

TOWNSHIP OF HARRISON
HOUSING AUTHORITY

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

O P E N S E S S I O N

Wednesday, January 9th, 2018, 6:04 p.m.

Harrison Gardens, Bldg. #1

788 Harrison Avenue

Harrison, New Jersey 07029

PRESENT:

JAMES P. DORAN, Ed.D, CHAIRMAN

DANIEL CHOFFO, COMMISSIONER

DAWN KINSELLA, COMMISSIONER

BRUNILDA MUSTILLI, COMMISSIONER

ARTHUR PETTIGREW, COMMISSIONER

ABSENT:

IRENE ALMEIDA, COMMISSIONER

FREDERICK CONFESSORE, COMMISSIONER

ALSO PRESENT:

JOSEPH MANFREDI, ESQ., Board Attorney

MAUREEN GILMORE, Authority Staff

DOREEN COUCH, Authority Staff

GENE GILMORE, Maintenance Supervisor

JOAN MICHAELSON, Authority Staff

JOANNE ROMANO, Authority Staff

TRANSCRIBED BY AND BEFORE:

Patricia Pucciarello, Professional Court Reporter,
and Notary Public of the State of New Jersey
Job No. NJ 2780087

1 (On Record at 6:04 p.m.)

2 CHAIRMAN DORAN: I declare this
3 meeting to order and state that this is a meeting of
4 the Harrison Housing Authority in the Town of
5 Harrison scheduled for January 9, 2018. This
6 meeting is a regularly scheduled meeting and proper
7 public notice of time date, location, purpose,
8 agenda have been posted in compliance with the
9 Sunshine Law.

10 Can I ask you all to join me in
11 saluting the flag?

12 (Pledge of Allegiance.)

13 CHAIRMAN DORAN: Thank you.

14 Ms. Clerk, please call the roll.

15 MS. GILMORE: Commissioner Almeida,
16 absent.

17 Commissioner Choffo.

18 COMMISSIONER CHOFFO: Present.

19 MS. GILMORE: Commissioner
20 Confessore, absent.

21 Commissioner Kinsella.

22 COMMISSIONER KINSELLA: Here.

23 MS. GILMORE: Commissioner Mustilli.

24 COMMISSIONER MUSTILLI: Here.

25 MS. GILMORE: Commissioner Pettigrew.

1 COMMISSIONER PETTIGREW: Here.

2 MS. GILMORE: Dr. Doran.

3 CHAIRMAN DORAN: Here.

4 Can I have a motion to approve the
5 minutes of the December 6th, 2017 meeting?

6 COMMISSIONER PETTIGREW: Motion.

7 COMMISSIONER MUSTILLI: Second.

8 CHAIRMAN DORAN: Motion made by
9 Commissioner Pettigrew, second by Commissioner
10 Mustilli.

11 Clerk, call the roll.

12 MS. GILMORE: Commissioner Choffo.

13 COMMISSIONER CHOFFO: Aye.

14 MS. GILMORE: Commissioner Kinsella.

15 COMMISSIONER KINSELLA: Aye.

16 MS. GILMORE: Commissioner Mustilli.

17 COMMISSIONER MUSTILLI: Aye.

18 MS. GILMORE: Commissioner Pettigrew.

19 COMMISSIONER PETTIGREW: Aye.

20 MS. GILMORE: Dr. Doran.

21 CHAIRMAN DORAN: Aye.

22 Can I have a motion to approve the
23 water bills?

24 COMMISSIONER CHOFFO: Motion.

25 COMMISSIONER KINSELLA: Second.

1 CHAIRMAN DORAN: Motion by
2 Commissioner Choffo, second by Commissioner
3 Kinsella.

4 Clerk, call the roll.

5 MS. GILMORE: Commissioner Choffo?

6 COMMISSIONER CHOFFO: Aye.

7 MS. GILMORE: Commissioner Kinsella.

8 MS. KINSELLA: Aye.

9 MS. GILMORE: Commissioner Mustilli?

10 MS. MUSTILLI: Aye.

11 MS. GILMORE: Commissioner Pettigrew.

12 COMMISSIONER PETTIGREW: Aye.

13 MS. GILMORE: Dr. Doran.

14 CHAIRMAN DORAN: Aye.

15 A motion to approve all other bills
16 of the agency?

17 COMMISSIONER MUSTILLI: Motion.

18 COMMISSIONER KINSELLA: Second.

19 CHAIRMAN DORAN: Motion by
20 Commissioner Mustilli, second by Commissioner
21 Kinsella.

22 Clerk, call the roll.

23 MS. GILMORE: Commissioner Choffo.

24 COMMISSIONER CHOFFO: Aye.

25 MS. GILMORE: Commissioner Kinsella.

1 COMMISSIONER KINSELLA: Aye.

2 MS. GILMORE: Commissioner Mustilli.

3 COMMISSIONER MUSTILLI: Aye.

4 MS. GILMORE: Commissioner Pettigrew.

5 MR. PETTIGREW: Aye.

6 MS. GILMORE: Dr. Doran.

7 CHAIRMAN DORAN: Aye.

8 Communications.

9 MS. GILMORE: We have a letter from
10 OSHA Department of Labor and Work Force Development.

11 "Dear Mr. Doran, this is to confirm
12 that a follow-up inspection was conducted on
13 December 11th, 2017, regarding the hazards and/or
14 violations on the above-referenced Order to Comply.

15 Please be advised that as a result of
16 the follow-up inspection, the hazards and/or
17 violations identified on July 26th were abated.

18 Thank you for your continuing --
19 Thank you for your cooperation and continuing
20 concern regarding the safety of your employees.

21 Sincerely, James Revak, Assistant
22 Chief."

23 CHAIRMAN DORAN: Good job on getting
24 through that process, Gene and staff, good job.

25 MS. GILMORE: And then we got the

1 final score after our audit was done that we're
2 still high performers. We got a 94 out of 100.

3 CHAIRMAN DORAN: Excellent job,
4 everyone. Good job.

5 MS. GILMORE: Then we got a letter
6 from Department of Housing.

7 "Dear, Mr. Doran, we have received
8 the Comparative Financial Statements of your housing
9 authority for the two years ended March 31, 2017 and
10 2016 prepared by Polcari & Company, Certified Public
11 Accountants. According to the Statement and
12 Certification of Completed Modernization Grants, as
13 of March 31st, 2017, on page 28, Financial Status
14 Reports and Actual Modernization Cost Certificate
15 submitted to HUD were in agreement with the
16 Authority's records, and all modernization costs
17 have been paid and all related liabilities have been
18 discharged through payment.

19 Pursuant to the Single Audit Act of
20 1984, HUD has accepted the audit report as it does
21 not contain any findings pertinent to the subject
22 modernization grant. The modernization grant is
23 officially closed out.

24 Enclosed is a copy of the approved
25 Actual Modernization Cost Certificate for your

1 records. If you have any questions, please contact
2 Mr. Suresh Mistry of my staff.

3 Sincerely, Theresa Arce." She's
4 Director of Office of Public Housing.

5 CHAIRMAN DORAN: What is that
6 actually telling us?

7 MR. MANFREDI: They accepted our
8 audit and they find it all to be in order.

9 CHAIRMAN DORAN: Okay. So our audit
10 is in order but they're closing out the capital
11 account?

12 MS. GILMORE: The grant for 2014.

13 CHAIRMAN DORAN: Which was the
14 modernization? What was -- just for -- what was
15 that grant for, what did we modernize?

16 MS. GILMORE: It could have been for
17 the CCTV cameras. It could be -- it's a bunch of
18 different things that we did.

19 COMMISSIONER KINSELLA: Air
20 conditioners.

21 MS. GILMORE: Air conditioning and
22 stuff like that.

23 COMMISSIONER KINSELLA: Windows.

24 MS. GILMORE: All that, yeah.

25 MR. MANFREDI: They give us two years

1 to expend that money, and so now they've closed out
2 the expenditure for '14.

3 MS. GILMORE: We did '15 too.

4 CHAIRMAN DORAN: Okay.

5 MS. GILMORE: Okay. And then we have
6 the New Jersey Division On Civil Rights, 2017
7 Multiple Dwelling Reporting Rule in compliance. We
8 did it in Harrison Gardens and Kingsland Court. I
9 filed it already and they accepted. And that's it
10 on correspondence.

11 CHAIRMAN DORAN: As far as acting ED
12 report, I want to wish everybody a happy new year,
13 welcome back.

14 We're pretty much, we're maintaining
15 status quo. I can't say that we're doing a lot of
16 new things. We did post and close for an executive
17 director job and I expressed that hopefully the
18 personnel committee can get through that process
19 sooner than later, it will probably take us some
20 time.

21 COMMISSIONER PETTIGREW: I just have
22 a question on that, if you don't mind.

23 CHAIRMAN DORAN: If you could hold
24 until we're -- we are going to go into closed
25 session. I wouldn't want to -- just to discuss a

1 couple of the game rules, unless it's an overall
2 general question.

3 COMMISSIONER PETTIGREW: I'll wait
4 for the closed session.

5 CHAIRMAN DORAN: Maureen and Gene and
6 the office staff have done a great job and Joni, a
7 great job of keeping the place running and keeping
8 everybody happy and so forth. And so, good job to
9 you guys and Maureen. You've been very, very good
10 about keeping me abreast every day. I've been
11 trying to stop in when I can, sign things, get
12 things done.

13 MS. GILMORE: I know I'm a nag,
14 sorry.

15 CHAIRMAN DORAN: No, not at all. I'm
16 in town so it's not like it's all that difficult.
17 It's just that I'm not used to doing something
18 where, I'm not used to doing new things and getting
19 involved all hands on, so you know, we're pretty
20 much status quo. Although we are approved for
21 E-Lock, we just finished that little process and all
22 the bills and checks have been signed.

23 Joe, I want to thank you for your
24 support.

25 MR. MANFREDI: My pleasure.

1 CHAIRMAN DORAN: I know this has been
2 a difficult process for staff to, you know, lose
3 your director and then have to move forward.

4 I do want to take a minute to talk
5 about and -- are you prepared to talk about the
6 non-smoking policy?

7 MS. MICHAELSON: Yes.

8 CHAIRMAN DORAN: We're going to be
9 voting on that tonight. Do you want to give us an
10 overview of it, Joan?

11 MS. MICHAELSON: Yes. In February
12 2016, HUD came out with an initial ruling that all
13 public housing authorities had to be smoke free no
14 later than July 30th, 2018.

15 CHAIRMAN DORAN: Joan, just come up a
16 little further so that both groups can hear you.
17 I'm just a little short of hearing you.

18 MS. MICHAELSON: That all housing
19 authorities had to be smoke free by January 30th,
20 2018. No, July 30th, 2018.

21 Over the past 18 months I have worked
22 with Joanne, Maureen, Doreen and the other staff
23 members to try to come up with an implementation of
24 the policy. That policy being, with the help of
25 Melissa and Joe, that all tenants are required to

1 sign a lease amendment or a recertification or we
2 will meet with them, that they cannot smoke in their
3 apartments in public areas around the property. You
4 have to be 25 feet from the property to smoke.

5 HUD is all about the smoke, they're
6 not about the smoker. They're all about secondhand
7 smoke. This has nothing to do with smokers.
8 Smokers are not a protected class.

9 So the implementation of this is as
10 follows: We're not the smoke police. If you're a
11 tenant and your tenant is smoking, you'll need to
12 approach the tenant and come to us and sign a
13 document and says I'm complaining that Jimmy Doran
14 is smoking in his apartment. The maintenance staff
15 and the office will also be trained on how to handle
16 situations like that.

17 The lease amendment that you will
18 vote on today shows the four infractions, the four
19 steps. The first one is a letter sent to the tenant
20 from us, it's a backup that we have for the tenant.

21 The second policy is a more stern
22 letter. The third is a Cease-to Notice, Notice to
23 Cease, and the fourth is an eviction.

24 I've also found out that over a
25 period of time if a tenant does take on a program to

1 quit smoking and had violations, those violations
2 can be cured or removed from the file. The reason
3 the paper trail is so important is because when we
4 do our inspection, when they come in and do the
5 inspection every year, they do inspections, and
6 they're inspecting those who smoke, I've heard two
7 responses; they may say something, they may not say
8 something. But we'll have the papers on file saying
9 that we notified them that they smoked.

10 But what I'm really happy to report
11 about is that Harrison Cancer League will help us
12 work with the American Lung Association to sponsor a
13 workshop, a six-week workshop for people who are
14 interested in Harrison Gardens who smoke. It's a
15 seven-week program. It's talks about -- the first
16 in the sessions covers preparation, the fourth is
17 the quit day, and the sessions five and six are
18 building maintenance and who you call for support,
19 they'll help pay for that, which is a program where
20 we want to tenants to make a commitment because
21 there's a lots of paperwork involved. Those tenants
22 who sign up, we will work with to be sure that we
23 help them, we'll offer their support through the
24 American Lung Association for that.

25 So how it works tonight is we vote on

1 the policy, you know changes were made to, we'll
2 have a lease addendum. We'll come up with a
3 cognitive plan, and changes were made to the tenant
4 handbook.

5 Because they're policy changes, we
6 have to have a public hearing with the tenants and
7 that has to be -- we have 60 days from tonight to do
8 it. So once we have the public hearing, get the
9 minutes, we will then hopefully try to implement
10 this by April 1st, and then we can certify. So when
11 we get the information to be certified, they'll have
12 a form in there that says we need to sign.

13 CHAIRMAN DORAN: It's not effective
14 until July 1st. Right?

15 MS. MICHAELSON: Yes, but the people
16 whose leases are coming up, you know, now, we're not
17 able to do it because --

18 CHAIRMAN DORAN: So you have 90 days
19 until you have to quit smoking?

20 MS. MICHAELSON: Exactly, but we have
21 been telling people -- I don't know if there's as
22 many people as there would be 30 years ago, but
23 there are some smokers, and it really is a
24 tenant-based procedure. It is a law, it's not
25 something --

1 COMMISSIONER KINSELLA: This is a
2 policy from HUD?

3 MS. MICHAELSON: Yes, it's a HUD
4 policy. I can show you the --

5 COMMISSIONER KINSELLA: Do they give
6 you any room for the policy that we're implementing
7 or they've come up with the four-step --

8 MS. MICHAELSON: No, no we came up
9 with that. Other housing authorities charged a fee
10 and it's really hard to charge a fee. I believe I
11 want to get their rent. Other housing authorities
12 say that if you do a good job for six months, then
13 I'll take away the four infractions that you have
14 and we'll start all over. I just want to follow the
15 policy we were given.

16 COMMISSIONER KINSELLA: Where did the
17 policy come up where tenants report other tenants?

18 MS. MICHAELSON: That's policy from
19 HUD.

20 COMMISSIONER KINSELLA: From HUD?

21 MS. MICHAELSON: Yeah.

22 COMMISSIONER KINSELLA: So everywhere
23 they're all reporting on each other?

24 COMMISSIONER PETTIGREW: So let me
25 ask you another quick question. What's coming down

1 from HUD next, you can't drink in your apartment?
2 They'll send the alcohol police down to you and
3 knock down your door and say you're drinking?

4 MS. MICHAELSON: They've been working
5 on --

6 MR. PETTIGREW: Let me ask you
7 another question. Is HUD going to say how many kids
8 you can have?

9 COMMISSIONER KINSELLA: Maybe they'll
10 say they don't like your sweater.

11 COMMISSIONER PETTIGREW: Yeah, maybe
12 they'll say they don't like my sweeter, what happens
13 then?

14 COMMISSIONER KINSELLA: I'm kidding.

15 COMMISSIONER PETTIGREW: The other
16 question is, why don't they designate an area for
17 smokers? Why are they taking the rights of the
18 smoker away? That's what I want to know.

19 MS. MICHAELSON: Because their
20 position is the smoker is not a protected class and
21 we do not have 25 feet away from the property to put
22 a smoking area.

23 COMMISSIONER KINSELLA: Let me ask
24 one more question. If someone is paying full rent
25 or they're not really getting a discounted rent, why

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MS. GILMORE: They are, they are getting discounted rent. The flat rents are discounted.

COMMISSIONER KINSELLA: At \$900, I charge a thousand and I have a bigger apartment.

MS. GILMORE: Yeah, but we pay all utilities, that's what the thing is.

CHAIRMAN DORAN: All right.

COMMISSIONER KINSELLA: People's freedoms.

MS. MICHAELSON: The position is this is about the smoke, not about the smoker.

COMMISSIONER PETTIGREW: It's about a person's rights. It comes down to a person's rights, that's what it comes down to, a person's rights. If I want to smoke, I can smoke.

CHAIRMAN DORAN: I don't want you to shoot the messenger.

COMMISSIONER PETTIGREW: I'm not shooting the messenger.

CHAIRMAN DORAN: This is surely not directed at you. I think there's a level of frustration here.

MS. MICHAELSON: I've had tenants in

1 this property say to me the only time they're going

2 --

3 COMMISSIONER PETTIGREW: First of
4 all, how is that going to be enforced? Do you think
5 that Hudson County is going to throw somebody out
6 for smoking in their apartment?

7 MS. MICHAELSON: I don't think this
8 is anything more than making people aware. I'm only
9 presenting this policy.

10 COMMISSIONER PETTIGREW: Joan, I
11 know.

12 MS. MICHAELSON: I'm not taking that
13 personally.

14 COMMISSIONER KINSELLA: We have to
15 vote on it. I would say no.

16 MS. MICHAELSON: I have to ask you to
17 understand I am the messenger from HUD, and the
18 period of when we could have said something was long
19 gone before I came here. They've been talking about
20 this for a long, long time.

21 Now, do I think that this will affect
22 our funding? No. Do I think that it may help some
23 people say, here's a program where if I want to quit
24 smoking, it's an opportunity? Yes. And I think --

25 COMMISSIONER PETTIGREW: Those are

1 outside sources. Like you said, the Harrison Cancer
2 people will help you out. We could start -- the
3 opposite side of that is we could start maybe
4 getting some money out of the HUD and say we want to
5 start a nonsmoker's program and bring some money in
6 that way.

7 CHAIRMAN DORAN: The outcome, Joan,
8 does it have to be eviction?

9 MS. MICHAELSON: That is what was
10 recommended, the fourth infraction.

11 CHAIRMAN DORAN: By HUD?

12 MS. MICHAELSON: By HUD and by our
13 attorney.

14 COMMISSIONER KINSELLA: Recommended?

15 MS. MICHAELSON: Recommended.

16 CHAIRMAN DORAN: Okay.

17 MS. MICHAELSON: I do want to just
18 say that prior to this tonight, we had a survey sent
19 out to every resident. And as incentive, we offered
20 them a \$25 gift card and we had about 45 percent
21 respond from each property.

22 COMMISSIONER PETTIGREW: Well, if you
23 give somebody a gift --

24 CHAIRMAN DORAN: Joan, I missed what
25 you said. I didn't hear you.

1 MS. MICHAELSON: We handed a survey
2 out.

3 CHAIRMAN DORAN: Okay. And you got
4 45 percent response back from each --

5 MS. MICHAELSON: Property.

6 CHAIRMAN DORAN: So Kingsland Court
7 and here?

8 MS. MICHAELSON: And Harrison
9 Gardens. And I have a great building-by-building
10 breakdown of their responses and anyone here can
11 tell you they know exactly which ones smoke, which
12 ones don't smoke.

13 CHAIRMAN DORAN: Wait a minute. The
14 Chair was asking a question.

15 COMMISSIONER PETTIGREW: Good for the
16 Chair. So you gave a certificate --

17 MS. GILMORE: Just to get a response
18 back.

19 COMMISSIONER PETTIGREW: You gave
20 them something to get a response. If you didn't
21 give that certificate --

22 CHAIRMAN DORAN: When you're doing
23 research you've always got to give something.

24 MS. GILMORE: So they got responses,
25 that's what --

1 MS. MICHAELSON: So when I have the
2 meeting with the tenants once this is approved, be
3 assured they'll be Dunkin' Donuts or doughnuts so
4 they can come and sign.

5 CHAIRMAN DORAN: Okay. Just give me
6 a sense of, at least anecdotally from your survey,
7 if you could identify for me how many smokers there
8 are.

9 MS. MICHAELSON: There were
10 approximately, out of 268 units, I would say there
11 was less than 75.

12 CHAIRMAN DORAN: That seems to be
13 around, what, a quarter?

14 MS. MICHAELSON: Well, according to
15 what I received, yes. So of responses I got, 75 out
16 of the 45 percent that responded. But of those who
17 responded, they might have been responding for
18 people that --

19 CHAIRMAN DORAN: So out of the 45
20 percent that you got which was actually how many
21 total responses, do you know?

22 MS. MICHAELSON: I don't. I can get
23 my papers.

24 COMMISSIONER CHOFFO: So it's half of
25 286, so it's 130. So out of 130, 75 are smokers, so

1 that's --

2 CHAIRMAN DORAN: So out of 135, 75
3 were smokers?

4 MS. GILMORE: Half of them were
5 smokers.

6 COMMISSIONER KINSELLA: This place is
7 going to be empty.

8 CHAIRMAN DORAN: I have a neighbor
9 next door to me in Florida that's a smoker and it's
10 annoying.

11 MS. GILMORE: I think HUD is looking
12 at the cost. It costs them to redo the apartments.
13 If you're a smoker, the stains on the cabinets, you
14 wouldn't believe the damage to the cabinets. That's
15 what their outlook is because they have to foot the
16 bill for everything.

17 CHAIRMAN DORAN: I think the
18 government is saying that healthcare costs are high
19 because people are smoking, and if this is a federal
20 policy -- and the fact of the matter is, federal
21 policy is going to reduce the cigarette smoking.

22 COMMISSIONER CHOFFO: Are we voting
23 on this tonight?

24 CHAIRMAN DORAN: Off the record.

25 (At this point in the proceeding a

1 discussion was held off the record.)

2 MS. MICHAELSON: Harrison Gardens,
3 39 percent responded. And of the people who
4 responded, there were 82 responded from Harrison
5 Gardens and the 54 units at Kingsland Court, 16
6 responded, which is 30. And building, Harrison
7 Gardens, 10 smoked, 67 didn't smoke and eight smoked
8 sometimes. Kingsland Court two smoked, 13 did not
9 smoke, and one smoked sometimes.

10 CHAIRMAN DORAN: Read that again,
11 Joan, if you could, that last part.

12 MS. MICHAELSON: Harrison Gardens 10
13 said no -- I'm sorry, 10 said yes, 67 said no and
14 eight said sometimes. At Kingsland Court, two said
15 yes, 13 said no and one said sometimes. That was
16 the first question.

17 The second question was, "In the last
18 year have you smelled smoke if your home from
19 another unit or from outside?" 33 said yes and 52
20 said no.

21 COMMISSIONER KINSELLA: So they all
22 live around the eight smokers that live here.

23 MS. MICHAELSON: The third question
24 was, "Does your household include members that are
25 babies, children or elderly?" Harrison Gardens, 43

1 yes; no, 41.

2 And the last question was, "Does any
3 of your members of the household suffer from asthma,
4 heart disease, chronic diabetes, arthritis, cancer?"
5 Harrison Gardens, 50 yes; no was 32.

6 So based upon this information, and
7 the class we went to to encouraged us to do this, we
8 have facts for the people who say, well, I can't
9 believe it's true. But the realty is that HUD is
10 dedicated to doing what's best for the welfare of
11 its residents, and this all has to do about the
12 smoke, not the smoker.

13 CHAIRMAN DORAN: Well, it's also
14 federal policy.

15 MS. MICHAELSON: Federal policy, how
16 many building you go into you can't smoke.

17 CHAIRMAN DORAN: Look at federal
18 buildings, all the cigarette butts that are outside.

19 MS. MICHAELSON: But it's also
20 difficult --

21 MS. KINSELLA: But you don't live
22 there, like you're not there days --

23 MS. MICHAELSON: And we had many
24 residents who smoke at the gazebo, and I dare to say
25 that I don't know if anyone is going to come to the

1 office and say someone is smoking there. We are not
2 the police. It is up to Gene and the staff if they
3 see a lit cigarette in an ashtray in somebody's
4 apartment, we would have to confront them. But if
5 they see an ashtray, they don't know if it was used.

6 CHAIRMAN DORAN: What if there's
7 cigarette butts in it?

8 MS. MICHAELSON: Well, they don't
9 know whether it was used, they didn't see it. So it
10 certainly is not an easy policy to implement, but
11 this would be enforced.

12 CHAIRMAN DORAN: So mostly it's
13 affording those people who do not smoke at least the
14 opportunity to complain on those people who do
15 smoke?

16 MS. MICHAELSON: Yeah. It also
17 hopefully will help with the maintenance costs when
18 these apartments becomes vacant. It also will help
19 with the fact that it's a health issue, and it's
20 something that --

21 CHAIRMAN DORAN: If you smoke in a
22 hotel room now that's a no-smoking room, I think
23 they assess you \$80 or something to have the room
24 cleaned.

25 COMMISSIONER PETTIGREW: Is there an

1 abstention for medical marijuana?

2 MS. MICHAELSON: No, housing does not
3 permit any kind of marijuana. We follow federal
4 rules, police follow state law. If someone comes
5 into Harrison Gardens and gets a complaint about
6 smoking marijuana and the person shows a medical
7 marijuana card, the police aren't going to do
8 anything. If there's no card, then the police can
9 do something.

10 COMMISSIONER PETTIGREW: Well, I'm
11 going to be the tenant complaining that they're
12 smoking.

13 CHAIRMAN DORAN: Well, we're going to
14 have some discussion off the record right now.

15 MS. MICHAELSON: Are there any other
16 questions? I'm sorry.

17 CHAIRMAN DORAN: Thank you, Joan.

18 MR. MANFREDI: Thank you, Joan, good
19 work.

20 CHAIRMAN DORAN: Does anybody want a
21 copy of the survey?

22 COMMISSIONER PETTIGREW: Wait a
23 minute. Do I get a gift card if I take a survey?
24 Is it a Dunkin' Donuts gift certificate? Coffee is
25 bad for you, when are they going the rule on that

1 one?

2 CHAIRMAN DORAN: The maintenance
3 report, can I have motion to -- anybody have any
4 questions on the maintenance report?

5 Gene, anything new or different?
6 Good job on the snow.

7 MR. GILMORE: We kind of had a pipe
8 burst on us last night.

9 CHAIRMAN DORAN: Oh really, where?

10 MR. MICHAELSON: In the basement at
11 the Kingsland Court, so we ran into quite a flood,
12 but everything is --

13 CHAIRMAN DORAN: Did somebody know
14 there was a pipe?

15 MR. MICHAELSON: Well, a couple of
16 tenants in the morning said they heard something
17 running last night and the water pressure was really
18 bad, but nobody called it in.

19 CHAIRMAN DORAN: What type of pipe
20 was it? Was it a water pipe, hot water, cold-water
21 line?

22 MR. GILMORE: It was actually a
23 cold-water line that feeds the sills, but that was
24 drained. It was actually inside the building, the
25 sill was cracked open a little bit, it must have

1 froze. Of course, it was all stopped. Tenants were
2 without some water for about maybe 45 minutes and we
3 got the water back on.

4 CHAIRMAN DORAN: How much water was
5 in the basement?

6 MR. GILMORE: About six inches. We
7 have like small dividers for the rooms because the
8 basements used the backup, and it retained -- it
9 keeps the water localized, but it was up and over
10 them. They were about three and a half inches high,
11 so the water bill at Kingsland Court is going to be
12 high next month.

13 CHAIRMAN DORAN: There's a lot of
14 things you can do moving forward, you know, there's
15 new sensors now you can put in that connect to your
16 alarm system and so forth that can give you, at
17 least from what I know from what the town's
18 perspective is, they're going to be putting new
19 water heaters in and whenever you have an
20 abnormality like that, it's going to set off a red
21 flag. Now, I don't know if that red flag would have
22 helped anybody if that was set off at that time of
23 night overnight, you know, I don't know. I'll have
24 to find that out. And somebody's got to be in the
25 office because they can press a button, on the new

1 water heaters. When they're all installed
2 throughout the town, they're going to be able to
3 press a button and be able to tell if somebody's
4 water has been running excessively somehow, the new
5 meter is going to be able to read that and send a
6 signal.

7 MR. GILMORE: Well, the problem here
8 is that there's like one water heater for three
9 buildings, supplies all the cold water for everybody.
10 So when we have to shut the meter down, we have to
11 shut all three buildings down. So that's why we had
12 to correct it as fast as we could to get the water
13 back up and running.

14 CHAIRMAN DORAN: Were you able to
15 shut this off at some type of point?

16 MR. GILMORE: Yeah, there was a ball
17 valve that was there, it wouldn't close correctly,
18 but it got it down to a dribble. So tomorrow we're
19 going to make the repair. It wasn't a line that
20 affected any apartments or anything. And I think
21 the problem was because of the wind, the latch
22 wasn't latched correctly on a basement window and it
23 blew open.

24 On the contract that we're working
25 on, the plan right now, because we've been working

1 on sewer lines, one of the things I was looking to
2 put in was sensors in the basement that if there's
3 water on the floor, that the sensors would go off.
4 I was looking at taking it out because it's pretty
5 expensive and we really haven't had a pipe burst --
6 I'm here 18 years and we've never had a pipe just
7 disconnect.

8 CHAIRMAN DORAN: Would that pick up
9 sewer pipes too if that were to break? Not that it
10 matters. I mean, at that point --

11 MR. GILMORE: Anything. It's just,
12 like they have it for hot water heaters too. Did
13 you ever see the kids duck where these two metal
14 sensors and when you put in the water, the lights
15 start going on because it makes the connection. So
16 it's just basically electricity flowing through the
17 water to make the connection. But this was
18 basically really just an oddball situation that one
19 of the windows wasn't latched properly.

20 CHAIRMAN DORAN: And you pumped the
21 basement out?

22 MR. GILMORE: Luckily, our drains are
23 in-floor. So once we get a couple of the clean outs
24 open, it just drained itself. Well, not drained
25 itself. It drained the majority of the water, and

1 we had to, of course, manually.

2 CHAIRMAN DORAN: Okay. Any
3 questions?

4 Motion to accept the maintenance
5 report?

6 COMMISSIONER CHOFFO: Motion.

7 COMMISSIONER MUSTILLI: Second.

8 CHAIRMAN DORAN: A motion by
9 Commissioner Choffo, second by Commissioner
10 Mustilli.

11 Clerk, call the roll.

12 MS. GILMORE: Commissioner Choffo.

13 COMMISSIONER CHOFFO: Aye.

14 MS. GILMORE: Commissioner Kinsella.

15 COMMISSIONER KINSELLA: Aye.

16 MS. GILMORE: Commissioner Mustilli.

17 COMMISSIONER MUSTILLI: Aye.

18 MS. GILMORE: Commissioner Pettigrew?

19 COMMISSIONER PETTIGREW: Aye.

20 MS. GILMORE: Dr. Doran.

21 CHAIRMAN DORAN: Aye.

22 Is there any old business? Before
23 there's new business, you want to -- I can make a
24 motion.

25 I make a motion to go into closed

1 session.

2 COMMISSIONER PETTIGREW: Second.

3 CHAIRMAN DORAN: Motion made to go
4 into closed session myself and was seconded by
5 Commissioner Pettigrew. Gene, you stay for a
6 second.

7 MS. GILMORE: Sure.

8 CHAIRMAN DORAN: And if you could
9 close that door.

10 (Closed Session.)

11 CHAIRMAN DORAN: Can I have a motion
12 to go back into open session?

13 COMMISSIONER PETTIGREW: Motion.

14 COMMISSIONER MUSTILLI: Second.

15 CHAIRMAN DORAN: A motion made by
16 Commissioner Pettigrew, second by Commissioner
17 Mustilli. All those in favor, Aye?

18 (Unanimous Aye.)

19 CHAIRMAN DORAN: We're back in open
20 session. Thank you for your patience, folks.

21 We have a great deal of, how should I
22 say, some heartfelt discussion on the smoking
23 policy. The Board is going to pass it tonight,
24 sorry, we're going to put it to a vote tonight. And
25 with the proviso that this is a difficult policy,

1 we're going to be as sensitive as we can to the
2 residents and the people that it will be affecting.

3 We also realize that this could be a
4 vehicle by which neighbor could go against neighbor
5 and, you know, utilize this for other areas, so
6 we're hoping that that doesn't happen.

7 We're also utilizing this as an
8 opportunity to be positive and to give people time.
9 And the reason why we're passing it or putting it up
10 for a vote tonight, Joni especially, there's been a
11 lot of hard work gone into this.

12 And secondly, we think that you raise
13 a very valid point in giving people enough time to
14 do a smoking cessation program should they choose.
15 So that's why it's important for us to get it
16 passed.

17 However, we have some serious,
18 serious concerns with some of the outcomes and
19 punishments and we may, at some point, have to
20 revisit that to see if that's effective and I think
21 the Board is going to hold its discretion on that as
22 far as, you know, what the penalties are. We're
23 going to go with it, putting it out for a vote as it
24 is tonight without any requested changes, but with
25 the point that down the road, we might take a look

1 at that and maybe have to adjust it or tweak it. As
2 in any policy, I think you have to kind of live with
3 it first, get to, you know, kind of wrap your arms
4 around it, so to speak, and then really decide
5 whether it's productive and working or not. I think
6 the biggest problem is, and I realize it's that this
7 could wind up in an eviction notice and, you know, I
8 just can't, to me, it just seems like that that
9 could be a problem.

10 MS. MICHAELSON: I will tell you,
11 excuse me, that I will work very hard to be sure
12 that the way it's presented is a more positive note
13 than it is --

14 CHAIRMAN DORAN: Right.

15 MS. MICHAELSON: Because Mr.
16 Pettigrew is right, we're not here to kick people
17 out.

18 CHAIRMAN DORAN: Exactly.

19 MS. MICHAELSON: It's about the
20 smoke, not the smoker.

21 CHAIRMAN DORAN: So it's a particular
22 challenge for us. It also takes a group of well
23 thought out commissioners that you have at the table
24 tonight saying do we really have the right to go in
25 someone's apartment and start to tell them what they

1 can and can't do? You know, there's a lot of --

2 MS. MICHAELSON: Well, according to
3 HUD, we do.

4 CHAIRMAN DORAN: Right. I get it and
5 I'm not arguing. The question is whether we agree
6 with HUD's ability to do that or whether we agree
7 with whether HUD should be doing that or not. And I
8 don't think we want to have Harrison Housing
9 Authority to be the one to take on the federal
10 government in this regard.

11 So anyway, with that being said, the
12 policy is going to be -- well, I'm going to post it
13 for a vote tonight. Okay, is that our first
14 resolution?

15 MS. GILMORE: Yes.

16 CHAIRMAN DORAN: Okay. Can I have a
17 motion then to approve Resolution Number 1371-01-18,
18 Authorizing the Approval of a Non-Smoking Policy and
19 Revisions to the ACOP, Tenant Handbook and Lease
20 Agreement for the Harrison Housing Authority. Do I
21 have a motion?

22 I'll make the motion.

23 Do I have a second?

24 COMMISSIONER PETTIGREW: Second.

25 CHAIRMAN DORAN: Motion made by me,

1 second by Commissioner Pettigrew.

2 I call for a vote.

3 MS. GILMORE: Commissioner Choffo.

4 COMMISSIONER CHOFFO: Aye.

5 MS. GILMORE: Commissioner Kinsella.

6 COMMISSIONER KINSELLA: Aye.

7 MS. GILMORE: Commissioner Mustilli.

8 COMMISSIONER MUSTILLI: Aye.

9 MS. GILMORE: Commissioner Pettigrew.

10 MR. PETTIGREW: Aye.

11 MS. GILMORE: Dr. Doran.

12 CHAIRMAN DORAN: Aye.

13 I realize that was a very difficult
14 thing for many of the people at this table to do and
15 I appreciate your cooperation. I think sometimes
16 the wider range goal is better accepted than trying
17 figure out how to get there. Good.

18 Is there anyone who wishes to be
19 heard?

20 Do I have a motion to adjourn?

21 COMMISSIONER PETTIGREW: Motion.

22 COMMISSIONER KINSELLA: Second.

23 CHAIRMAN DORAN: Motion made by
24 Commissioner Pettigrew, seconded by Kinsella.

25 All those in favor, aye.

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(Unanimous Aye.)

CHAIRMAN DORAN: Opposed.

Thank you very much.

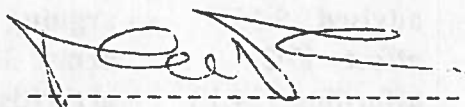
(Meeting adjourned at 7:06 p.m.)

C E R T I F I C A T E

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2
3 I, PATRICIA A. PUCCIARELLO, a shorthand
4 reporter and Notary Public of the State of New Jersey,
5 do hereby certify that the foregoing is a true and
6 accurate transcript of the testimony as taken
7 stenographically by and before me at the time, place and
8 on the date hereinbefore set forth, to the best of my
9 ability.

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

15
16 

17 -----
18 Notary Public of the State of New Jersey

19 My commission expires March 12, 2019

20 License No. 2383485
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22
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