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TOWN OF HARRISON
HOUSING AUTHORITY

MEETING OF THE TOWN OF : TRANSCRIPT
HARRISON HOUSING AUTHORITY : OF PROCEEDINGS

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O P E N S E S S I O N

5 p.m.

Wednesday, January 4, 2017

Harrison Gardens, Bldg. #1

788 Harrison Avenue

Harrison, New Jersey 07029

PRESENT:

JAMES P. DORAN, Ed.D, CHAIRMAN

DANIEL CHOFFO, COMMISSIONER

BRUNILDA MUSTILLI, COMMISSIONER

ARTHUR PETTIGREW, COMMISSIONER

IRENE ALMEIDA, COMMISSIONER

EXCUSED: DAWN KINSELLA, COMMISSIONER

FREDERICK CONFESSORE, COMMISSIONER

ALSO PRESENT:

JOSEPH MANFREDI, ESQ. Board Attorney

ROY ROGERS, Executive Director

MAUREEN GILMORE, Authority Staff

DOREEN COUCH, Authority Staff

GENE GILMORE, Maintenance Supervisor

JOAN MICHAELSON, Authority Staff

JOANNE ROMANO, Authority Staff

TRANSCRIBED BY AND BEFORE: SUSAN M. STYRON,
C.S.R., R.P.R., AND NOTARY PUBLIC OF THE STATE
OF NEW JERSEY License No. XI 01704

1 THE CHAIRMAN: I hereby declare this
2 meeting to order. This is the Commissioner's
3 Meeting of the Harrison Housing Authority of the
4 Town of Harrison.

5 Proper public notice has been
6 published, and this meeting, pursuant to Chapter
7 231, Laws of 1975, adequate posting and advance
8 notice of date, time, location, purpose and
9 agenda of this meeting has been recorded.

10 We'll do the Pledge of Allegiance and
11 then call roll.

12 (Pledge of Allegiance.)

13 THE CHAIRMAN: Please call the roll.

14 MS. GILMORE: Commissioner Almeida.

15 COMMISSIONER ALMEIDA: Here.

16 MS. GILMORE: Commissioner Choffo.

17 COMMISSIONER CHOFFO: Here.

18 MS. GILMORE: Commissioner Confessore,
19 absent. Commissioner Kinsella, absent.

20 Commissioner Mustilli.

21 COMMISSIONER MUSTILLI: Here.

22 MS. GILMORE: Commissioner Pettigrew.

23 COMMISSIONER PETTIGREW: Here.

24 MS. GILMORE: Commissioner Doran.

25 THE CHAIRMAN: Here.

1 Do I have a motion to approve the
2 minutes of the December 7, 2016 meeting?

3 COMMISSIONER PETTIGREW: Motion.

4 COMMISSIONER MUSTILLI: Second.

5 THE CHAIRMAN: Roll call. All those in
6 favor say aye, those opposed, no.

7 MS. GILMORE: Commissioner Almeida.

8 COMMISSIONER ALMEIDA: Aye.

9 MS. GILMORE: Commissioner Choffo.

10 COMMISSIONER CHOFFO: Aye.

11 MS. GILMORE: Commissioner Mustilli.

12 COMMISSIONER MUSTILLI: Aye.

13 MS. GILMORE: Commissioner Pettigrew.

14 COMMISSIONER PETTIGREW: Aye.

15 MS. GILMORE: Commissioner Doran.

16 THE CHAIRMAN: Aye.

17 I need a motion to approve the water
18 bills.

19 COMMISSIONER CHOFFO: Motion.

20 COMMISSIONER PETTIGREW: Second.

21 THE CHAIRMAN: All those in favor vote
22 aye, those opposed, no. Clerk, call the roll.

23 MS. GILMORE: Commissioner Almeida.

24 COMMISSIONER ALMEIDA: Aye.

25 MS. GILMORE: Commissioner Choffo.

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COMMISSIONER CHOFFO: Aye.

MS. GILMORE: Commissioner Mustilli.

COMMISSIONER MUSTILLI: Aye.

MS. GILMORE: Commissioner Pettigrew.

COMMISSIONER PETTIGREW: Aye.

MS. GILMORE: Commissioner Doran.

THE CHAIRMAN: Aye.

Other bills? I need a motion to approve all other bills as provided to the Commissioners.

COMMISSIONER PETTIGREW: Motion.

COMMISSIONER MUSTILLI: Second.

THE CHAIRMAN: All those in favor vote aye, those opposed, no. Clerk, call the roll.

MS. GILMORE: Commissioner Almeida.

COMMISSIONER ALMEIDA: Aye.

MS. GILMORE: Commissioner Choffo.

COMMISSIONER CHOFFO: Aye.

MS. GILMORE: Commissioner Mustilli.

COMMISSIONER MUSTILLI: Aye.

MS. GILMORE: Commissioner Pettigrew.

COMMISSIONER PETTIGREW: Aye.

MS. GILMORE: Commissioner Doran.

THE CHAIRMAN: Aye.

We have a letter from the Municipal

1 Alliance.

2 MS. GILMORE: Yes.

3 "Dear Board Members,

4 "As you are aware, the Strengthening
5 Families program will provide family training
6 sessions for residents of Harrison Gardens on
7 Tuesday and Thursday evenings through the month
8 of January. At this time the Harrison/East
9 Newark Municipal Alliance is respectfully
10 requesting the opportunity to host our quarterly
11 Municipal Alliance, in concert with the
12 Strengthening Families Program, on Thursday
13 evening January 19 2017, at 7 p.m. We are
14 specifically requesting the use of the rooms in
15 the basement of Building 3 for this meeting.

16 "Thank you, as always, for the Harrison
17 Housing Authority's contribution to the success
18 of the Strengthening Families Program.

19 "Joan McNichol, Municipal Alliance
20 Coordinator."

21 THE CHAIRMAN: Do we have a motion to
22 approve or grant permission?

23 COMMISSIONER ALMEIDA: Motion.

24 COMMISSIONER MUSTILLI: Motion.

25 THE CHAIRMAN: That was a motion and

1 seconded. Those in favor vote aye, those
2 opposed, no. Clerk, call the roll.

3 MS. GILMORE: Commissioner Almeida.

4 COMMISSIONER ALMEIDA: Aye.

5 MS. GILMORE: Commissioner Choffo.

6 COMMISSIONER CHOFFO: Aye.

7 MS. GILMORE: Commissioner Mustilli.

8 COMMISSIONER MUSTILLI: Aye.

9 MS. GILMORE: Commissioner Pettigrew.

10 COMMISSIONER PETTIGREW: Aye.

11 MS. GILMORE: Commissioner Doran.

12 THE CHAIRMAN: Aye.

13 Executive Director's report. Roy?

14 DIRECTOR ROGERS: We voted on the

15 bills?

16 MS. GILMORE: Yes.

17 DIRECTOR ROGERS: All right. Executive

18 Director's report. I sent that last week. I'd

19 just like to highlight a couple things. Thanks

20 to our maintenance staff and our office staff, we

21 received, probably for 10 years in a row now, a

22 grade of 97 or greater for being a high

23 performer, which is a unique position for a

24 Housing Authority this size. And congratulations

25 to the staff, I appreciate all their hard work to

1 keep us that way.

2 Our resident activity coordinator,
3 Larry Kelly, along with our office staff hosted a
4 Christmas party during the holiday period, and it
5 was very successful. And one of the reasons why
6 it was very successful, we got a lot of donations
7 from the town, the school system, for presents,
8 turkeys, \$25 gift certificates to ShopRite, and
9 it just made it -- it was very nice around here
10 to be able to give our residents a little bit
11 extra during the holidays.

12 And I would like to have Mr. Manfredi,
13 if he would -- this wraps up my portion of the
14 Executive Director's report, but I referenced the
15 OPRA request. If you would.

16 MR. MANFREDI: Sure, Mr. Director.

17 Mr. Chairman, we had an interesting
18 Open Public Records Act request. I ordinarily
19 would not mention it, except for the fact that
20 when we looked at it we began to notice that the
21 address used in it didn't exist, it didn't
22 correlate to a legitimate street address. And
23 when we looked further into it, we found that the
24 name of the requester, who was Mark Davis, was
25 not listed as an addressee at the address given.

1 The address was fictitious. The phone number
2 turn out to be fictitious. And we were actually
3 able to trace the IP address of the sender by
4 taking the information off the computer, and it
5 turned out the sender was from a different
6 address about 20 miles away from the purported
7 address that the requester used.

8 Why you would submit an OPRA request
9 with -- it wasn't a stolen identity, but it was
10 actually a false identity. And, actually, the
11 phone number came back that was used by one of
12 these companies who, if you want to create a
13 fictitious identity, you can.

14 Anyway, we did respond to the email
15 address that was given to us. And the
16 information they sought was our closed session
17 meeting minutes, which, as you know, are
18 protected from disclosure. And they wanted
19 invoices. And we're allowed to charge the
20 requester when they want those items when we have
21 to redact it. So we sent a formal response to
22 the email address given, and no response came
23 back. So, either way, we fulfilled our duty, but
24 I just wanted to let the Board know. It was
25 rather unusual.

1 THE CHAIRMAN: They wanted to know what
2 was it?

3 MR. MANFREDI: They wanted our
4 closed-session minutes from January 2014 forward.
5 Which, as you know, the closed-session minutes
6 only become available to the public, even under
7 the Open Public Records Act, when the matters at
8 issue can no longer affect the liability agency.
9 And in our case we would discuss attorney-client
10 matters and personnel matters. Personnel matters
11 are protected for a very long period of time.
12 They also wanted legal invoices for the same
13 period of time, which, again, under the Open
14 Public Records Act are redacted because the time
15 entries contain privileged information, for the
16 most part.

17 What we're allowed to do under open
18 public records, when it requires the staff to put
19 time into redacting we can charge the lowest
20 staff member's hourly rate back to the requester,
21 which in this case we calculated was \$74. So we
22 did respond, and we denied the closed session
23 meeting minutes.

24 We said you can have the invoices, but
25 they have to be subject to proper redaction at a

1 cost of \$74. And, actually, the requester has to
2 be given that number, and an opportunity to tell
3 us they're going to pay and send the check in.
4 They never responded.

5 We put a re-receipt on the email, and
6 delivery receipt, but nothing came back. So the
7 email address and the IP address were valid, we
8 pulled it off the computer here. The address was
9 a fictitious address in Barrington, New Jersey,
10 and Maureen picked up on the fact that they
11 spelled Barrington wrong, and the actual number
12 of the house didn't exist. The person living
13 there was not a Mark Davis. The email address,
14 though, had a legitimate IP which came back to
15 Sicklerville, 20 miles away from Barrington. So
16 I made sure we complied under the law, because we
17 have to anyway, but it was just unusual that
18 someone would use a fictitious address in making
19 an OPRA request. I don't know why, there's no
20 need to.

21 MS. GILMORE: Yeah, even the one
22 telephone was from Cape May County Courthouse.

23 MR. MANFREDI: Yes, that's right.

24 COMMISSIONER PETTIGREW: Sicklerville
25 is down in South Jersey.

1 MR. MANFREDI: You can make any OPRA
2 request you wish, you don't have to even give
3 your address. But they did, and it was a
4 nonexistent address.

5 MS. GILMORE: And the house was being
6 foreclosed on, the address.

7 MR. MANFREDI: Yes. When you see the
8 address, it was a home, but it was a duplex home,
9 and it didn't match. So, silliness. I don't
10 know. Thank you.

11 COMMISSIONER CHOFFO: I have a
12 question. That has nothing to do with this
13 breach of the computer system? They're two
14 independent?

15 DIRECTOR ROGERS: Yes, they're two
16 independent. The breach on the computer system
17 was one of our employees opened up something that
18 she shouldn't have opened up, and immediately it
19 said --

20 MS. GILMORE: "Hold you for ransom," or
21 something like that.

22 DIRECTOR ROGERS: Yeah, hold you for
23 ransom. And I understand that's a
24 multibillion-dollar business. They handle it
25 from overseas. And it crashed her computer.

1 Luckily it didn't get into our system. If it
2 would have gotten into our system it would have
3 been a real disaster. But we put a letter out
4 and instructed all employees, you know, don't go
5 beyond Point A because something like this can
6 happen.

7 COMMISSIONER ALMEIDA: The Russians, no
8 doubt.

9 COMMISSIONER PETTIGREW: Or the
10 Chinese. One or the other.

11 THE CHAIRMAN: So did you have somebody
12 clean it up?

13 DIRECTOR ROGERS: We had our IT person.

14 THE CHAIRMAN: Kunal took care of it?

15 DIRECTOR ROGERS: Yes.

16 MS. GILMORE: You know what it is, you
17 get something from FedEx. The courthouse, we
18 even have emails from the courthouse, but then
19 when you open it, it has WinZip on it. You don't
20 open anything with WinZip, because that's how
21 you're getting the viruses. And Federal Express
22 never sends you an email for you to go -- they
23 tell you to contact your account, they never tell
24 you to go in. But that's what happened.

25 DIRECTOR ROGERS: But this happened at

1 another Housing Authority, and it cost like
2 \$2,000 just to get one computer back to where it
3 was going to. And then if you've got a -- what
4 do they call it on your computer?

5 COMMISSIONER CHOFFO: A flash drive?

6 DIRECTOR ROGERS: A flash drive. If
7 you have a flash drive in your computer and that
8 virus hits, you can never recover your flash
9 drive, everything on the flash drive is gone.

10 THE CHAIRMAN: That's why some places
11 won't allow you to put anything in your computer.

12 One of the school districts got hit
13 with that recently, it cost them 20-something
14 thousand dollars. And they were shut down for
15 like two days, the central office.

16 MS. GILMORE: Well, look, they got into
17 the Federal Government site.

18 COMMISSIONER PETTIGREW: Yeah,
19 Hillary's emails.

20 THE CHAIRMAN: Is that it?

21 DIRECTOR ROGERS: I just have one more
22 item. This happened today. We have an
23 individual that Mr. Gilmore has caught on camera
24 urinating in the hallway.

25 THE CHAIRMAN: The mad tinkler.

1 MS. GILMORE: Disgusting.

2 DIRECTOR ROGERS: And we followed up
3 with the police department. And they tried --

4 MS. GILMORE: And it's a woman, it's
5 not even a man. It's a woman.

6 DIRECTOR ROGERS: About two weeks ago
7 the police department were on the property
8 working with Mr. Gilmore, but today she pulled
9 the same stunt, and Mr. Gilmore had her on
10 camera. And she exited the building, and by the
11 time she exited the police were there with
12 handcuffs. And there's a court date set for next
13 week. She's not a resident.

14 MS. GILMORE: She delivers for the Star
15 Ledger.

16 COMMISSIONER CHOFFO: Does she charge
17 extra for the urination?

18 DIRECTOR ROGERS: That's all I have,
19 sir.

20 THE CHAIRMAN: Thanks, Roy.

21 COMMISSIONER PETTIGREW: Thank God we
22 upgraded those cameras.

23 THE CHAIRMAN: Can I have a motion to
24 accept the maintenance report?

25 COMMISSIONER MUSTILLI: Motion.

1 COMMISSIONER PETTIGREW: Second.

2 THE CHAIRMAN: All those in favor vote
3 aye, those opposed, no. Clerk, call the roll.

4 MS. GILMORE: Commissioner Almeida.

5 COMMISSIONER ALMEIDA: Aye.

6 MS. GILMORE: Commissioner Choffo.

7 COMMISSIONER CHOFFO: Aye.

8 MS. GILMORE: Commissioner Mustilli.

9 COMMISSIONER MUSTILLI: Aye.

10 MS. GILMORE: Commissioner Pettigrew.

11 COMMISSIONER PETTIGREW: Aye.

12 MS. GILMORE: Commissioner Doran.

13 THE CHAIRMAN: Aye.

14 Any old business? None?

15 New business? We already did the
16 allowance for the Municipal Alliance.

17 DIRECTOR ROGERS: Yes, I'd like to
18 discuss opening up the waiting list. We normally
19 go for two or three years before we open up the
20 waiting list, and we open it for the two-week
21 period and we're just flooded with people. We're
22 not changing our preferences or anything, but I'm
23 asking the Board to confer, rather than open up
24 the waiting list every two or three years for two
25 weeks, I'd like to open up a waiting list on the

1 second and fourth Thursday of every month, and
2 local preferences would still prevail. And that
3 way we won't run out of people on the waiting
4 list, and also it's not impossible if somebody
5 moves into the area and works in the area and
6 lives in the area and they need public housing
7 they don't have to wait for two or three years
8 until we open up the waiting list.

9 THE CHAIRMAN: So basically, just so I
10 get the terms down -- I probably don't have the
11 terms right.

12 DIRECTOR ROGERS: That's all right.

13 THE CHAIRMAN: When you say open up the
14 waiting list, that means you're accepting
15 applications?

16 DIRECTOR ROGERS: Correct, yes.

17 THE CHAIRMAN: So you want to do that
18 twice a month?

19 DIRECTOR ROGERS: Yes.

20 THE CHAIRMAN: I think that's a very
21 good idea. Excellent.

22 DIRECTOR ROGERS: On the second
23 Thursday and the fourth Thursday of each month.
24 That way we won't be flooded.

25 THE CHAIRMAN: That's great. So you

1 have an ongoing. And you can't say that you're,
2 oh, they don't have applications.

3 MS. GILMORE: Right. We would open it
4 up from like 1 to 3 on those two days.

5 THE CHAIRMAN: And that's when you
6 would hand the application in, or when you would
7 take the application out?

8 MS. GILMORE: Out and in. A lot of
9 people can get it online, we'll have the
10 applications online. So they can get it and then
11 they can mail it in to us too.

12 DIRECTOR ROGERS: Well, plus, we can
13 give it out and they can bring it to us two weeks
14 later. What happens now is, again, if it's every
15 two or three years, what it's been, we're just
16 flooded. We can have people lined up to the
17 street.

18 MS. GILMORE: It's scary.

19 THE CHAIRMAN: Yeah, I think it's a
20 good idea.

21 COMMISSIONER CHOFFO: So should we make
22 a motion on it?

23 THE CHAIRMAN: I would say motion to
24 approve?

25 COMMISSIONER PETTIGREW: Motion.

1 COMMISSIONER CHOFFO: Second.

2 THE CHAIRMAN: Those in favor vote aye,
3 those opposed, no. Clerk, call the roll.

4 MS. GILMORE: Commissioner Almeida.

5 COMMISSIONER ALMEIDA: Aye.

6 MS. GILMORE: Commissioner Choffo.

7 COMMISSIONER CHOFFO: Aye.

8 MS. GILMORE: Commissioner Mustilli.

9 COMMISSIONER MUSTILLI: Aye.

10 MS. GILMORE: Commissioner Pettigrew.

11 COMMISSIONER PETTIGREW: Aye.

12 MS. GILMORE: Commissioner Doran.

13 THE CHAIRMAN: Aye.

14 Anyone with public comments, points,
15 observations? Artie?

16 COMMISSIONER PETTIGREW: I have a
17 question about the place underneath the
18 buildings. Did we ever open them up for the
19 tenants to put their storage in there?

20 DIRECTOR ROGERS: We closed them 20
21 years ago, before Mr. Gilmore got here. What
22 happens is you also allow for storage units;
23 number one, you've got to keep the basement open;
24 and, number two, and I've seen this time and time
25 again, somebody passes and all of a sudden we're

1 got, we're storing their son's tires and
2 everything, and we have to pay to get rid of it.

3 It would be convenient, but I can tell
4 you being in affordable housing, I've never seen
5 that work to the benefit of the, even the
6 residents.

7 COMMISSIONER CHOFFO: And if you have
8 to evict someone.

9 DIRECTOR ROGERS: Yes, even if we evict
10 someone we have to keep it stored there for 30
11 days. And right now we do store furniture for 30
12 days, and I hope -- I haven't followed up on
13 this, but if we end up with a very good-looking
14 dresser or something, Mr. Gilmore, do we keep
15 that in storage in case somebody needs it later,
16 Gene?

17 MR. GILMORE: Some of them. It depends
18 on the condition of the apartment.

19 COMMISSIONER PETTIGREW: Do they do
20 antiquing too?

21 DIRECTOR ROGERS: But I would
22 discourage it.

23 THE CHAIRMAN: I think you run into
24 also if a pipe should break who's responsible for
25 all the damaged goods? And all of a sudden

1 everybody has their diamond rings in there.

2 DIRECTOR ROGERS: That's a very good
3 point.

4 THE CHAIRMAN: And then the
5 exterminating bill also goes up.

6 DIRECTOR ROGERS: But I understand 40
7 years ago they had laundry in the basement and
8 they also had storage units in the basement.

9 COMMISSIONER PETTIGREW: Question
10 answered. Thank you.

11 THE CHAIRMAN: That just goes to
12 residents past.

13 MR. GILMORE: The buildings are very
14 deceiving when it talks about basement storage.
15 You probably wouldn't have enough for everybody.
16 If it would, it would be very small. But hitting
17 on your note with the pipes, we do have building
18 backups, sewer lines, not just water lines. We
19 have a lot of seniors that use the personal wipes
20 and they tend to clog lines, so we do have a
21 problem with backing up and the destruction of
22 anybody's property.

23 THE CHAIRMAN: Dan, your question?

24 COMMISSIONER CHOFFO: No, I didn't have
25 a question. I can't follow that lead.

1 COMMISSIONER PETTIGREW: You'll get the
2 same answer.

3 THE CHAIRMAN: Okay. Any other
4 questions?

5 Okay. Any call for adjournment?

6 COMMISSIONER ALMEIDA: Motion.

7 COMMISSIONER MUSTILLI: Second.

8 THE CHAIRMAN: Okay. All in favor,
9 aye?

10 (All Ayes.)

11 THE CHAIRMAN: Those opposed? We're
12 adjourned.

13 (Whereupon the proceedings concluded at 5:20
14 p.m.)

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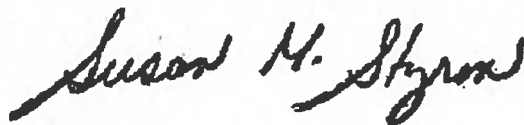
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CERTIFICATE

I, SUSAN M. STYRON, Notary Public,
R.P.R., C.S.R., of the State of New Jersey,
License No. XI01704, do hereby certify that the
foregoing is a true and accurate transcript of
the proceedings as taken stenographically by and
before me at the time, place and on the date
hereinbefore set forth.

I DO FURTHER CERTIFY that I am neither
a relative nor employee nor attorney nor counsel
of any of the parties to this action, and that I
am neither a relative nor employee of such
attorney or counsel, and that I am not
financially interested in the action.



Notary Public of the State of New Jersey

My Certificate expires January 25, 2019

Dated: January 11, 2017

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