

TOWN OF HARRISON  
HUDSON COUNTY, NEW JERSEY

RE:

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

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O P E N S E S S I O N

Harrison Housing Authority  
Building One  
788 Harrison Avenue  
Harrison, New Jersey  
Wednesday, May 11, 2016  
6:00 p.m.

B E F O R E:

DANIEL CHOFFO, CHAIRMAN  
IRENE ALMEIDA, Commissioner  
FREDERICK CONFESSORE, Commissioner  
DAWN T. KINSELLA, Commissioner  
BRUNILLA MUSTILLI, Commissioner  
ARTHUR PETTIGREW, Commissioner

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

JOSEPH A. MANFREDI, ESQ., Board Counsel  
ROY ROGERS, Secretary (via telephone)  
MAUREEN GILMORE  
DOREEN COUCH

Job No. NJ2207622

1 CHAIRMAN CHOFFO: Good evening,  
2 Commissioners of the Housing Authority, Town of  
3 Harrison, will meet in a regular session in the  
4 Conference room of the Administration Offices on  
5 Harrison and Schuyler Avenues, Building 1, Harrison,  
6 New Jersey at six o'clock p.m. on Wednesday, May  
7 11th, the hour and date duly established for the  
8 holding such meeting.

9 Counsel, was this meeting properly  
10 advertised?

11 MR. MANFREDI: Yes, it was Vice  
12 Chairman.

13 CHAIRMAN CHOFFO: Pursuant to Chapter  
14 231, Laws of 1975, adequate posting and advanced  
15 notice of the date, time and location and purpose  
16 and the agenda of this meeting has been recorded.

17 Call to order.

18 MS. GILMORE: Commissioner Almeida.

19 COMMISSIONER ALMEIDA: Here.

20 MS. GILMORE: Commissioner Choffo.

21 CHAIRMAN CHOFFO: Here.

22 MS. GILMORE: Commissioner

23 Confessore.

24 COMMISSIONER CONFESSORE: Here.

25 MS. GILMORE: Commissioner Kinsella.

1 COMMISSIONER KINSELLA: Here.

2 MS. GILMORE: Commissioner Mustilli.

3 COMMISSIONER MUSTILLI: Here.

4 MS. GILMORE: Commissioner Pettigrew.

5 COMMISSIONER PETTIGREW: Here.

6 MS. GILMORE: And Commissioner

7 Bennett, absent.

8 CHAIRMAN CHOFFO: Please stand for  
9 the Pledge of Allegiance.

10 (Flag. Salute.)

11 CHAIRMAN CHOFFO: Good evening,  
12 everyone. Good evening, Roy.

13 MR. ROGERS: Good evening.

14 CHAIRMAN CHOFFO: Can you hear us?

15 MR. ROGERS: Yes.

16 CHAIRMAN CHOFFO: I think everyone is  
17 in attendance except for Chairman Bennett, so we'll  
18 just move forward. I need to a motion to approve  
19 the minutes of April 13th, 2015?

20 MS. GILMORE: Pettigrew and Mustilli.  
21 Commissioner Almeida.

22 COMMISSIONER ALMEIDA: Aye.

23 MS. GILMORE: Commissioner Choffo.

24 CHAIRMAN CHOFFO: Aye.

25 MS. GILMORE: Commissioner

1 Confessore.

2 COMMISSIONER CONFESSORE: Aye.

3 MS. GILMORE: Commissioner Kinsella.

4 COMMISSIONER KINSELLA: Aye.

5 MS. GILMORE: Commissioner Mustilli.

6 COMMISSIONER MUSTILLI: Aye.

7 MS. GILMORE: Commissioner Pettigrew.

8 COMMISSIONER PETTIGREW: Aye.

9 CHAIRMAN CHOFFO: The water bills,  
10 need a motion to approve the water bills.

11 MS. GILMORE: Kinsella and

12 Confessore. Commissioner Almeida.

13 COMMISSIONER ALMEIDA: Aye.

14 MS. GILMORE: Commissioner Choffo.

15 CHAIRMAN CHOFFO: Aye.

16 MS. GILMORE: Commissioner

17 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 CHAIRMAN CHOFFO: This is the first

1 time the Chair or Vice President Chair voted on  
2 water bill. I need a motion for all other bills.

3 MS. GILMORE: Almeida and Mustilli.  
4 Commissioner Almeida.

5 COMMISSIONER ALMEIDA: Aye.

6 MS. GILMORE: Commissioner Choffo.

7 CHAIRMAN CHOFFO: Aye.

8 MS. GILMORE: Commissioner  
9 Confessore.

10 COMMISSIONER CONFESSORE: Aye.

11 MS. GILMORE: Commissioner Kinsella.

12 COMMISSIONER KINSELLA: Aye.

13 MS. GILMORE: Commissioner Mustilli.

14 COMMISSIONER MUSTILLI: Aye.

15 MS. GILMORE: Commissioner Pettigrew.

16 COMMISSIONER PETTIGREW: Aye.

17 CHAIRMAN CHOFFO: Communications.

18 MS. GILMORE: We would like to extend  
19 our most sincere appreciation to you, the Harrison  
20 Housing Authority Board of Commissioners and  
21 employees, for all your acts of kindness following  
22 the death of our son, Daniel.

23 We are deeply touched by the Resolution of  
24 Condolence that was passed by the Commissioners in  
25 remembrance of him.

1                   Your outpouring of support for his Aunt  
2 Joan Michaelson and our family will never be  
3 forgotten. We are forever grateful.

4                   Sincerely, Tom and Elaine Dougher.

5                   That's it for communications.

6                   CHAIRMAN CHOFFO: Mr. Rogers.

7                   MR. ROGERS: Yes. I have a couple  
8 things. On Building 10, I wanted to do the windows,  
9 and I didn't have the paperwork. If you want to  
10 defer to next month --

11                   CHAIRMAN CHOFFO: Excuse me, Roy. Do  
12 me a favor. Either talk lower or move the phone  
13 away from your face because our stenographer can't  
14 understand what you're saying.

15                   MR. ROGERS: It's difficult.

16                   CHAIRMAN CHOFFO: Take your time.

17                   MR. ROGERS: Okay. We're putting the  
18 windows, the windows at Building 10, and that's the  
19 last building for Harrison Gardens. The Board  
20 previously approved aluminum window sills on the  
21 bathroom windows because they were -- they needed to  
22 be extended a little bit further, and you approved  
23 that, those Buildings 1 through 7. I would like to  
24 have the Board either consider or we can defer until  
25 I get a written report to next month, but the same

1 contractor would be used, I would like go ahead and  
2 get prices on the windowsills for the bathrooms in  
3 Buildings 8, 9, and 10 and then go ahead and do the  
4 work, not exceed \$5,000. That would come out of our  
5 that capital funds.

6 CHAIRMAN CHOFFO: Before we go any  
7 further, how many windowsills for the bathrooms.

8 MS. GILMORE: Buildings 8, 9, and 10.

9 CHAIRMAN CHOFFO: How many?

10 MR. ROGERS: I think 60 or 65.

11 CHAIRMAN CHOFFO: Is that something  
12 you think they can come up with under 5,000?

13 MR. ROGERS: If they don't, then I'll  
14 defer to next month.

15 CHAIRMAN CHOFFO: All right, I'm  
16 going to ask Commissioners, do you have any  
17 questions?

18 COMMISSIONER PETTIGREW: How many  
19 windows?

20 MR. ROGERS: Sixty-five. This is to  
21 cover the extension on the outside of the building,  
22 and if we cover that, then we won't have any  
23 deterioration.

24 CHAIRMAN CHOFFO: I have a question  
25 for Mr. Gilmore. Do you think that's reasonable?

1 MR. GILMORE: Yes.

2 CHAIRMAN CHOFFO: Do you think they  
3 would be able to come in under five?

4 MR. GILMORE: Compared to the price  
5 they've originally given us.

6 CHAIRMAN CHOFFO: I was just  
7 wondering, because if they come in over five, my  
8 question is what do we do?

9 MR. MANFREDI: Do you want to set a  
10 limit on it for \$5,000?

11 CHAIRMAN CHOFFO: If there's anything  
12 else --

13 MR. MANFREDI: We have to come back  
14 to the Board in order to proceed.

15 CHAIRMAN CHOFFO: Are the  
16 Commissioners okay with that?

17 COMMISSIONER ALMEIDA: Go ahead.

18 COMMISSIONER CONFESSORE: You need a  
19 motion for that?

20 CHAIRMAN CHOFFO: Not yet. Let him  
21 go through his report. Go ahead, Mr. Rogers.

22 MR. ROGERS: Okay. In the past we  
23 closed office on Fridays at three o'clock in the  
24 summer, and I would like to have the Board consider  
25 that again, and what happens is we work our lunch

1 break on Friday, and get off an hour early. That's  
2 for all employees. I would like to have the period  
3 being Friday, May the 20th through September the  
4 16th.

5 CHAIRMAN CHOFFO: Is that what we  
6 have done every year? I know we close the office  
7 early on Fridays, those dates?

8 MR. ROGERS: We have done that every  
9 year.

10 CHAIRMAN CHOFFO: Those same similar  
11 dates?

12 MS. GILMORE: Yeah, Memorial Day and  
13 after Labor Day, something like that.

14 CHAIRMAN CHOFFO: Labor Day is like  
15 September 3rd. Trust me, I'm nothing being  
16 facetious. We have a similar schedule at the Board  
17 office. I don't know what other people have  
18 schedules in private industry, and I think May 16th  
19 through September 16th.

20 MS. GILMORE: I've got to check the  
21 dates.

22 CHAIRMAN CHOFFO: Recheck the dates.

23 MS. GILMORE: I will right now.

24 CHAIRMAN CHOFFO: Usually what that  
25 school does, and people think that's a little

1 generous, we start our summer hours the end of June.  
2 We stop right before Labor Day. So that's all I'm  
3 saying. That's my point. If anyone else has  
4 something to say, I have no problem with that. I  
5 think it's a nice bonus for the employees. I don't  
6 know if necessarily May, June, July, August  
7 September, that's four months. I think it's a  
8 little much. Where I work in public industry, it's  
9 from July after Memorial Day after even the school  
10 year ends to Labor Day.

11 MS. GILMORE: It would be  
12 September 9th, not September 16th to I think that  
13 May 23rd?

14 CHAIRMAN CHOFFO: I think that should  
15 run the Friday before Memorial Day to Labor Day. I  
16 have no problem with that. I'm throwing it out  
17 there. Other Commissioners could put in whatever  
18 they want.

19 MS. GILMORE: Oh, no, Memorial Day to  
20 Labor Day.

21 CHAIRMAN CHOFFO: I'm throwing it out  
22 there.

23 MS. GILMORE: It makes better sense.

24 MR. ROGERS: I agree with that.

25 MS. GILMORE: May 27th to

1 September 9th.

2 CHAIRMAN CHOFFO: I've been on the  
3 Board for a couple of years. I don't remember those  
4 days.

5 MS. GILMORE: It's always been from  
6 Memorial Day to Labor.

7 CHAIRMAN CHOFFO: Not May 16th.

8 MS. GILMORE: It's September 9th.  
9 Memorial Day, it's later this year.

10 CHAIRMAN CHOFFO: One at a time. We  
11 can't keep track.

12 MS. GILMORE: It's May 30th to Labor  
13 Day this year. It's later than it was.

14 CHAIRMAN CHOFFO: Mr. Rogers said May  
15 16th to September 16th.

16 MS. GILMORE: It's May 27th to  
17 September 16th.

18 CHAIRMAN CHOFFO: I understand  
19 everyone deserves a break during the summer, but I  
20 don't think four months. It encompasses more than  
21 half the summer. I'm throwing out it should be the  
22 Friday before Memorial Day to the Friday of Labor  
23 Day. I'm throwing it out to the Commissioners now.  
24 What do you want to do? Does anyone have any  
25 recommendations?

1                   COMMISSIONER ALMEIDA: I'm okay with  
2 that.

3                   MS. GILMORE: May 27th to  
4 September -- September 9th. It's a week before.

5                   CHAIRMAN CHOFFO: That's something  
6 we're going to vote on. Not right now, but we're  
7 going to vote on it.

8                   What else, Mr. Rogers?

9                   MR. ROGERS: I would like to trade  
10 the Election Day for July the 5th, so we can have a  
11 four-day weekend. Again, that's up to the Board.

12                   CHAIRMAN CHOFFO: I'm sorry. Say  
13 that again.

14                   MR. ROGERS: I would trade Election  
15 Day holiday for July 5th, and extend the 4th of July  
16 weekend to July the 5th.

17                   CHAIRMAN CHOFFO: I'm not opposed to  
18 it, but my only question is why Election Day?

19                   MS. GILMORE: Why work Election Day?

20                   CHAIRMAN CHOFFO: Election Day is in  
21 the beginning of the month, and people are coming in  
22 with their rent. I'm only asking.

23                   COMMISSIONER KINSELLA: When is the  
24 rent due?

25                   MS. GILMORE: Election Day is

1 November 7th.

2 MR. ROGERS: That say, we'll be  
3 working. That's what we're swapping for. We would  
4 work Election Day instead of taking off.

5 CHAIRMAN CHOFFO: Currently, you're  
6 off Election Day?

7 MS. GILMORE: Everybody is off on  
8 general elections.

9 CHAIRMAN CHOFFO: I didn't know you  
10 were already off. You're not going to have off  
11 Election Day?

12 MS. GILMORE: You have July 5th is a  
13 Tuesday.

14 CHAIRMAN CHOFFO: The 4th of July is  
15 the beginning of the month. I mean, I don't know  
16 it's up to the Board. It's still something if you  
17 guys are off the 4th?

18 MS. GILMORE: Yeah, Monday. We do  
19 have a mail slot.

20 CHAIRMAN CHOFFO: So the 1st is the  
21 Thursday, 2nd. I don't know, ballpark. I'm not  
22 trying to be difficult. Only because it was the end  
23 of month, I would look for. Ballpark, how many of  
24 our tenants, ballpark percentage-wise, pay after the  
25 5th of the month?

1 MS. GILMORE: We have a lot. We have  
2 a lot. They have up to the 10th. Most don't get  
3 their Social Security checks until the 3rd.

4 CHAIRMAN CHOFFO: So my question to  
5 you, Mr. Manfredi is, the 1st is the Thursday. The  
6 2nd is Friday. You have the weekend, there's no way  
7 we're getting it if they don't pay on the 1st or  
8 2nd?

9 COMMISSIONER PETTIGREW: The 2nd is a  
10 Saturday.

11 CHAIRMAN CHOFFO: Is there a dropoff?

12 MS. GILMORE: We do.

13 CHAIRMAN CHOFFO: So a lot of people  
14 do that?

15 MS. GILMORE: Most people just drop  
16 the check after five so it takes a day to clear.

17 COMMISSIONER PETTIGREW: We don't  
18 want them using it as an excuse for being late.

19 CHAIRMAN CHOFFO: Would that be an  
20 issue?

21 MR. MANFREDI: I don't think so  
22 because if they drop it, you'll be back on the July  
23 6th, they have still have a four days.

24 CHAIRMAN CHOFFO: Then I'm okay with  
25 it. I would like to know after this year if we do

1 this again, I would like to know how many people  
2 were late compared to other months, if I'm still on  
3 the Board. This is my first time as Chairman. I  
4 could be removed. I would rather that so we can  
5 study for next year in the future if you don't mind.  
6 Is it something we can work on? To know who is, you  
7 know, people that usually pay on time, you give them  
8 a break, but if people pay late are paying later  
9 because of that.

10 MS. GILMORE: I don't think so, no.

11 CHAIRMAN CHOFFO: Sorry, Mr. Rogers  
12 go on.

13 MR. ROGERS: The only other issue I  
14 have, and we can discuss later is the yard policy  
15 that the committee approved, and I need a resolution  
16 to approve.

17 CHAIRMAN CHOFFO: All right. We're  
18 going to talk about that. But one other thing, Roy,  
19 if you don't mind, I know we have your executive  
20 director's report in writing, I would like you to  
21 summarize what you brought to us tonight only  
22 because you're on speakerphone and the fact our  
23 stenographer might have missed one or two things.  
24 Could you put something signed in writing and signed  
25 and dated tonight that that's what you reported to

1 us so she can document in the minutes?

2 MR. ROGERS: Okay.

3 CHAIRMAN CHOFFO: Thank you. Please  
4 stay on the phone, even if we go into closed  
5 session, all right?

6 MR. ROGERS: Yes.

7 CHAIRMAN CHOFFO: Thank you.  
8 Maintenance report? Before we vote I'd like to just  
9 review it. Nothing against you, Gene. Don't mind  
10 my pet peeve, right? In my folder you put in at the  
11 bottom.

12 COMMISSIONER KINSELLA: Bed bugs.

13 CHAIRMAN CHOFFO: Nineteen.

14 MR. GILMORE: They had certified bed  
15 bug treatment.

16 CHAIRMAN CHOFFO: So three active  
17 apartments, where are we with them?

18 MR. GILMORE: Nothing, except we have  
19 one that's actually active.

20 CHAIRMAN CHOFFO: Do you know why I  
21 bring it up? It's an issue. It's going to become a  
22 bigger issue. You guys are on top of it, which I  
23 appreciate.

24 MR. GILMORE: We act on it as soon as  
25 we know they're in the apartments. We treat them

1 before the exterminator actually executes them.

2 COMMISSIONER KINSELLA: Do you do  
3 every apartment?

4 MR. GILMORE: Not bed bugs, it's too  
5 much chemicals.

6 CHAIRMAN CHOFFO: Any other issues  
7 with maintenance that stand out that you want to  
8 report on?

9 MR. GILMORE: No.

10 CHAIRMAN CHOFFO: Do I have a motion  
11 to accept the maintenance report?

12 MS. GILMORE: Almeida and Mustilli.  
13 Commissioner Almeida.

14 COMMISSIONER ALMEIDA: Aye.

15 MS. GILMORE: Commissioner Choffo.

16 CHAIRMAN CHOFFO: Aye.

17 MS. GILMORE: Commissioner  
18 Confessore.

19 COMMISSIONER CONFESSORE: Aye.

20 MS. GILMORE: Commissioner Kinsella.

21 COMMISSIONER KINSELLA: Aye.

22 MS. GILMORE: Commissioner Mustilli.

23 COMMISSIONER MUSTILLI: Aye.

24 MS. GILMORE: Commissioner Pettigrew.

25 COMMISSIONER PETTIGREW: Aye.

1 CHAIRMAN CHOFFO: All right. Old  
2 business, I believe we want to go into closed  
3 session for the old business, and I would ask Joan  
4 to stay for this.

5 COMMISSIONER CONFESSORE: Motion.

6 COMMISSIONER ALMEIDA: Second.

7 MS. GILMORE: Commissioner Almeida.

8 COMMISSIONER ALMEIDA: Aye.

9 MS. GILMORE: Commissioner Choffo.

10 CHAIRMAN CHOFFO: Aye.

11 MS. GILMORE: Commissioner

12 Confessore.

13 COMMISSIONER CONFESSORE: 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 MR. MANFREDI: And that record should  
21 reflect we are just discussing legal matters in  
22 closed session.

23 (Whereupon the Board moves to its  
24 Executive Session.)

25 CHAIRMAN CHOFFO: Motion to resume

1 the regular meeting.

2 COMMISSIONER MUSTILLI: Motion.

3 COMMISSIONER PETTIGREW: Second.

4 MS. GILMORE: Commissioner Almeida.

5 COMMISSIONER ALMEIDA: Aye.

6 MS. GILMORE: Commissioner Choffo.

7 CHAIRMAN CHOFFO: Aye.

8 MS. GILMORE: Commissioner

9 Confessore.

10 COMMISSIONER CONFESSORE: Aye.

11 MS. GILMORE: Commissioner Kinsella.

12 COMMISSIONER KINSELLA: Aye.

13 MS. GILMORE: Commissioner Mustilli.

14 COMMISSIONER MUSTILLI: Aye.

15 MS. GILMORE: Commissioner Pettigrew.

16 COMMISSIONER PETTIGREW: Aye.

17 CHAIRMAN CHOFFO: New business, I  
18 just want to discuss something we discussed earlier,  
19 the motion to approve the summer hours. I think the  
20 Commissioner agreed with the dates, May 27 through  
21 September 9th.

22 COMMISSIONER PETTIGREW: Wait a  
23 minute, Labor Day is on Monday, the first Friday  
24 before that.

25 MS. GILMORE: I'm sorry. It would

1 end -- it would be through September 2nd, the last  
2 Friday. That is the 2nd.

3 CHAIRMAN CHOFFO: Wait, wait, time  
4 out. All right. I do need a motion to approve the  
5 summer hours.

6 MS. GILMORE: Mustilli and Kinsella.  
7 Commissioner Almeida.

8 COMMISSIONER ALMEIDA: Aye.

9 MS. GILMORE: Commissioner Choffo.

10 CHAIRMAN CHOFFO: Aye.

11 MS. GILMORE: Commissioner  
12 Confessore.

13 COMMISSIONER CONFESSORE: 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 CHAIRMAN CHOFFO: We need a motion to  
21 approve swapping or switching Election Day for July  
22 5th in terms of a holiday.

23 MS. GILMORE: Mustilli and Pettigrew.  
24 Commissioner Almeida.

25 COMMISSIONER ALMEIDA: Aye.

1 MS. GILMORE: Commissioner Choffo.

2 CHAIRMAN CHOFFO: Aye.

3 MS. GILMORE: Commissioner

4 Confessore.

5 COMMISSIONER CONFESSORE: Aye.

6 MS. GILMORE: Commissioner Kinsella.

7 COMMISSIONER KINSELLA: Aye.

8 MS. GILMORE: Commissioner Mustilli.

9 COMMISSIONER MUSTILLI: Aye.

10 MS. GILMORE: Commissioner Pettigrew.

11 COMMISSIONER PETTIGREW: Aye.

12 CHAIRMAN CHOFFO: I would like a  
13 motion to approve Resolution No. 1329-05-016,  
14 awarding bid and contract for pavement replacement  
15 at Harrison Gardens and Kingsland Court to Your Way  
16 Construction, Incorporated.

17 COMMISSIONER ALMEIDA: I didn't get  
18 any information on this?

19 MS. GILMORE: The bid is right there,  
20 yes.

21 CHAIRMAN CHOFFO: Commissioner  
22 Almeida, looks like this sheet you have. They did  
23 come in lower than AA Contractor.

24 COMMISSIONER CONFESSORE: Did we ask  
25 for the bond?

1 CHAIRMAN CHOFFO: Yes, I mean they  
2 matched it. They were receiving from the  
3 fifty-something hundred dollars. Both insurance  
4 companies seem reputable, if the Commissioner has an  
5 issue with it.

6 MR. MANFREDI: My office did review  
7 the bids this morning. We went over all of the  
8 packages in person here.

9 CHAIRMAN CHOFFO: That's old  
10 business.

11 MS. GILMORE: Pettigrew, second by  
12 Mustilli. Commissioner Almeida.

13 COMMISSIONER ALMEIDA: Aye.

14 MS. GILMORE: Commissioner Choffo.

15 CHAIRMAN CHOFFO: Aye.

16 MS. GILMORE: Commissioner  
17 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: The old business, we

1 need to approve the new yard policy -- the new yard  
2 policy.

3 CHAIRMAN CHOFFO: Oh, the yard  
4 policy.

5 COMMISSIONER CONFESSORE: Off the  
6 record.

7 (There is a discussion held off the  
8 Record.

9 COMMISSIONER ALMEIDA: Back on the  
10 record. If you're not on the record, somebody  
11 should be taking the notes to make sure that it gets  
12 into the meeting.

13 CHAIRMAN CHOFFO: I mean I don't want  
14 to sound like an idiot. I wasn't at the last  
15 meeting. We're on the record onto all that. Do we  
16 have an issue on the yard policy? Does anyone want  
17 to discuss it? Do I have a motion to accept?

18 MR. ROGERS: On the basketball, I  
19 would like to have a sign prepared by our staff and  
20 then approved by the law firm, and I believe that we  
21 have to offer statutes and stuff. I would like to  
22 have language on the signs that would be enforced by  
23 the Harrison Police Department.

24 MR. MANFREDI: Yeah, we are required  
25 cite law when we put signs up that not only says

1 Resident Only. We have to cite the statute. I can  
2 provide the statutes.

3 COMMISSIONER CONFESSORE: We have a  
4 statute on the signs?

5 MR. MANFREDI: We have always  
6 complied with. I will obviously review it before  
7 Mr. Roger orders and put it in place.

8 MR. ROGERS: I would want to know  
9 about the Harrison Police Department.

10 CHAIRMAN CHOFFO: All right. We're  
11 talk about this. We're talking about the yard  
12 policy. We'll vote on that.

13 MS. GILMORE: I gave you the  
14 printout.

15 COMMISSIONER KINSELLA: I was going  
16 to text you. I didn't get it.

17 CHAIRMAN CHOFFO: All right. Anyone  
18 to make a motion?

19 COMMISSIONER ALMEIDA: Danny, did you  
20 read the yard policy?

21 CHAIRMAN CHOFFO: I'm looking at it  
22 right now. I didn't get a chance to look at it. I  
23 like No. 7. I agree with that people are actually  
24 lucky enough to have yards, what happens with all  
25 grill covers and bicycle covers and chair covers

1 must be used, no tarps are allows. What happens  
2 then? Do we have a backup plan? That's my first  
3 question.

4 COMMISSIONER ALMEIDA: What do you  
5 mean?

6 CHAIRMAN CHOFFO: And No. 8, that  
7 everyone should have all their items in yard, either  
8 in storage sheds or bins. No. 7 and 8 I like. What  
9 happens when a tenant doesn't do that? What's their  
10 repercussions?

11 COMMISSIONER ALMEIDA: Read the back  
12 of the page. Read it through.

13 CHAIRMAN CHOFFO: First of all I  
14 agree with it. I think the fines are too small.  
15 First of all people aren't go to pay that. My  
16 question to you is, when they don't pay the 35 or  
17 \$50, is that grounds for eviction? Is that included  
18 in rent?

19 COMMISSIONER ALMEIDA: Read up.

20 CHAIRMAN CHOFFO: I'm not talking  
21 about regulations here. I'm talking about New  
22 Jersey State Rules of real estate. You can't -- we  
23 can't make even though we're governed by our own  
24 district, there are certain New Jersey Real Estate  
25 Commission rules that trump our rules. You can't

1 say that this 35 or \$50 are subject to rent  
2 increase. Am I wrong?

3 COMMISSIONER ALMEIDA: It's not a  
4 rent increase.

5 CHAIRMAN CHOFFO: You can't attach it  
6 to the rent. My question is can you use it as an  
7 eviction purpose?

8 MR. MANFREDI: Not the money. You  
9 can't use the money as an eviction. You have to  
10 make it part of your rules and regulations, and then  
11 you have to give the person a notice to cease  
12 violating the rules, and if they failed after the  
13 notice to cease, you can evict for violating the  
14 rules.

15 CHAIRMAN CHOFFO: I think 35 or \$50  
16 is too small. If they're not going to listen to it  
17 the first time, they're not going to listen to it.  
18 The fact of the matter is, it's going to build up to  
19 \$145, they're not going to pay it. You can't evict  
20 them. What happens? It should be higher than 35 or  
21 \$50.

22 COMMISSIONER ALMEIDA: How much?

23 CHAIRMAN CHOFFO: It should be more  
24 than that. If they're going to violate the first  
25 rule, it's not like a parking ticket, five minutes

1 after a meter, and you get a \$45 fine. These people  
2 that are notified about rules changes, and they're  
3 only getting a \$35 charge. The first offense should  
4 be 50, and the second should be 85. That's my  
5 opinion because they're not going to pay it, and you  
6 can't evict them. These fines go out the window  
7 correct me if I'm wrong, Mr. Manfredi.

8 If you go in front of the Court and say,  
9 they didn't cover their bicycles or grills, your  
10 Honor, and we live in Hudson County, and they pay  
11 their rent on time, but they didn't pay this fee,  
12 your judge is going to say, Get out of my court.

13 COMMISSIONER ALMEIDA: We have been  
14 successful for getting people out for not paying.  
15 We have been very successful with Joe. Why don't we  
16 raise to it whatever amount, and see what happens.  
17 Let's not put that we already know what they're  
18 going to. Let's see what they'll do. Maybe they  
19 will pay it, and if that becomes an issues, and we  
20 address it.

21 CHAIRMAN CHOFFO: How about this?  
22 I'm not lawyer. If they offended three times or  
23 they don't pay it, if another apartment comes up  
24 without a yard, can we move them? That's the only  
25 punishment they're going to rectify. They're going

1 to say, All right, I have to move now because I  
2 didn't do my due diligence.

3 COMMISSIONER ALMEIDA: The people  
4 that have a yards are mostly that three bedrooms.  
5 You cannot move three bedrooms into a two-bedroom.

6 CHAIRMAN CHOFFO: Next question is,  
7 how are we going to enforce this; 35 or \$50 is not  
8 going to do it?

9 COMMISSIONER ALMEIDA: Joe just said  
10 it.

11 MR. MANFREDI: We have to give a  
12 notice to cease just to let them know that this is  
13 real, and you are going to act on it. It's the only  
14 way to do.

15 COMMISSIONER ALMEIDA: After the 30  
16 day --

17 MR. MANFREDI: If we can evict them,  
18 if it comes to that and they don't comply, the goal  
19 is to make them comply.

20 CHAIRMAN CHOFFO: Good luck with  
21 evicting.

22 MR. MANFREDI: It's a lengthy  
23 procedure. The goal is to get them to comply.

24 CHAIRMAN CHOFFO: You're going to be  
25 in court a lot. That's all I'm saying. I'm done.

1 I'm okay with whatever you want to do.

2 MS. GILMORE: You want to me to raise  
3 that 50 and 85?

4 CHAIRMAN CHOFFO: Whatever the  
5 Commissioners want to do.

6 MR. MANFREDI: So the resolution is  
7 to adopt the policy with the increases for the first  
8 offense, the \$50 and any other offenses thereafter  
9 that are not cured in seven days to go to \$85, and  
10 remainder of the language will remain the same.

11 Maureen Gilmore, Mr. Rogers and myself will take  
12 appropriate action to make it a part of the lease.

13 CHAIRMAN CHOFFO: I want to go back.  
14 I know that was a committee. I don't want to  
15 disrespect. Keep it that way it is at 35 and 50.  
16 Summer is coming, you know, all that comes, we see  
17 what happens. Really, let's see what happens. Keep  
18 it the way it is. I don't want to change the rules.

19 MS. GILMORE: So 35 or \$50.

20 CHAIRMAN CHOFFO: But let's see how  
21 it plays out.

22 COMMISSIONER ALMEIDA: Can I clarify?  
23 This isn't set in stone. We're going to try to see  
24 if they clear out their backyard. If it comes back,  
25 we do another approach.

1                   COMMISSIONER PETTIGREW:  It's a  
2 living document.

3                   COMMISSIONER ALMEIDA:  It's a living  
4 document.

5                   MS. GILMORE:  All right.  So this is  
6 the yard policy.  The yard policy will be sent to  
7 every tenant that has a yard, not the whole complex?

8                   MR. MANFREDI:  Yes.  We'll make it a  
9 part of the rules and regulations so it's  
10 enforceable through the lease.

11                   CHAIRMAN CHOFFO:  It will be in our  
12 policies and procedures.

13                   MS. MICHAELSON:  Do you have to do a  
14 public hearing?

15                   MR. MANFREDI:  Not to amend the  
16 rules, to amend the lease you have to, but not if  
17 you amend the rules and regulations.

18                   MS. GILMORE:  As it's only for those  
19 tenants?

20                   MR. MANFREDI:  Yes.

21                   COMMISSIONER ALMEIDA:  Danny, none of  
22 us talk to be on the record.  It's okay if it's -- I  
23 don't.  I tend to be on the record because sounds  
24 funny when you're a talking.  This is off the  
25 record, and you go on, something looks with we're

1 doing something.

2 CHAIRMAN CHOFFO: No, I just -- I  
3 wanted to make sure we're talking about the same  
4 thing. I was Vice Chair, not sitting where Freddie  
5 is, and I wouldn't -- you know.

6 MS. GILMORE: Now can we get a motion  
7 to approve? Freddie, who is second? Almeida.  
8 Commissioner Almeida.

9 COMMISSIONER ALMEIDA: Aye.

10 MS. GILMORE: Commissioner Choffo.

11 CHAIRMAN CHOFFO: Aye.

12 MS. GILMORE: Commissioner  
13 Confessore.

14 COMMISSIONER CONFESSORE: Aye.

15 MS. GILMORE: Commissioner Kinsella.

16 COMMISSIONER KINSELLA: Aye.

17 MS. GILMORE: Commissioner Mustilli.

18 COMMISSIONER MUSTILLI: Aye.

19 MS. GILMORE: Commissioner Pettigrew.

20 COMMISSIONER PETTIGREW: Aye.

21 MS. GILMORE: Now, basketball court  
22 we're going to close it from dusk to dawn.

23 CHAIRMAN CHOFFO: I say that eight or  
24 8:30. People are left to interpretation at dawn.

25 MS. GILMORE: So no basketball

1 playing after 8:30. You have to pick a time to make  
2 sense.

3 CHAIRMAN CHOFFO: Put 8:30. We'll  
4 redressed it in six months and set a new time if  
5 it's still a problem.

6 MS. GILMORE: We don't have to have a  
7 time to start, just to end? Do I have a motion?

8 MR. MANFREDI: It also provides for  
9 the posting of signs, Resident Only.

10 COMMISSIONER CONFESSORE: With a  
11 statute, and hours, police department phone number.

12 COMMISSIONER MUSTILLI: If they want  
13 someone to play basketball, they have to give you  
14 the names. I can't go anywhere without a guest  
15 pass.

16 COMMISSIONER KINSELLA: They can say  
17 my family lives here.

18 MR. MANFREDI: I'll write the  
19 resolution. I talk to you about it, Maureen. Do I  
20 have a motion?

21 COMMISSIONER MUSTILLI: Motion.

22 COMMISSIONER CONFESSORE: Second.

23 MS. GILMORE: Commissioner Almeida.

24 COMMISSIONER ALMEIDA: Aye.

25 MS. GILMORE: Commissioner Choffo.

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CHAIRMAN CHOFFO: Aye.

MS. GILMORE: Commissioner  
Confessore.

COMMISSIONER CONFESSORE: Aye.

MS. GILMORE: Commissioner Kinsella.

COMMISSIONER KINSELLA: Aye.

MS. GILMORE: Commissioner Mustilli.

COMMISSIONER MUSTILLI: Aye.

MS. GILMORE: Commissioner Pettigrew.

COMMISSIONER PETTIGREW: Aye.

MR. MANFREDI: We're adjourned. All  
in favor.

(Whereupon the proceeding is then  
concluded at 7:01 p.m.)

