

TOWN OF HARRISON
HOUSING AUTHORITY

ORIGINAL

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

O P E N S E S S I O N

6 p.m.

Wednesday, March 9, 2016

Harrison Gardens, Bldg. #1

788 Harrison Avenue

Harrison, New Jersey 07029

PRESENT:

LAURENCE BENNETT, CHAIRMAN

DANIEL CHOFFO, COMMISSIONER

BRUNILDA MUSTILLI, COMMISSIONER

ARTHUR PETTIGREW, COMMISSIONER

EXCUSED: IRENE ALMEIDA, COMMISSIONER

FREDERICK CONFESSORE, COMMISSIONER

DAWN KINSELLA, COMMISSIONER

ALSO PRESENT:

JOSEPH MANFREDI, ESQ. Board Attorney

ROY ROGERS, Executive Director (telephonic)

MAUREEN GILMORE, Authority Staff

DOREEN COUCH, Authority Staff

GENE GILMORE, Authority Staff

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

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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 agenda
4 of the meeting has been recorded.

5 Roll call of officers.

6 MS. GILMORE: Commissioner Almeida,
7 absent.

8 Commissioner Choffo.

9 COMMISSIONER CHOFFO: Here.

10 MS. GILMORE: Commissioner Confessore,
11 absent.

12 Commissioner Kinsella, absent.

13 Commissioner Mustilli.

14 COMMISSIONER MUSTILLI: Here.

15 MS. GILMORE: Commissioner Pettigrew.

16 COMMISSIONER PETTIGREW: Here.

17 MS. GILMORE: Commissioner Bennett.

18 THE CHAIRMAN: Here.

19 Please stand and salute the flag.

20 (Pledge of Allegiance.)

21 THE CHAIRMAN: I need a motion to
22 approve the minutes of the February 10th
23 meeting.

24 COMMISSIONER PETTIGREW: Motion.

25 COMMISSIONER CHOFFO: Second.

1 MS. GILMORE: Commissioner Choffo.

2 COMMISSIONER CHOFFO: 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 I need a motion to pay the water bills.

10 COMMISSIONER PETTIGREW: Motion.

11 COMMISSIONER MUSTILLI: Motion.

12 MS. GILMORE: Commissioner Choffo.

13 COMMISSIONER CHOFFO: 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: Hold on a minute. That
20 can't pass because I can't vote.

21 MR. MANFREDI: He's going to abstain.
22 You need four votes.

23 COMMISSIONER PETTIGREW: Then we have
24 to put it off until next month.

25 MR. MANFREDI: We can't.

1 MS. GILMORE: We can't.

2 MR. MANFREDI: Mr. Rogers has the power
3 to pay bills that are necessary in the ordinary
4 course of business. So given that the Chairman
5 has to recuse himself, Mr. Rogers can still pay
6 it since it's a necessary invoice.

7 THE CHAIRMAN: And we can bring it up
8 at the next meeting.

9 I need a motion to pay the other bills.

10 COMMISSIONER CHOFFO: I'll make a
11 motion.

12 COMMISSIONER PETTIGREW: Second.

13 MS. GILMORE: Commissioner Choffo.

14 COMMISSIONER CHOFFO: 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 Communications.

22 MS. GILMORE: Okay. We have, from our
23 insurance member residence scholarship program.
24 We sent it out to people who have children in
25 college and people that are graduating, and we

1 sent it to the local school, the guidance
2 department, and they're working on getting
3 children to apply for it.

4 THE CHAIRMAN: Now, when did we send
5 that out?

6 MS. GILMORE: When we got it in
7 February.

8 THE CHAIRMAN: Okay. Have we had any
9 responses?

10 MS. GILMORE: They have to supply it
11 online. We don't know it, no.

12 THE CHAIRMAN: Okay. So we won't know,
13 all right.

14 MS. GILMORE: Until they contact us for
15 verification that they live here.

16 THE CHAIRMAN: Executive Director's
17 report.

18 MS. GILMORE: No, we have another
19 correspondence. From LAN, this is in regards the
20 our proposal for additional services.

21 DIRECTOR ROGERS: I wanted to discuss
22 that in my Executive Director's report.

23 MS. GILMORE: Oh, you wanted to talk
24 about that at this?

25 DIRECTOR ROGERS: Yes.

1 MS. GILMORE: Oh, okay. Then we won't
2 read it.

3 DIRECTOR ROGERS: I thought we had some
4 other communication from a resident.

5 MS. GILMORE: Yes, I do.

6 "To whom it may concern: I am a tenant
7 over at Kingsland Court and I am concerned about
8 the basketball courts. We are having outside
9 adults playing ball, they don't live here, they
10 come in carloads to play ball and chase the
11 children away." Just from a friendly tenant in
12 Kingsland Court.

13 THE CHAIRMAN: That's from the
14 Kingsland Courts?

15 MS. GILMORE: Yeah.

16 THE CHAIRMAN: So, I mean, what's our
17 option? Do we lock them back up again and our
18 kids can't play either?

19 DIRECTOR ROGERS: Well, this complaint
20 came in, I think, yesterday was it?

21 MS. GILMORE: No, today.

22 DIRECTOR ROGERS: Today, but last night
23 was the first night that we didn't have the lids
24 on, so I don't think this is related to that.

25 COMMISSIONER CHOFFO: Did have the lids

1 or didn't?

2 MS. GILMORE: They did have the lids
3 off last night. The lids were taken off
4 yesterday.

5 DIRECTOR ROGERS: But I don't think
6 word can get around that fast that, hey, we can
7 go play basketball.

8 THE CHAIRMAN: I was just outside, Roy,
9 and there's a kid out there, he says his
10 grandmother lives here and he had his friends
11 playing basketball. It's not supposed to be for
12 anybody outside of the Gardens. Am I right or am
13 I wrong? Aren't they supposed to be a tenant?

14 MS. GILMORE: That's right, yes.

15 MR. MANFREDI: Yes, the Board passed a
16 resolution.

17 DIRECTOR ROGERS: We have signs posted
18 to that effect.

19 MS. GILMORE: Yes, the signs are all
20 posted.

21 THE CHAIRMAN: I don't know how we're
22 going to enforce it.

23 COMMISSIONER PETTIGREW: Take them
24 down. Take the basketball poles down, that's the
25 only solution. Because you're going to have this

1 same stuff this year and the next near and the
2 year after. You've had it in the years past,
3 you've always had complaints. Put a volleyball
4 court up.

5 DIRECTOR ROGERS: Why don't we put the
6 lids on permanently in the wintertime and then in
7 the summertime -- because I think a lot of our
8 kids use them also. And in the summertime keep
9 the lids off until 7 o'clock or 8 o'clock.

10 COMMISSIONER CHOFFO: Can I just say
11 something? I think last year when we discussed
12 this, basically the problem, whether it was here
13 or the Courts, whether it was the Gardens or the
14 Kingsland Court, I think it was more so that kids
15 were coming, or, you know, out-of-towners, I
16 should say, not necessarily kids, young adults
17 were coming later on, not so much during the day
18 and harassing the tenants here; am I wrong?

19 DIRECTOR ROGERS: No, I think you're
20 correct.

21 COMMISSIONER CHOFFO: And from there,
22 you know, I understand what Commissioner
23 Pettigrew is saying. You want to at least have
24 our tenants here having some amenities. I mean,
25 maybe down the road eventually we might have to

1 consider that if we're going to have to keep
2 dealing with this issue, in terms of removing
3 them. But I don't know if we necessarily have to
4 do that right away.

5 If this letter just came in today or
6 yesterday, that's ironic, because a friend of
7 mine texted me saying there was something on
8 Facebook. Now, social media is not the
9 end-all-know-all, but to see this letter and us
10 talk about it now is ironic, I was going to bring
11 it up. But that's what I was wondering about the
12 lids. I know we made that agreement.

13 So when we did the lids last year, just
14 refresh my memory, and Gene can probably answer
15 this. Did we do the lids at both locations?

16 MR. GILMORE: Yes.

17 COMMISSIONER CHOFFO: All right. And
18 what were the hours that we did it, and times?

19 MR. GILMORE: It depended on -- I think
20 it was 8 o'clock.

21 DIRECTOR ROGERS: Yes.

22 MR. GILMORE: And as it got darker we
23 closed them earlier.

24 COMMISSIONER CHOFFO: That's what I was
25 going to say. As an alternative, maybe before we

1 go to Commissioner Pettigrew's consideration is
2 maybe we should start, if it's, if we could
3 gauge -- I mean, we're not here every day, the
4 Commissioners. If we could gauge the kids, our
5 tenants that are playing. I mean, if they're not
6 playing by 6 o'clock or 6:30 -- and is it a
7 daytime thing? You know, first of all, anonymous
8 letters are, you know, you can't always take what
9 they're there for if someone doesn't want to sign
10 their name.

11 But I think before we make a knee-jerk
12 reaction I'd like to know a little more details.
13 Like if the maintenance guys are around we can
14 gauge it. We can find is it during the day when
15 our kids are at school and there's out-of-towners
16 coming in that are older and out of school; is it
17 late afternoon? We have to kind of almost set up
18 a consensus to find out where the problem is
19 starting before we start making those decisions.
20 Because I don't want our students and kids to be
21 neglected. I never played basketball, I'm
22 vertically challenged, so I played when I was
23 younger pole soccer.

24 So my point being is I don't want to do
25 those things, let's try to work it out. And,

1 like I said, based on an anonymous letter from a
2 tenant and the fact that, you know, I got a text
3 from a friend of mine that doesn't even live in
4 the area, he doesn't even live in town anymore,
5 he grew up somewhere else. And he said, Oh, I
6 saw something on Facebook.

7 THE CHAIRMAN: Well, what happened was
8 is one of the Harrison residents called me and
9 said, How come my kid can't play basketball in
10 the Gardens, they got the lids on it? And I
11 explained to her, It's not for all the kids in
12 Harrison, it's for the people that live in the
13 Gardens. Because we had people bringing in their
14 friends and everything, and then the kids in the
15 Gardens couldn't play. Well, it's a safe place.
16 Well, what do you want me to tell you? I said,
17 We keep the lids on so that the people outside of
18 town don't play. And they went to the Mayor and
19 they called down here, and I told the Mayor, I
20 said, Look, we've had this problem before. So he
21 goes, Well, let's try it again.

22 And I agree with Danny, let's try it
23 until 8 o'clock. What do we have to do, we have
24 to pay overtime for that?

25 DIRECTOR ROGERS: Yes.

1 COMMISSIONER CHOFFO: Is it other kids
2 from town or is it out-of-towners?

3 THE CHAIRMAN: It's out-of-towners.

4 COMMISSIONER MUSTILLI: Dan, it's both
5 ways.

6 DIRECTOR ROGERS: I think it's from
7 across the river.

8 MS. GILMORE: It depends on, the
9 majority of the time there's one tenant with a
10 group of them.

11 COMMISSIONER PETTIGREW: So one tenant
12 plays basketball and the other nine are from out
13 of town?

14 MR. GILMORE: Right. My concern is
15 that when we send our guys down at 8 o'clock and
16 there's six guys, seven guys playing
17 basketball --

18 DIRECTOR ROGERS: Call the cops.

19 MS. GILMORE: It doesn't work.

20 COMMISSIONER CHOFFO: When you say
21 "guys," you're talking about children under 18
22 from Harrison?

23 COMMISSIONER MUSTILLI: No, no.

24 COMMISSIONER CHOFFO: Let me finish
25 what I'm asking.

1 MR. GILMORE: It's a combination.

2 COMMISSIONER CHOFFO: All right.

3 Here's what I want to know, and I think we need
4 to clarify this before we start making rational
5 or irrational decisions.

6 Is it people that are over 18 that
7 either live in town or don't live in town, that's
8 question one. Question two is, is it kids that
9 live in town that are friends with kids that live
10 in the Housing Authority and they're underage and
11 they're friends of theirs from town or out of
12 town?

13 Because we need to really rectify this
14 now before we start making these decisions. And
15 then we can address -- if I'm wrong,
16 Mr. Manfredi, correct me. If it's a policy
17 issue, we can come up with something that, all
18 right, if you live here as a tenant and you're a
19 15-year-old kid, then you can basically invite
20 one or two friends to play basketball if they're
21 from town or out of town. I don't know, we have
22 to come up with something. Because we can't just
23 go solve these problems without having something
24 in our policies and procedures.

25 You know, I grew up in the Kingsland

1 Courts. All I'm saying is that a friend that
2 lived across the street years ago, he would come
3 over and play with us. So that's like saying,
4 all right, the kid lives on William Street but
5 all his friends grew up across the street, the
6 seven of us, so now he would be banned from
7 coming over to play basketball? That's unfair,
8 you don't do that to kids.

9 Now, if it's an out-of-towner issue, or
10 if it's a cousin that comes from out of state, we
11 should have something that says that kid
12 shouldn't be denied and he's going to sit there
13 on the side and not play. That's all I'm saying.
14 That's what I'm trying to get to.

15 COMMISSIONER MUSTILLI: But a lot of
16 them, Danny -- I've been out there. The cars
17 come in, they're not from town.

18 THE CHAIRMAN: Where do the cars come
19 in from?

20 COMMISSIONER MUSTILLI: They come in
21 and park on Hamilton. And they're like two cars
22 full with the little coolers and everything
23 coming in. And like I know most of the kids, you
24 know, I see the kids that come into school.

25 DIRECTOR ROGERS: If you see that and

1 you call the cops, the cops don't come?

2 COMMISSIONER MUSTILLI: Sometimes they
3 do, sometimes they don't. It depends.

4 COMMISSIONER CHOFFO: I just walked in
5 and noticeably, I just parked on Harrison Avenue,
6 and the first sign I saw walking by this building
7 says Private Property, No Trespassing. So if
8 someone is in my yard and they don't belong
9 there, I'm calling the cops. It's common sense.

10 COMMISSIONER MUSTILLI: But it's both
11 ways.

12 COMMISSIONER CHOFFO: Yeah, but if
13 there's cars pulling up from out of town and they
14 don't live here, it's private property. The cops
15 should be called, and that's how it should be
16 dealt with. We're not going to take the
17 basketball courts down and keep lidding them and
18 covering them for these kids.

19 THE CHAIRMAN: Over the years I've
20 heard, Oh, so-and-so is dealing drugs. And guess
21 what, nobody called the cops on them, so what do
22 you want us to do? When they're doing something,
23 you have to call the cops.

24 Now, I will sit with the chief and with
25 Dave Doyle tomorrow, and I'll try and straighten

1 this out. If they get called, they should come
2 down. This is part of Harrison just like the
3 rest of the place. And if there's a problem down
4 there, they should come down.

5 COMMISSIONER PETTIGREW: Well, there's
6 another way to go about it. Hire an off-duty
7 police officer for two weeks. Each day he comes
8 down, he comes down at 6 o'clock at night, stays
9 until 10 o'clock and just monitors. And then
10 words gets out that they're throwing you out if
11 you're not from town. And that's what the cop
12 has to be told, is that if they're not a resident
13 of the Kingsland or the Gardens, or if they're
14 not a resident of the Town of Harrison, they got
15 to leave.

16 MS. GILMORE: But how do you prove it?

17 COMMISSIONER PETTIGREW: They have to
18 show ID.

19 MS. GILMORE: I don't know. Do the
20 kids have ID?

21 THE CHAIRMAN: High school has ID.

22 COMMISSIONER CHOFFO: All the kids have
23 ID.

24 THE CHAIRMAN: If they don't show it
25 they got to go.

1 COMMISSIONER MUSTILLI: Yeah, all the
2 kids in school have ID. Even the little ones.

3 COMMISSIONER PETTIGREW: Have a police
4 presence there for two weeks, if we have it in
5 our budget, we should look to do that, that's how
6 you deter people. The word gets out that they
7 have somebody here, they have somebody at the
8 courts, and don't come here no more.

9 THE CHAIRMAN: My surprise is that we
10 just took them off yesterday. They've been on
11 there what, all winter? Now, how did they know
12 that we took them off yesterday? Somebody had to
13 call them, because there's no way that they just
14 showed up and knew that the things were off the
15 basketball rim. So somebody had to call them.

16 MS. GILMORE: But also the woman said
17 this was, I mean, last night, but they've been
18 having problems all the time because it's not
19 just basketball, they play soccer in there and
20 they don't live there. I said, well, you have to
21 call the cops.

22 THE CHAIRMAN: Well, then it should
23 have been brought to our attention.

24 MS. GILMORE: Yeah, that's what I don't
25 understand.

1 MR. MANFREDI: Mr. Chairman, do you
2 think it would help if the Board did make a
3 decision -- because it is private property, it's
4 not a public park. You can restrict it to
5 residents, or as you said, Commissioner Choffo,
6 friends of residents. If we embody that maybe in
7 a resolution, we can take it to the chief and
8 say, Look, this is our policy here at Harrison
9 Housing Authority, we need your assistance to
10 enforce it. Because they can stop and ask for
11 ID.

12 COMMISSIONER CHOFFO: And town
13 residents too, though?

14 MR. MANFREDI: Yeah. Again, it's up to
15 the Board.

16 MR. GILMORE: Can I just comment?

17 THE CHAIRMAN: Go ahead.

18 MR. GILMORE: When we do call, the
19 officers, not all of them, some of the officers
20 that are responding are saying this is government
21 property and we can't stop them from playing.

22 MR. MANFREDI: I think that's a good
23 point. It happens with public housing
24 authorities. But I think that's where we need to
25 meet with the chief wherever he designates, and I

1 can show them legally that, no, it's actually not
2 public property. It is private property owned by
3 the Harrison Housing Authority. A person who's
4 from out of town does not have a right to come
5 here unless you let them come. So you have the
6 right to establish who can use it and when they
7 can use it.

8 And if the department needs that
9 resolution to help them along, we can do it. And
10 I'd be glad to go with the chairperson or anybody
11 and meet with the chief and show them whatever
12 law we need to show them.

13 THE CHAIRMAN: Then let's make the
14 resolution and then we'll make the appointment
15 with the chief. Yes, Joanie.

16 MS. MICHAELSON: I would like to
17 suggest that we have this discussion that the age
18 limit be no older than 15.

19 THE CHAIRMAN: Yeah, but you can't do
20 that for people that live here.

21 MS. MICHAELSON: What, 18?

22 THE CHAIRMAN: Yeah, if you live
23 here -- no, what's to stop somebody that lives
24 here -- I think the guy that was out there
25 before, isn't he the father of one of the kids,

1 Gene?

2 MR. GILMORE: Yeah, the one side. The
3 other side was not.

4 MS. MICHAELSON: Danny said when he was
5 growing up the kids would play. They weren't 18,
6 but never mind.

7 COMMISSIONER CHOFFO: Yeah, you can't
8 limit it by age.

9 THE CHAIRMAN: Go ahead, you have
10 something else, Eugene?

11 MR. GILMORE: The ages differ between
12 daytime and nighttime. The way the signs are
13 stating right now is that you have to be a tenant
14 here. You can't be someone's grandson, you can't
15 be da, da, da, down the line.

16 And some of the, I also saw the remark
17 on Facebook, okay, again, from someone that is
18 not in the area. They don't know what the makeup
19 of the Housing Authority is anymore.

20 Personally, I don't think we have
21 enough kids that play basketball here that will
22 make up a team, okay. And we've been dealing
23 with -- until it started getting darker that's
24 when we just left them off. It wasn't basketball
25 season, nobody was asking for them to be open.

1 Just to go through the motions seemed like it was
2 a waste of time. Now that it's getting nicer out
3 again, they're looking to be able to play.

4 Now, the clock is going to change this
5 weekend. Is it an option to leave them open
6 until like, like we used to leave the showers
7 open when we used to, the maintenance used to
8 close them up when we left.

9 COMMISSIONER CHOFFO: Either way, we're
10 not going to resolve it tonight. Let's set up a
11 separate meeting with whatever committee is
12 involved in the decision-making for policies and
13 procedures, and then we'll bring it back to the
14 Board next month. That's my suggestion, Mr.
15 Chairman. I don't mean to cut you off, I'm
16 sorry.

17 THE CHAIRMAN: No, go ahead.

18 COMMISSIONER CHOFFO: We can sit here
19 all night and talk about this for another 40
20 minutes.

21 MR. GILMORE: I'm just looking for
22 direction right now.

23 COMMISSIONER CHOFFO: No, I know.
24 We're going to have a meeting.

25 MR. MANFREDI: Building and grounds

1 committee?

2 THE CHAIRMAN: Right now, what I would
3 do now, 8 o'clock shut them down until we have
4 our meeting.

5 COMMISSIONER CHOFFO: It's dark at
6 8 o'clock. If there's people coming --

7 MR. GILMORE: It's dark now.

8 COMMISSIONER CHOFFO: I don't know the
9 ultimate answer.

10 MR. GILMORE: I'm not trying to tell
11 you what to do, I'm just looking for direction.

12 THE CHAIRMAN: I would lock them at
13 8 o'clock.

14 MR. GILMORE: Even though it's dark
15 out?

16 THE CHAIRMAN: Well, but Monday they're
17 going to switch, or Sunday the clocks go back;
18 right? Or whatever.

19 MR. GILMORE: But please get to the
20 police department, because my guys -- if there's
21 five guys out there at night they kind of give us
22 a hard time. Like especially if -- I don't know
23 no how to say this, if they're a different color,
24 we're locking it because they're there. No
25 matter what we say, it still comes back to, you

1 know, you're only doing this because we may be
2 black or yellow or whatever.

3 MR. MANFREDI: For the record, too,
4 it's a uniform policy. If somebody makes that
5 accusation, we treat everybody fairly and
6 equally, Gene.

7 MR. GILMORE: Right, but that doesn't
8 handle the problem. And if we call the cops
9 sometimes we're left here for an hour just to
10 wait.

11 THE CHAIRMAN: Well, if there's an
12 emergency in town, you can't expect the cops to
13 come down right away.

14 MR. GILMORE: I understand that
15 100 percent.

16 COMMISSIONER CHOFFO: Mr. Chairman, one
17 other recommendation, and I'll run this by
18 Mr. Manfredi also. There should be something
19 that informs our staff, the staff here, and even
20 the residents that this is private property.
21 It's not public property like a public park.

22 I think Mr. Manfredi had a good point
23 on that. I mean, there's signs on the building
24 that say, Private Property, No Trespassing.

25 So we have to verify and come up with

1 what works for the residents. If they have a
2 friend that visits, not nine friends, and it
3 becomes that. And other residents from town, I
4 don't think they should be excluded. But, you
5 know what, let's have a meeting on it.

6 And as Chairman Bennett said, he'll
7 meet with them tomorrow. But just remind your
8 staff that it is private property, so if someone
9 says to them it's public property, you know...

10 THE CHAIRMAN: And we can even send a
11 letter to the tenants, if they see outside people
12 there, pick up the phone.

13 MS. GILMORE: Well, they do. They call
14 when people are on the playground that don't live
15 here, yes, they call us, and the guys go out and
16 chase them. You know, other people bring their
17 kids when we tell them to get out.

18 COMMISSIONER MUSTILLI: Other people
19 call the police too.

20 THE CHAIRMAN: All right.

21 COMMISSIONER PETTIGREW: What's next,
22 Roy?

23 MS. GILMORE: The Director's report.

24 THE CHAIRMAN: Roy, you got anything
25 else?

1 DIRECTOR ROGERS: Yes, I do. Two quick
2 things. I'd like to go into closed session. I
3 have someone interested in renting some of our
4 property, but I don't want to discuss it in open
5 session, and it shouldn't take that long.

6 MR. GILMORE: Also, our A&E firm has a
7 change order in for approximately \$14,000. And
8 I've approved it, Gene knows all the details, but
9 what it really comes down to is they're doing
10 several projects which come to about
11 \$1.3 million. So their A&E fees are about 6
12 percent, and HUD allows 9 to 15 percent.

13 And just real quick the scope of work.
14 We're replacing a lot of our cast-iron piping
15 because of pitch problems over the years, they're
16 not draining properly. We also are video scoping
17 our sewer lines to make sure that there's no
18 roots or anything in there clogging them up and
19 see how good it's draining. We've got a lot of
20 drain lines to replace. We've got some yard and
21 stairwell grates to replace. I'm sure the
22 Commissioners have seen when they come in here
23 and there's water laying on the concrete because
24 the, they're not draining.

25 Over at Kingsland Courts we're

1 replacing all the bathroom vents and we're
2 replacing and/or installing new cameras,
3 approximately 100, which will definitely help us
4 correct the problem with people living in
5 apartments that aren't on the lease. We're
6 repaving at the Court and Gardens, and we're
7 replacing all the toilets, 268, several common
8 bathroom toilets with water conservation toilets.

9 So they're doing a lot of work. The
10 total amount of work, again, is 1.3 million. And
11 we have at our access right now 1,464,000. I
12 personally think the 1.3 million, once we go out
13 for bids and because of complications will
14 probably come down closer to 1.1 million.

15 THE CHAIRMAN: Now, where does that
16 money come from?

17 DIRECTOR ROGERS: That comes from the
18 Capital Fund Program from HUD. I might add, this
19 year we got more money than we did last year, we
20 got 23,000 more.

21 And the reason is, we get more money
22 than the average housing authority because
23 Harrison is considered a high performer. High
24 performers get more money and have to turn in
25 less reports. So when we get to the resolution

1 all I'm saying is -- and if anyone has any
2 questions I'll try to answer them -- but I'd like
3 to, I'm recommending that we go ahead with this
4 change order so that we can get this work
5 completed.

6 THE CHAIRMAN: Does anybody have
7 anything to say?

8 DIRECTOR ROGERS: That's all I have.

9 COMMISSIONER CHOFFO: I guess part of
10 it broke up. We're doing a change order?

11 MR. MANFREDI: It's a change order for
12 the A&E.

13 COMMISSIONER CHOFFO: How much is it?

14 MR. MANFREDI: \$14,200.

15 DIRECTOR ROGERS: The original contract
16 with the A&E was approximately 50,000. We're
17 changing it to approximately 64,000. And the
18 main reason is because a lot of this was
19 underground stuff and when they put in their
20 original bid we couldn't really determine the
21 scope of work as far as how many drains, how many
22 lines were going to be replaced, et cetera.

23 MR. MANFREDI: If it, just so the Board
24 knows, under the Public Contracts Laws, as you
25 know, if it's unforeseen work at the time the

1 original RFP was issued, then the subject matter
2 is the proper subject of a change order. That's
3 how any increase for work that was unforeseen at
4 the time the contract was issued is categorized
5 and handled.

6 COMMISSIONER CHOFFO: Does this have
7 anything -- I have a question.

8 THE CHAIRMAN: Sure.

9 COMMISSIONER CHOFFO: Does this have
10 anything to do with the problems we've had on
11 Hamilton Street with Passaic Valley and all of
12 that?

13 DIRECTOR ROGERS: I don't think so.
14 What do you think, Gene?

15 MR. GILMORE: No, it's all our
16 property.

17 THE CHAIRMAN: All right. I need a
18 motion.

19 COMMISSIONER MUSTILLI: Motion.

20 COMMISSIONER PETTIGREW: Second.

21 MS. GILMORE: Commissioner Choffo.

22 COMMISSIONER CHOFFO: Aye.

23 MS. GILMORE: Commissioner Mustilli.

24 COMMISSIONER MUSTILLI: Aye.

25 MS. GILMORE: Commissioner Pettigrew.

1 COMMISSIONER PETTIGREW: Aye.

2 MS. GILMORE: Commissioner Bennett.

3 THE CHAIRMAN: Aye.

4 DIRECTOR ROGERS: Thanks,
5 Commissioners.

6 THE CHAIRMAN: We're going to go into
7 closed session?

8 DIRECTOR ROGERS: Yes, whenever it's
9 convenient.

10 THE CHAIRMAN: All right. Should we do
11 the maintenance report first?

12 DIRECTOR ROGERS: Yes.

13 THE CHAIRMAN: All right. I need a
14 motion to accept the maintenance report.

15 COMMISSIONER PETTIGREW: Motion.

16 COMMISSIONER MUSTILLI: Second.

17 MS. GILMORE: Commissioner Choffo.

18 COMMISSIONER CHOFFO: Aye.

19 MS. GILMORE: Commissioner Mustilli.

20 COMMISSIONER MUSTILLI: Aye.

21 MS. GILMORE: Commissioner Pettigrew.

22 COMMISSIONER PETTIGREW: Aye.

23 MS. GILMORE: Commissioner Bennett.

24 THE CHAIRMAN: Aye.

25 We need a motion to go into closed

1 session.

2 COMMISSIONER PETTIGREW: Motion.

3 COMMISSIONER MUSTILLI: Second.

4 MS. GILMORE: Commissioner Choffo.

5 COMMISSIONER CHOFFO: Aye.

6 MS. GILMORE: Commissioner Mustilli.

7 COMMISSIONER MUSTILLI: Aye.

8 MS. GILMORE: Commissioner Pettigrew.

9 COMMISSIONER PETTIGREW: Yeah.

10 MS. GILMORE: Commissioner Bennett.

11 THE CHAIRMAN: Aye.

12 DIRECTOR ROGERS: With your permission,

13 Mr. Chairman, I'd like to keep the maintenance

14 supervisor in closed session. We may have

15 questions he can answer.

16 (Whereupon meeting goes into closed session.)

17 BACK INTO OPEN SESSION:

18 THE CHAIRMAN: New business. I need a

19 motion to write off two tenants' rents; one for a

20 \$1,770 eviction action, and Number 2 for \$225.

21 COMMISSIONER CHOFFO: Motion.

22 COMMISSIONER PETTIGREW: Second.

23 MS. GILMORE: Commissioner Choffo.

24 COMMISSIONER CHOFFO: Aye.

25 MS. GILMORE: Commissioner Mustilli.

1 COMMISSIONER MUSTILLI: Aye.

2 MS. GILMORE: Commissioner Pettigrew.

3 COMMISSIONER PETTIGREW: Aye.

4 MS. GILMORE: Commissioner Bennett.

5 THE CHAIRMAN: Aye.

6 I need a motion to accept LAN
7 Associates' proposal to incorporate additional
8 work items to the scope of work for the CFP.

9 COMMISSIONER PETTIGREW: Motion.

10 COMMISSIONER MUSTILLI: Second.

11 MS. GILMORE: Commissioner Choffo.

12 COMMISSIONER CHOFFO: Aye.

13 MS. GILMORE: Commissioner Mustilli.

14 COMMISSIONER MUSTILLI: Aye.

15 MS. GILMORE: Commissioner Pettigrew.

16 COMMISSIONER PETTIGREW: Aye.

17 MS. GILMORE: Commissioner Bennett.

18 THE CHAIRMAN: Aye.

19 I need a motion to approve Resolutions
20 1321, 1320, 1322, 1323, 1324 and 1325.

21 MS. GILMORE: We can do them all at
22 once?

23 MR. MANFREDI: Yes, as long as it's
24 read into the record.

25 COMMISSIONER PETTIGREW: Motion.

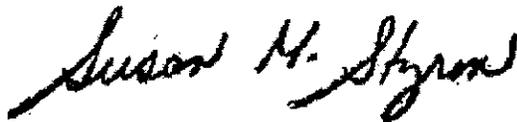
1 COMMISSIONER MUSTILLI: Second.
2 MS. GILMORE: Commissioner Choffo.
3 COMMISSIONER CHOFFO: Aye.
4 MS. GILMORE: Commissioner Mustilli.
5 COMMISSIONER MUSTILLI: Aye.
6 MS. GILMORE: Commissioner Pettigrew.
7 COMMISSIONER PETTIGREW: Aye.
8 MS. GILMORE: Commissioner Bennett.
9 THE CHAIRMAN: Aye.
10 Anyone from the public who would like
11 to speak?
12 Seeing none, I need a motion to
13 adjourn.
14 COMMISSIONER PETTIGREW: Motion.
15 COMMISSIONER MUSTILLI: Second.
16 MS. GILMORE: Commissioner Choffo.
17 COMMISSIONER CHOFFO: Aye.
18 MS. GILMORE: Commissioner Mustilli.
19 COMMISSIONER MUSTILLI: Aye.
20 MS. GILMORE: Commissioner Pettigrew.
21 COMMISSIONER PETTIGREW: Aye.
22 MS. GILMORE: Commissioner Bennett.
23 THE CHAIRMAN: Aye.
24 (Whereupon the proceedings concluded at 6:55
25 p.m.)

CERTIFICATE

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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: March 28, 2015