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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

6 p.m.

Wednesday, December 9, 2015

Harrison Gardens, Bldg. #1

788 Harrison Avenue

Harrison, New Jersey 07029

PRESENT:

- LAURENCE BENNETT, CHAIRMAN
- DANIEL CHOFFO, COMMISSIONER
- DAWN KINSELLA, COMMISSIONER
- BRUNILDA MUSTILLI, COMMISSIONER
- ARTHUR PETTIGREW, COMMISSIONER
- IRENE ALMEIDA, 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, Authority Staff
- JOANNE ROMANO, Authority Staff

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1 THE CHAIRMAN: Pursuant to Chapter 231,
2 Laws of 1975, adequate posting and advance notice
3 of the date, time, location, purpose and the
4 agenda of the meeting has been recorded.

5 Roll call.

6 MS. GILMORE: Commissioner Almeida.

7 COMMISSIONER ALMEIDA: Here.

8 MS. GILMORE: Commission Choffo.

9 COMMISSIONER CHOFFO: Here.

10 MS. GILMORE: Commissioner Confessore.

11 COMMISSIONER CONFESSORE: Here.

12 MS. GILMORE: Commissioner Kinsella.

13 COMMISSIONER KINSELLA: Here.

14 MS. GILMORE: Commissioner Mustilli.

15 COMMISSIONER MUSTILLI: Here.

16 MS. GILMORE: Commissioner Pettigrew.

17 COMMISSIONER PETTIGREW: Here.

18 MS. GILMORE: Commissioner Bennett.

19 THE CHAIRMAN: Here.

20 Please stand and salute the flag.

21 (Pledge of Allegiance.)

22 THE CHAIRMAN: We need a motion to
23 approve the minutes of the September 9th
24 meeting.

25 COMMISSIONER PETTIGREW: Motion.

1 COMMISSIONER MUSTILLI: Second.
2 MS. GILMORE: Commissioner Almeida.
3 COMMISSIONER ALMEIDA: Aye.
4 MS. GILMORE: Commissioner Choffo.
5 COMMISSIONER CHOFFO: Aye.
6 MS. GILMORE: Commissioner Confessore.
7 COMMISSIONER CONFESSORE: Aye.
8 MS. GILMORE: Commissioner Kinsella.
9 COMMISSIONER KINSELLA: Aye.
10 MS. GILMORE: Commissioner Mustilli.
11 COMMISSIONER MUSTILLI: Aye.
12 MS. GILMORE: Commissioner Pettigrew.
13 COMMISSIONER PETTIGREW: Aye.
14 MS. GILMORE: Commissioner Bennett.
15 THE CHAIRMAN: Aye.
16 I need a motion to approve the water
17 bills.
18 COMMISSIONER ALMEIDA: Motion.
19 COMMISSIONER KINSELLA: Second.
20 MS. GILMORE: Commissioner Almeida.
21 COMMISSIONER ALMEIDA: Aye.
22 MS. GILMORE: Commissioner Choffo.
23 COMMISSIONER CHOFFO: Aye.
24 MS. GILMORE: Commissioner Confessore.
25 COMMISSIONER CONFESSORE: Aye.

1 MS. GILMORE: Commissioner Kinsella.

2 COMMISSIONER KINSELLA: Aye.

3 MS. GILMORE: Commissioner Mustilli.

4 COMMISSIONER MUSTILLI: Aye.

5 MS. GILMORE: Commissioner Pettigrew.

6 COMMISSIONER PETTIGREW: Aye.

7 MS. GILMORE: Commissioner Bennett.

8 THE CHAIRMAN: Abstain.

9 I need a motion to approve all the
10 other bills.

11 COMMISSIONER PETTIGREW: Motion.

12 COMMISSIONER CONFESSORE: Second.

13 MS. GILMORE: Commissioner Almeida.

14 COMMISSIONER ALMEIDA: Aye.

15 MS. GILMORE: Commissioner Choffo.

16 COMMISSIONER CHOFFO: Aye.

17 MS. GILMORE: Commissioner Confessore.

18 COMMISSIONER CONFESSORE: Aye.

19 MS. GILMORE: Commissioner Kinsella.

20 COMMISSIONER KINSELLA: Aye.

21 MS. GILMORE: Commissioner Mustilli.

22 COMMISSIONER MUSTILLI: Aye.

23 MS. GILMORE: Commissioner Pettigrew.

24 COMMISSIONER PETTIGREW: Aye.

25 MS. GILMORE: Commissioner Bennett.

1 THE CHAIRMAN: Aye.

2 Communications.

3 MS. GILMORE: We got our PHAS score.

4 Last year we scored a 97. We are high performers
5 again. And there's a PHADA scholarship program
6 that we sent to the schools, the high school. We
7 also sent to the parents that we know have
8 seniors in high school, for attending students
9 who are seniors in high school that want to apply
10 for a scholarship.

11 THE CHAIRMAN: Now, can any student?
12 It's just Housing Authority?

13 MS. GILMORE: Yes, only Housing
14 Authority.

15 THE CHAIRMAN: All right.

16 MS. GILMORE: Then there's also the
17 convention in Florida. The only one that
18 responded so far has been Commissioner Almeida
19 going. Anybody else?

20 COMMISSIONER CONFESSORE: When is it?

21 MS. GILMORE: January for PHADA in
22 Miami.

23 COMMISSIONER CHOFFO: January what?

24 COMMISSIONER KINSELLA: Early, like the
25 11th. It's right after Christmas.

1 MS. GILMORE: January 8th.

2 COMMISSIONER CHOFFO: You're going?

3 THE CHAIRMAN: It says January 10th;
4 right?

5 COMMISSIONER KINSELLA: It's something
6 right after Christmas.

7 COMMISSIONER PETTIGREW: Option 1,
8 Friday, January 8th. Did you take Option 1?

9 COMMISSIONER ALMEIDA: I did not, I
10 took Option 2.

11 THE CHAIRMAN: Where is that? Is that
12 in the package?

13 MS. GILMORE: It's January 10th to
14 January 13th. Yes, it's in the package right
15 after the scholarship. It was also emailed last
16 month to you.

17 COMMISSIONER PETTIGREW: It's going to
18 cost \$100 more because it's after the cutoff
19 date. So let's go. Who wants to go?

20 THE CHAIRMAN: I might go. I need a
21 vacation.

22 MS. GILMORE: Well, you just have to
23 let me know, because you would just have to call
24 up and make your arrangements. Okay?

25 And then next we've got --

1 THE CHAIRMAN: Madam Secretary, I
2 didn't get one in my package.

3 MS. GILMORE: Really? It's not there?

4 THE CHAIRMAN: No. The Director didn't
5 get one either.

6 COMMISSIONER PETTIGREW: You ain't
7 going, anyway. But, here, you can have mine.

8 MS. GILMORE: All right. Then we've
9 got also a thank you note. "Thank you for your
10 kindness and help. Happy Thanksgiving." That
11 was from Mrs. Doffant, 201 Harrison Gardens.

12 And, "To the Board of Commissioners and
13 Staff: I really appreciate the beautiful flowers
14 that you sent me. They sure brightened up my day
15 from a previously dismal week." Roy and Ann
16 Rogers." That's the end of the correspondence.

17 THE CHAIRMAN: Executive Director's
18 report?

19 DIRECTOR ROGERS: Executive Director's
20 report. I'm happy to say that our year-to-date
21 budget is very, very positive. And also thanks
22 to Mr. Gilmore and some of his maintenance staff
23 coaching me, and the court reporter's husband
24 giving me some information, I was able to pass
25 the Black Seal test. I was getting help from all

1 directions.

2 (Applause.)

3 DIRECTOR ROGERS: I gave you my written
4 report. I don't have any additional comments
5 except to say that I'd like to, on the new
6 business I'd like to defer discussion on setting
7 up the yard policy and about the medical
8 marijuana and stuff, I'd like to do a little bit
9 more research between now and the January
10 meeting. But if anyone has any questions on the
11 budget or my report?

12 (No questions.)

13 THE CHAIRMAN: Old business? None.

14 MS. GILMORE: Maintenance report first.

15 THE CHAIRMAN: Oh, yeah, I went right
16 over that. I need a motion to accept the
17 maintenance report.

18 COMMISSIONER ALMEIDA: Motion.

19 COMMISSIONER MUSTILLI: Second.

20 MS. GILMORE: Commissioner Almeida.

21 COMMISSIONER ALMEIDA: Aye.

22 MS. GILMORE: Commissioner Choffo.

23 COMMISSIONER CHOFFO: Aye.

24 MS. GILMORE: Commissioner Confessore.

25 COMMISSIONER CONFESSORE: Aye.

1 MS. GILMORE: Commissioner Kinsella.

2 COMMISSIONER KINSELLA: Aye.

3 MS. GILMORE: Commissioner Mustilli.

4 COMMISSIONER MUSTILLI: Aye.

5 MS. GILMORE: Commissioner Pettigrew.

6 COMMISSIONER PETTIGREW: Aye.

7 MS. GILMORE: Commissioner Bennett.

8 THE CHAIRMAN: Aye.

9 Old business. Joe is going to give us
10 a report on Verizon and FIOS, you know, where
11 we're at right now.

12 MR. MANFREDI: So as you may recall,
13 about, boy, it was two years ago now that Verizon
14 had its subcontractor, MasTec, come out and work
15 with Gene to prepare a survey of our property as
16 to where they would run their fiberoptic lines.
17 And we thought we were all set to go at that
18 point, but then we never heard back from Verizon.

19 So we followed up many times over, and
20 we did finally secure a contract. I reviewed it
21 and submitted it back to them, and they didn't
22 respond. And then I guess it was back in the
23 summer and the spring we started receiving these
24 dunning letters from them as if they never did a
25 survey. And basically the right arm doesn't know

1 what the left arm is doing. We get letters from
2 a group saying you've got to let us in by law to
3 do a survey.

4 So I wrote a letter, I said we already
5 went through this. I attached the survey, I
6 explained it all. It took them about six months
7 to catch on, a lot of letters back and forth.
8 And I re-sent them the contract that I had
9 reviewed. In anticipation of today's meeting I
10 called them, and this morning I got back their
11 contract markup.

12 A couple key things in the contract are
13 that as a public agency we're, we can never agree
14 to indemnify anybody, including Verizon, so I
15 always take that out.

16 COMMISSIONER CHOFFO: Agree to do what?
17 I'm sorry.

18 MR. MANFREDI: Indemnify. Indemnify
19 Verizon or anybody. It's too large of an issue.
20 They're Verizon, we're a public entity. But
21 Verizon has been, except for the bureaucratic
22 delay, much easier to work with than Comcast, so
23 they've agreed to take that out of the contract.

24 The only issue I wanted to speak to
25 them about is they wanted to record an easement

1 against our property, and HUD won't allow us to
2 do that, so I followed up with them on that. So
3 I'm hopeful we can get that wrapped up shortly
4 now that we've got to the bottom of it.

5 And just to highlight the confusion,
6 the person's name who was on the letter we were
7 getting, a man by the name of name Jeff Lamb,
8 didn't even know we were getting the letters.
9 That's how disjointed the hole Verizon
10 bureaucracy was and is.

11 Anything else you want to add, Gene? I
12 know you worked very hard on the survey.

13 MR. GILMORE: No, that's fine.

14 MR. MANFREDI: But that's where we
15 stand.

16 COMMISSIONER CONFESSORE: We leased --
17 I don't know what they're doing here. We leased
18 the telephone poles for the school's fiber.

19 MR. MANFREDI: Yes.

20 COMMISSIONER CHOFFO: We've never had
21 to sign anything; right?

22 COMMISSIONER CONFESSORE: Yeah, we
23 signed, we agreed to lease. It cost like \$4.50 a
24 pole. All our schools used them, so we just have
25 to name them on our insurance policy, and that's

1 about it. But, you know, that's a different
2 segment. So it's like one person and we know who
3 we're dealing with. But sometimes they, you
4 know, it's very confusing when we do the lines
5 and stuff, there's so many departments. They
6 change and move people and it takes months to do
7 something.

8 MR. MANFREDI: Yes. They didn't
9 realize they did a survey and worked it all
10 through. They had our name on the list, right,
11 Maureen, we were getting these letters, the
12 noncooperative group whereas if we had refused to
13 let them in. In fact, we have the survey here,
14 and the date on it, just to give you an idea,
15 it's February 5, 2015. And it was pretty
16 comprehensive at the time, as you can see. So we
17 know where the lines are going to go. We're all
18 set on that.

19 COMMISSIONER PETTIGREW: February of
20 what?

21 MR. MANFREDI: It was 2014.

22 THE CHAIRMAN: So what do we tell the
23 tenants, we don't know?

24 DIRECTOR ROGERS: I would just say
25 hopefully sometime in 2016.

1 COMMISSIONER CHOFFO: I don't know if
2 any other Commissioner has been approached, but
3 I've been approached by some of the tenants just
4 asking about FIOS.

5 COMMISSIONER MUSTILLI: Yes, they've
6 asked me.

7 COMMISSIONER CHOFFO: So what should we
8 say?

9 MR. MANFREDI: As Mr. Rogers said,
10 hopefully sometime early 2016. We're at the
11 point -- well, I guess logistically we don't
12 know, we haven't raised this question -- how long
13 it will take them to physically install it once
14 we get past this final, final item.

15 MR. GILMORE: The scope of work,
16 they're going to be going through the hallways,
17 the incinerators, so it's going to take a while
18 to install.

19 COMMISSIONER CONFESSORE: This is to
20 provide the service for the phone and TV for the
21 tenants?

22 MR. MANFREDI: Yes.

23 COMMISSIONER CONFESSORE: In lieu of
24 Comcast; right?

25 MR. MANFREDI: There will be a choice

1 now. Because the Board of Public Utilities
2 actually has a way they determine every area of
3 the state who has the ability, the license, if
4 you will, to offer it, and both Verizon and
5 Comcast have it.

6 But universally we see problems with
7 Comcast, and I know we've had complaints with it.
8 They run it right into each unit, Gene, is that
9 what they do? They run the wire?

10 MR. GILMORE: They run it through the
11 basement and then up into each individual landing
12 which will be at the top of the ceiling, and then
13 from there they run it into the apartments. But
14 the whole system is run underground through
15 conduits, so that's what also takes, with all the
16 planning and everything. But it is all in there.

17 COMMISSIONER CONFESSORE: But they're
18 going to bring fiber in?

19 MR. GILMORE: Right, fiber will go into
20 the hallways. And just like anything else, it
21 will go into the tenant's apartments.

22 COMMISSIONER CHOFFO: What about the
23 Kingsland Courts, Gene?

24 MR. GILMORE: They didn't even mention
25 Kingsland Court. I know the company originally,

1 I think when we first came up with this was
2 about, well, actually, Mike Rogers was still
3 here. And that's how long it's been. They
4 forget about us, and then they come back.

5 COMMISSIONER CHOFFO: The only reason
6 I'm asking is, is this going to become an issue
7 now?

8 MR. GILMORE: Well, the thing is
9 they're paying to do the install. And it's a
10 company that's been being paid by Verizon to come
11 to units like us to do the install. So unless
12 we're looking to pay them to do the install at
13 the courts, we have to wait for them. Like when
14 they come we can address the possibility of
15 getting it. It would be a lot easier over there,
16 of course, than it would be here.

17 THE CHAIRMAN: Can't we ask them to --
18 can't we address that, Joe, before they come? So
19 if they, if we get everything clear can they do
20 over there too around the same time?

21 MR. MANFREDI: Yeah. Because, I mean,
22 I trust MasTec, that's who their vendor is in
23 this area, would be the one to do it. I'll speak
24 to them. The good news now is we finally have a
25 person to deal with, which is always the battle

1 here.

2 THE CHAIRMAN: I mean, if we do it here
3 and then they can go right over there. It
4 doesn't have to be, you know, and go right over
5 there. At least they know that it's coming, and
6 we won't have the complaints.

7 COMMISSIONER CONFESSORE: Do you know
8 if they're going to drop fiber to every building?
9 They should do it that way. Because sometimes
10 they bring fiber on the pole and run co-ax
11 everyplace.

12 MR. GILMORE: Right. The fiber will
13 come to every building, and then from that point
14 it's distributed throughout the underground and
15 comes up through the basement. Just like the
16 cable is right now, it's just that instead of the
17 co-ax it's going to be the fiber.

18 THE CHAIRMAN: New business?

19 I need a motion to write off a tenant's
20 rent of \$322.

21 COMMISSIONER CHOFFO: Before we make a
22 motion, I just have a question about that. I
23 know that we've been doing that every now and
24 then. Is there, I guess, something in place -- I
25 just want to know, because I know they don't

1 mention the tenant's name, which is fine, but
2 it's not the same tenant that we keep writing off
3 the rent?

4 DIRECTOR ROGERS: No. We only write a
5 tenant off once. And when a tenant is written
6 off they can no longer ever live in public
7 housing.

8 THE CHAIRMAN: So you're talking about
9 somebody that's leaving or left?

10 DIRECTOR ROGERS: Somebody could have
11 left or they got behind in their rent and we had
12 to evict them.

13 COMMISSIONER CHOFFO: So once they're
14 written off, that's it.

15 DIRECTOR ROGERS: I can tell you the
16 Harrison Housing Authority has a very good
17 record. The debt write-off is nothing compared
18 to others in Hudson County.

19 THE CHAIRMAN: So it's nobody who's
20 living here who's fallen behind?

21 DIRECTOR ROGERS: No, no.

22 COMMISSIONER CHOFFO: So the tie is
23 severed and they don't reapply and come back.

24 DIRECTOR ROGERS: When they're on this
25 list, they're no longer living here.

1 COMMISSIONER CHOFFO: That was my only
2 question. I'll make a motion.

3 COMMISSIONER MUSTILLI: Second.

4 MS. GILMORE: Commissioner Almeida.

5 COMMISSIONER ALMEIDA: Aye.

6 MS. GILMORE: Commissioner Choffo.

7 COMMISSIONER CHOFFO: Aye.

8 MS. GILMORE: Commissioner Confessore.

9 COMMISSIONER CONFESSORE: Aye.

10 MS. GILMORE: Commissioner Kinsella.

11 COMMISSIONER KINSELLA: Aye.

12 MS. GILMORE: Commissioner Mustilli.

13 COMMISSIONER MUSTILLI: Aye.

14 MS. GILMORE: Commissioner Pettigrew.

15 COMMISSIONER PETTIGREW: Aye.

16 MS. GILMORE: Commissioner Bennett.

17 THE CHAIRMAN: Aye.

18 I need motion to approve Resolution
19 1315-12-15, authorizing renewal of the payroll
20 and accounting services contract for one year.
21 Did we see that?

22 MS. GILMORE: No, it's an automatic
23 renewal.

24 DIRECTOR ROGERS: It's the payroll
25 service we always use.

1 COMMISSIONER CHOFFO: They're really
2 good, actually.

3 COMMISSIONER ALMEIDA: Yeah. Who are
4 they?

5 MS. GILMORE: Action Data.

6 DIRECTOR ROGERS: It's a normal
7 contract.

8 THE CHAIRMAN: I need a motion to
9 approve.

10 COMMISSIONER PETTIGREW: Motion.

11 COMMISSIONER CHOFFO: Second.

12 MS. GILMORE: Commissioner Almeida.

13 COMMISSIONER ALMEIDA: Aye.

14 MS. GILMORE: Commissioner Choffo.

15 COMMISSIONER CHOFFO: Aye.

16 MS. GILMORE: Commissioner Confessore.

17 COMMISSIONER CONFESSORE: Aye.

18 MS. GILMORE: Commissioner Kinsella.

19 COMMISSIONER KINSELLA: Aye.

20 MS. GILMORE: Commissioner Mustilli.

21 COMMISSIONER MUSTILLI: Aye.

22 MS. GILMORE: Commissioner Pettigrew.

23 COMMISSIONER PETTIGREW: Aye.

24 MS. GILMORE: Commissioner Bennett.

25 THE CHAIRMAN: Aye.

1 I need a motion to approve Resolution
2 1316-12-15 adopting the meeting schedule for
3 2016.

4 COMMISSIONER KINSELLA: Motion.

5 COMMISSIONER MUSTILLI: Second.

6 MS. GILMORE: Commissioner Almeida.

7 COMMISSIONER ALMEIDA: Aye.

8 MS. GILMORE: Commissioner Choffo.

9 COMMISSIONER CHOFFO: Aye.

10 MS. GILMORE: Commissioner Confessore.

11 COMMISSIONER CONFESSORE: Aye.

12 MS. GILMORE: Commissioner Kinsella.

13 COMMISSIONER KINSELLA: Aye.

14 MS. GILMORE: Commissioner Mustilli.

15 COMMISSIONER MUSTILLI: Aye.

16 MS. GILMORE: Commissioner Pettigrew.

17 COMMISSIONER PETTIGREW: Aye.

18 MS. GILMORE: Commissioner Bennett.

19 THE CHAIRMAN: Aye.

20 I need a -- we're going to do the
21 discussion on the yard policy?

22 DIRECTOR ROGERS: No, I'd like to defer
23 that. I'd like to defer the last two items to
24 the January meeting.

25 THE CHAIRMAN: Now, do we have to go

1 into closed section?

2 MR. MANFREDI: No, not this evening.

3 THE CHAIRMAN: Any public comments?

4 DIRECTOR ROGERS: I have new business.

5 THE CHAIRMAN: Oh, the Director has new
6 business.

7 DIRECTOR ROGERS: Just in all fairness
8 to the Commissioners, we have to turn in our
9 budget for the next year, we have to get it
10 approved at the January meeting. And if you have
11 any input that you want to give us in the budget,
12 please do.

13 COMMISSIONER PETTIGREW: Right now?

14 DIRECTOR ROGERS: No, any time. But if
15 you've got something now, give it.

16 THE CHAIRMAN: Have you got anything?

17 COMMISSIONER PETTIGREW: Security. Are
18 we on budget for security for the summer? Just
19 because I have my security shirt on doesn't mean
20 I'm...

21 THE CHAIRMAN: That's not supposed to
22 go in the meeting.

23 DIRECTOR ROGERS: I'm going to try to
24 work in a position. Ideally I'd like to have
25 like a security person here maybe four hours a

1 day. We've already got a part-time employee
2 that's a security employee. If it's okay with
3 the Board, I'm going to try to work that
4 individual into the budget. But that doesn't
5 mean -- but we could add that individual to
6 security. I'd like to have somebody start -- we
7 do it now, but we don't do it on a regular
8 basis -- go around at night, make sure all our
9 lights are working. I do it sometimes.

10 I'd also like to use this individual on
11 weekend duty so we don't have to pay overtime for
12 the weekend work. We would also have extra, get
13 the snow removal done quicker. And I'd also
14 assign this individual capital fund duties, so it
15 wasn't all charged to the operating budget. Such
16 as right now he's working with the contractor
17 doing the window installation, and any other
18 extra work that we have.

19 But, again, I'm going to try to work
20 that into the budget, but I'll keep you informed.
21 But if there's other items you want into the
22 budget, I'd sure like to have your inputs.
23 Because I know that the way this budget process
24 is, we end up presenting it and give it to you a
25 week before the Board meeting, and the way the

1 deadlines run it's really not fair to the
2 Commissioners, they don't have any real good
3 input into the budget.

4 COMMISSIONER CHOFFO: What's this
5 person's name?

6 COMMISSIONER KINSELLA: So somebody is
7 doing it right now?

8 DIRECTOR ROGERS: There's somebody
9 that's been working because we charge it to the
10 Capital Fund Program, part-time because we needed
11 the extra help. Because of the window
12 installation we needed somebody in the apartments
13 all the time, and we had two or three window
14 crews, so we were really -- what's Andrew's last
15 name?

16 MS. GILMORE: Brennan.

17 DIRECTOR ROGERS: Yes, Brennan. And he
18 lives here. He also helps out our Section 3
19 labor requirements with HUD. They want us to
20 hire people that live in housing, and we have to
21 turn that in -- is it an annual report or
22 semi-annual?

23 MS. GILMORE: It's an annual plan at
24 the end of every year.

25 DIRECTOR ROGERS: Yes.

1 COMMISSIONER MUSTILLI: Was Don also?

2 MS. GILMORE: No, he was just an
3 on-site guy. We don't have that any longer.

4 DIRECTOR ROGERS: And, again, that's
5 going to be up to the discretion of the Board.
6 I'm just suggesting it.

7 THE CHAIRMAN: So this will be
8 presented to us in the next meeting?

9 DIRECTOR ROGERS: Yes.

10 THE CHAIRMAN: Does anybody else have
11 anything?

12 DIRECTOR ROGERS: And it may not be
13 presented, we may not have the money in the
14 budget to do it. You know, I've got to put a lot
15 of figures together.

16 COMMISSIONER ALMEIDA: How much money
17 are we talking about, more or less?

18 DIRECTOR ROGERS: For this individual?
19 It's probably roughly \$35,000 a year plus
20 benefits. A lot of that will be charged to the
21 capital fund, not the operating budget.

22 COMMISSIONER KINSELLA: Is that for
23 four hours a day, or no?

24 DIRECTOR ROGERS: No, that would be
25 full-time. 35,000 would be -- what we would do

1 is we'd have him work four hours in security on
2 weekend duty, which would eliminate overtime.
3 And right now we're paying a person one hour
4 overtime every day to come in in the summertime
5 and secure the basketball court. I'll have
6 better figures, but there's a good chance by
7 hiring him we'll save money.

8 COMMISSIONER CHOFFO: I'd like to see
9 the figures first.

10 DIRECTOR ROGERS: Okay.

11 COMMISSIONER KINSELLA: And I just was
12 curious. I know we had a problem years ago.
13 Like who would be supervising on the weekends
14 making sure that somebody -- who is in charge?

15 DIRECTOR ROGERS: Well, right now we
16 have people working weekends.

17 COMMISSIONER KINSELLA: No, but for
18 this specific -- we had security years ago that
19 wasn't here.

20 DIRECTOR ROGERS: Oh, no, no. We
21 would --

22 COMMISSIONER KINSELLA: We were paying
23 people that weren't actually here.

24 DIRECTOR ROGERS: No, I agree.

25 COMMISSIONER PETTIGREW: There's a wand

1 system that you can get. It's a piece of
2 equipment that you can put on the building.

3 COMMISSIONER CHOFFO: I don't think
4 that's what Commissioner Kinsella is talking
5 about.

6 COMMISSIONER PETTIGREW: I think she
7 is. You hit it on the hour every hour. Not the
8 princess wand, it's not the one get in Harry
9 Potter.

10 COMMISSIONER KINSELLA: Okay. That
11 sounds like a reasonable idea.

12 DIRECTOR ROGERS: Okay.

13 THE CHAIRMAN: Anything else? I need a
14 motion to adjourn.

15 COMMISSIONER ALMEIDA: Motion.

16 COMMISSIONER KINSELLA: Second.

17 MS. GILMORE: Commissioner --

18 COMMISSIONER CHOFFO: I'm sorry, before
19 we adjourn, I have one question. I'm sorry. I
20 don't mean to backtrack.

21 Adoption of the meeting schedule, I'm
22 okay with it, but November 16th is actually the
23 third Wednesday of November.

24 MS. GILMORE: I don't have my calendar
25 so let me go get it.

1 Sorry, it should be November 9th.

2 DIRECTOR ROGERS: Thank you for
3 catching that.

4 COMMISSIONER CHOFFO: I think that's
5 the League.

6 MS. GILMORE: The League of
7 Municipalities is usually around the 16th and
8 17th, yeah.

9 COMMISSIONER CONFESSORE: When is
10 Election Day?

11 MS. GILMORE: The first Tuesday -- is
12 it November 1st? The first Tuesday of the
13 month is November 1st.

14 COMMISSIONER CONFESSORE: So teachers'
15 convention will be that week.

16 COMMISSIONER CHOFFO: When, the 9th?

17 COMMISSIONER KINSELLA: It will be like
18 the 4th and 5th.

19 MS. GILMORE: So it's usually the
20 Thursday and Friday after Election Day. So that
21 would be the 4th and 5th.

22 COMMISSIONER PETTIGREW: Can we change
23 the January 13th? I have a conflict.

24 THE CHAIRMAN: So you want to change
25 that one date for the meeting?

1 COMMISSIONER PETTIGREW: Yes.

2 COMMISSIONER ALMEIDA: I won't be here
3 either.

4 COMMISSIONER PETTIGREW: See, she won't
5 be here either.

6 DIRECTOR ROGERS: That's okay. Why
7 don't we just -- if we don't have a quorum, we
8 won't have a meeting. I'll just keep it in the
9 schedule.

10 THE CHAIRMAN: And if we have something
11 important we can do it --

12 MS. GILMORE: We have to have a meeting
13 in January, that's the budget. We have to have a
14 meeting. Do you want to do the third Wednesday?

15 DIRECTOR ROGERS: Would it be okay with
16 the Board if we did the third Wednesday in
17 January, the 20th instead?

18 COMMISSIONER PETTIGREW: The 20th is
19 fine with me.

20 COMMISSIONER ALMEIDA: Yes.

21 THE CHAIRMAN: That's fine with me.

22 DIRECTOR ROGERS: Mr. Manfredi, is that
23 okay with you?

24 MR. MANFREDI: Yes.

25 COMMISSIONER CHOFFO: I may have a

1 conflict, a Planning Board meeting. So we'll
2 see. Don't base it on me, I'll figure out
3 something.

4 THE CHAIRMAN: Maureen, the question
5 was the Housing Authority, the state convention,
6 are they having that in Atlantic City, or are
7 they going back to Atlantic City.

8 MS. GILMORE: Housing Authority? Well
9 New Jersey NAHRO has two, one in September, one
10 in November, but we don't go to them.

11 DIRECTOR ROGERS: Yeah, but the
12 governor's conference is at the end of the week,
13 the NAHRO conference.

14 MS. GILMORE: That's in November;
15 right?

16 MR. MANFREDI: Yes.

17 THE CHAIRMAN: We don't go there.

18 MS. GILMORE: But you can still go. We
19 can put that on our thing to travel to go in
20 November to the New Jersey NAHRO.

21 DIRECTOR ROGERS: But you can also go
22 to the governor's conference without going to the
23 NAHRO.

24 THE CHAIRMAN: What is that, League of
25 Municipalities?

1 DIRECTOR ROGERS: Yes.

2 THE CHAIRMAN: I didn't know that.

3 DIRECTOR ROGERS: I'm sorry, League of
4 Municipalities is the first part of the week and
5 the governor's conference the last part of the
6 week.

7 MR. MANFREDI: Yes, do the whole thing.

8 DIRECTOR ROGERS: You definitely, this
9 Board can go to the League of Municipalities
10 conference.

11 THE CHAIRMAN: That's good. I wanted
12 to go this year but I had some other stuff going
13 on.

14 COMMISSIONER PETTIGREW: You should
15 have talked to me, I could have told you. I
16 inquired about it, they said I could go.

17 MS. GILMORE: So we're going to change
18 the January meeting to January 20th. And
19 November we have to do the 9th.

20 COMMISSIONER MUSTILLI: Freddie had
21 something to say.

22 COMMISSIONER PETTIGREW: Fred, try to
23 stay focused.

24 COMMISSIONER CONFESSORE: I had like a
25 situation, and I think we talked about this

1 before. But someone asked me, someone asked me
2 to have an elderly, and maybe more, like a
3 90-year-old woman who has trouble walking, very
4 shaky; lives, I guess, inside one of the ground
5 floor buildings. They can't get in to drop off,
6 you know, the mom inside the gate because of the
7 (indicating). And I don't recall, you know, I
8 thought that we had spoken about that, or is
9 there any way for them to access so they can pull
10 in and drop the elderly people off? Is there
11 anywhere that they can do that, so let's say they
12 live in any building on the ground floor? I'm
13 not really sure, but right now they have to get
14 out on Schuyler Avenue and try to walk. She's
15 not in a wheelchair, so I don't know if there's
16 any provisions that we can make. And there's
17 probably more than just one person that lives in
18 here. They asked me if I could do anything.

19 MS. GILMORE: I mean, during work hours
20 our guys will be here to open it, but after
21 hours...

22 COMMISSIONER CONFESSORE: The guys will
23 open it during work hours?

24 THE CHAIRMAN: Yes. But at night and
25 on the weekends you have to give everyone a

1 thing.

2 MS. GILMORE: A clicker.

3 THE CHAIRMAN: And it's defeating the
4 purpose.

5 DIRECTOR ROGERS: I will say we have a
6 lot less problems because the residents are not
7 parking in here, a lot less. We don't have
8 people fighting over parking spots.

9 COMMISSIONER CONFESSORE: I mean, I
10 guess it wouldn't be a -- I guess is there any
11 way, I'll try to explain it. It's like a garage
12 opener key, it's not like something where the
13 tenant can keep the card and just let themselves
14 in and not park a car.

15 DIRECTOR ROGERS: We're working on a
16 possibility that there could be a speaker out
17 there, and they could speak in and get the gate
18 opened temporarily to access.

19 COMMISSIONER CONFESSORE: I guess, you
20 know, it's probably on the weekends when the
21 children are taking the mom shopping or going out
22 with them for the day, that's the problem. Or at
23 night when they get home from work, they go and
24 drop her off, so we're already probably gone from
25 here.

1 THE CHAIRMAN: I'm not saying it's not
2 a good idea, but you're going have people say, I
3 want to take my groceries in, how come I can't
4 use it?

5 COMMISSIONER ALMEIDA: And that's how
6 it's going to start.

7 THE CHAIRMAN: And then, Well, I have
8 two little kids, how come I have to walk?

9 COMMISSIONER PETTIGREW: You open up
10 Pandora's box.

11 THE CHAIRMAN: Gene, you have something
12 to say?

13 MR. GILMORE: We do have a tenant that
14 we worked with, I don't want to mention any
15 names. The only people that benefit from that
16 would be people in 2 Building. Everybody else
17 would still have, unless they drive into the
18 circle, which is the play area, the only
19 individuals that that key helps is the people in
20 2 Building.

21 COMMISSIONER CONFESSORE: Right.

22 MR. GILMORE: If they would go to 4
23 it's actually shorter to come from the street and
24 get to the -- because 4 is on the, the entrance
25 is on the other side of the parking lot. So it's

1 actually shorter to drop somebody off at the curb
2 for 4. And 8 is even farther away from the
3 parking lot. The only thing, like when you come
4 in, go out, when you look, all the entrances to 2
5 Building are there. If they were to go to 1
6 they'd have to walk all the way around 2 to get
7 to 1. So it's only the people inconvenienced --
8 and we've been working with them during work
9 hours -- that when they have a schedule, all they
10 do is call us up on phone and say, Can I drop my
11 mother off, and we have somebody come and open up
12 the gate. It's not like we keep everybody out.

13 But the benefit for those people to the
14 benefit of the Housing Authority, I mean, for the
15 rest of the complex, I don't think there is one.

16 COMMISSIONER CONFESSORE: All the
17 buildings have ground floor apartments?

18 THE CHAIRMAN: No.

19 COMMISSIONER CONFESSORE: No, right?
20 They all have ground floor entrance?

21 THE CHAIRMAN: Yeah, but it's five
22 steps, Freddie. It's not like level to the
23 ground. You got to go in the hallway and go up
24 five steps. It's not ground level.

25 MR. GILMORE: The only ones that have

1 one step to get into your apartment are three
2 bedrooms. So you're not, unless there's seniors
3 living with someone, they're not going to have a
4 one-step. It's all five steps to get to the
5 first floor. There's not accounting the small
6 step to get into the hallway.

7 THE CHAIRMAN: All right.

8 COMMISSIONER CONFESSORE: Okay. That's
9 good to know.

10 COMMISSIONER CHOFFO: That's also why
11 you're the logistics coordinator.

12 I have one last thing, I'm sorry. If
13 we're moving the January 13th meeting to the
14 20th, I'm okay, but is there any way we just
15 can make it earlier, or is that a problem?

16 MS. GILMORE: No, we'll just put it in.

17 COMMISSIONER CHOFFO: Because I can
18 come if we're earlier.

19 THE CHAIRMAN: That's fine with me.
20 How much earlier?

21 MS. GILMORE: 5 o'clock.

22 DIRECTOR ROGERS: That would be great
23 for us, too, because we can get your input and
24 get other input on the budget.

25 MS. GILMORE: Then we'll have the

1 caucus at 4:30.

2 COMMISSIONER CONFESSORE: Thank you.

3 COMMISSIONER PETTIGREW: Motion to
4 adjourn.

5 THE CHAIRMAN: I had a motion and a
6 second.

7 MS. GILMORE: Commissioner Almeida.

8 COMMISSIONER ALMEIDA: Aye.

9 MS. GILMORE: Commissioner Choffo.

10 COMMISSIONER CHOFFO: Aye.

11 MS. GILMORE: Commissioner Confessore.

12 COMMISSIONER CONFESSORE: Aye.

13 MS. GILMORE: Commissioner Kinsella.

14 COMMISSIONER KINSELLA: Aye.

15 MS. GILMORE: Commissioner Mustilli.

16 COMMISSIONER MUSTILLI: Aye.

17 MS. GILMORE: Commissioner Pettigrew.

18 COMMISSIONER PETTIGREW: Aye.

19 MS. GILMORE: Commissioner Bennett.

20 THE CHAIRMAN: Aye.

21 (Whereupon the proceedings concluded at 6:40
22 p.m.)

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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. XIO1704, 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: December 22, 2015