMAN: Exactly, and
25 that's a shame. It's really a damn shame.

1 CHAIRPERSON CHERELLO: I'd like to make
2 a resolution we extend Mr. Rogers' contract for
3 five years.

4 COMMISSIONER WHITE: Five years?

5 COMMISSIONER HOLMAN: Hell no. And you
6 don't know what's in his contract. You asked
7 for his contract. You want to review his
8 contract. But now we want to vote on him to
9 remain after being here for six months?

10 COMMISSIONER WHITE: I can't understand
11 you doing that, five years.

12 CHAIRPERSON CHERELLO: Do I have a
13 motion?

14 COMMISSIONER HOLMAN: That was the
15 reason why you wanted to hold it over so this
16 shit can go down. This is a bunch of bullshit.

17 COMMISSIONER WHITE: You didn't say two,
18 five years?

19 COMMISSIONER HOLMAN: I don't give a
20 damn. That's a bunch of bullshit. You asked to
21 review his damn contract, and now you want to
22 vote on him for five years? You must be out of
23 your fucking mind.

24 COMMISSIONER VITOLLO: Let's set forth,
25 is it for the same terms, all that, is it --

1 COMMISSIONER HOLMAN: You don't even
2 know what his contract is.

3 CHAIRPERSON CHERELLO: We are going to
4 renew his contract, and then --

5 COMMISSIONER HOLMAN: So you make the
6 decision.

7 CHAIRPERSON CHERELLO: -- at the
8 appropriate time we will discuss his salary.
9 Right now we are renewing it for five years at
10 the present salary.

11 COMMISSIONER WHITE: That's criminal.
12 That needs to be investigated. That to me --

13 COMMISSIONER HOLMAN: This is why there
14 was a holdover. Right? This is why there was a
15 holdover. First of all, you asked for the man's
16 contract. And now you want to not even look at
17 his contract. Now you want to extend his
18 contract for five years. Bullshit.

19 COMMISSIONER WHITE: This is a mess up
20 in here. HUD need to be sitting here right now.

21 COMMISSIONER HOLMAN: This is bullshit.
22 Don't dare stare at me, Mr. Rogers. Your scare
23 don't scare me. I'm very pissed off. And your
24 nasty looks do not frighten me. Because you're
25 fucking wrong.

1 CHAIRPERSON CHERELLO: Do we have a
2 motion?

3 COMMISSIONER HOLMAN: This is a bunch of
4 bullshit. That's why you want to keep Cherello
5 on so you all want to extend this man's
6 contract.

7 CHAIRPERSON CHERELLO: What would you
8 like to do? I would like to amend the
9 resolution and make it a three year extension of
10 his contract, and a salary will be addressed as
11 time goes on.

12 COMMISSIONER HOLMAN: How is that going
13 to be done when he was here -- he's not even
14 here a year. Call on God, because you need to.
15 Because you have a lot of repenting to do.

16 COMMISSIONER DOUGHERTY: You have no
17 business --

18 COMMISSIONER VITOLO: I want to make
19 clear, Joe, you said you had the contract?

20 MR. MANFREDI: I looked up the contract.

21 COMMISSIONER VITOLO: There's no
22 requirement with this Harrison business, it's
23 not in there?

24 MR. MANFREDI: It provides that -- it's
25 a contract for a full-time executive director,

1 it started on February 24, 2015, it was an
2 initial one-year contract going from February
3 24, 2015, to February 23, 2016, at which time
4 then the board would reserve -- the contract was
5 entered into on February 24, 2015, it was an
6 initial one-year contract. The statute allows
7 you to go up to five years. We opted for one
8 year given he was new to the agency. You can go
9 up to five if you have sufficient experience,
10 but the board opted for one. It goes until
11 February 23, 2016. It requires him to serve as
12 our full-time director. And it cites the New
13 Jersey statute which sets forth the executive
14 director requirements as his duties, which is
15 40A:12A-17. It says his compensation, it states
16 that he was going to get expense reimbursement,
17 that we provide him with public official
18 liability insurance, which is standard for all
19 executive directors. His benefits were to
20 accrue in accordance with the personnel policy.
21 His vacation time was stated in there. It
22 stated that holidays and other leave shall be
23 governed by the policy. It said he was entitled
24 to participate in the pension system. I don't
25 know if you do or not.

1 MR. ROGERS: Yes, I do.

2 MR. MANFREDI: And then it had for cause
3 termination, which is fairly standard for any
4 executive director contract, and it provides
5 that if he engaged in inefficiency, chronic
6 absenteeism, misuse of public property,
7 professional misconduct, conviction of a crime,
8 all standard for cause items the board could
9 terminate him for that basis subject to a
10 hearing before the board, and that under state
11 law even if he's terminated for cause the law
12 states the director still receive 120 days pay.
13 It says the employee agrees he shall devote his
14 effort and skill faithfully, industriously to
15 performing his job duties, which is a standard
16 contract. And then it just says this is a full
17 contract, there's no other verbal promises that
18 were made. It's governed by the law of the
19 State of New Jersey. It was negotiated freely,
20 and he did not -- Mr. Rogers did not have an
21 attorney, so I indicated the fact only one party
22 to this agreement had an attorney or drafted it
23 shouldn't be a basis for it being overturned.
24 It was very standard in that.

25 COMMISSIONER WHITE: I didn't hear you

1 say we would revisit it in six months.

2 MR. MANFREDI: The only provision to
3 that effect, the authority reserves the right,
4 and Mr. Cherello proposed this, it was on the
5 record, because I see my notes are reflected,
6 the only thing it states is the authority
7 reserves the right at any time during this
8 agreement commencing at three months to extend
9 the employee's contract from a one year term to
10 a longer term. That simply means that after
11 three months the board at its own discretion
12 could extend it, which we always put in anyway.
13 That's basically the contract.

14 COMMISSIONER CRIPPEN: There's been a
15 lot of discussion back and forth. I'm at a
16 quite a crossroads not knowing what I kind of
17 came in to here. One of the things I can say
18 from my limited experience, but it's been enough
19 to know that when this, regardless of what
20 happens to the composition of this board, when
21 this entity was without an executive director it
22 seemed as if things had perhaps gone awry, and
23 I'm not -- it appears that not enough attention
24 was being paid to the mechanics of what was
25 going on operationally inside the office. I

1 don't know if a five-year extension is warranted
2 at this time, but I think that whoever remains
3 on this board that there needs to be a director
4 who can continue to guide this organization and
5 make sure it is still functioning. It needs
6 someone at the helm. We are meant to come in
7 out based on our appointments and life and
8 everything else. It's been a very, very
9 difficult situation. I'm not completely
10 comfortable with it. It's very unfortunate.
11 But I would be loathe for some reason to see
12 this organization in my town, which I care about
13 greatly, be without a board and be rudderless
14 without an executive director.

15 COMMISSIONER WHITE: But we're not.

16 COMMISSIONER CRIPPEN: We're not at this
17 time. I mean, I see how fast a few months I
18 have been here have gone and how fast the next
19 few months will go. And whether I'm here or not
20 or any of us are here or not, if we are in the
21 same situation we were in a year ago, I don't
22 think any good can come of that.

23 COMMISSIONER WHITE: I hear you. But
24 you know what, the perception of this whole
25 thing is not good.

1 COMMISSIONER CRIPPEN: A lot here
2 tonight is not good.

3 COMMISSIONER WHITE: First of all, he
4 writes a letter to waiver his boss. And now the
5 boss is saying, let's give him five years.
6 There's something that doesn't --

7 COMMISSIONER HOLMAN: Who are you
8 obligated to? Are you now obligated to the
9 director. Are you going to be obligated to the
10 housing authority.

11 COMMISSIONER DOUGHERTY: Oh, my God.

12 COMMISSIONER HOLMAN: Mary, stop calling
13 oh, my God. Maybe you need to continue to call
14 on oh, my God because you have done some
15 devilish shit.

16 (Court Reporter goes off the record.)

17 CHAIRPERSON CHERELLO: Frank, you would
18 feel more comfortable with the three year?

19 COMMISSIONER VITOLO: I'm fully in
20 agreement with Ms. Crippen on continuing with an
21 executive director. That's always been my
22 position. If your allegations are correct, and
23 he violated the law or what have you, he'll be
24 dismissed for cause. That's in his contract.
25 I'm going to say a one-year renewal. That's

1 what I'll support, a year.

2 COMMISSIONER CRIPPEN: I can second
3 that.

4 CHAIRPERSON CHERELLO: Okay.

5 COMMISSIONER WHITE: I can go with that.

6 CHAIRPERSON CHERELLO: Motion and a
7 second for a one-year extension of Mr. Rogers'
8 contract. I assume from the time of termination
9 of contract, which would be February 16th.
10 Correct?

11 MR. MANFREDI: You want to do it one
12 year from -- you want a full year extension?

13 COMMISSIONER VITOLO: Yes, from the end
14 of his first year.

15 MR. MANFREDI: I understand.

16 CHAIRPERSON CHERELLO: Motion and
17 second. Roll call.

18 (Roll call was taken with Commissioners
19 Cherello, Dougherty, Vitolo, Crippen voting in
20 favor; Commissioners Holman and Sally voting
21 against; Commissioner White abstained.)

22 MR. MANFREDI: Motion to adjourn.

23 COMMISSIONER DOUGHERTY: So moved.

24 (Proceedings were adjourned.)

25