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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

Wednesday, September 6, 2017, 6 p.m.

Harrison Gardens, Bldg. #1

788 Harrison Avenue

Harrison, New Jersey 07029

PRESENT:

- JAMES P. DORAN, Ed.D, CHAIRMAN
- DAWN KINSELLA, COMMISSIONER
- BRUNILDA MUSTILLI, COMMISSIONER
- ARTHUR PETTIGREW, COMMISSIONER
- FREDERICK CONFESSORE, COMMISSIONER

EXCUSED:

- IRENE ALMEIDA, COMMISSIONER
- DANIEL CHOFFO, COMMISSIONER

ALSO PRESENT:

- JOSEPH MANFREDI, ESQ. Board Attorney
- ROY ROGERS, Executive Director
- MAUREEN GILMORE, Authority Staff
- DOREEN COUCH, Authority Staff
- GENE GILMORE, Maintenance Supervisor
- JOAN MICHAELSON, Authority Staff

TRANSCRIBED BY AND BEFORE: SUSAN M. STYRON,
C.S.R., R.P.R., AND NOTARY PUBLIC OF THE STATE
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Job No. NJ2512937

1 THE CHAIRMAN: I declare this meeting
2 to order. This is the regular meeting of the
3 Commissioners of the Housing Authority of the
4 Town of Harrison.

5 Pursuant to Chapter 231, laws of 1975,
6 adequate posting and advance note of date, time,
7 location, purpose and agenda of this meeting has
8 been recorded.

9 Can I ask all to stand for the Pledge
10 of Allegiance?

11 (Pledge of Allegiance.)

12 THE CHAIRMAN: Will the clerk call the
13 roll.

14 MS. GILMORE: Commissioner Almeida,
15 absent. Commissioner Choffo, absent.

16 Commissioner Confessore.

17 COMMISSIONER CONFESSORE: Here.

18 MS. GILMORE: Commission Kinsella.

19 COMMISSIONER KINSELLA: Here.

20 MS. GILMORE: Commissioner Mustilli.

21 COMMISSIONER MUSTILLI: Here.

22 MS. GILMORE: Commissioner Pettigrew.

23 COMMISSIONER PETTIGREW: Here.

24 MS. GILMORE: Dr. Doran.

25 THE CHAIRMAN: Here.

1 Can we have a motion to approve the
2 minutes of the meeting of June 7th, 2017?

3 COMMISSIONER PETTIGREW: Motion.

4 COMMISSIONER KINSELLA: Seconded.

5 THE CHAIRMAN: Motion made and
6 seconded. Clerk call the roll.

7 MS. GILMORE: Commissioner Confessore.

8 COMMISSIONER CONFESSORE: Aye.

9 MS. GILMORE: Commissioner Kinsella.

10 COMMISSIONER KINSELLA: Aye.

11 MS. GILMORE: Commissioner Mustilli.

12 COMMISSIONER MUSTILLI: Aye.

13 MS. GILMORE: Commissioner Pettigrew.

14 COMMISSIONER PETTIGREW: Aye.

15 MS. GILMORE: Dr. Doran.

16 THE CHAIRMAN: Aye.

17 Can I have a motion to approve the
18 water bills?

19 COMMISSIONER PETTIGREW: Motion.

20 COMMISSIONER CONFESSORE: Second.

21 THE CHAIRMAN: Motion made and
22 seconded. Clerk call the roll.

23 MS. GILMORE: Commissioner Confessore.

24 COMMISSIONER CONFESSORE: Aye.

25 MS. GILMORE: Commissioner Kinsella.

1 COMMISSIONER KINSELLA: Aye.

2 MS. GILMORE: Commissioner Mustilli.

3 COMMISSIONER MUSTILLI: Aye.

4 MS. GILMORE: Commissioner Pettigrew.

5 COMMISSIONER PETTIGREW: Aye.

6 MS. GILMORE: Dr. Doran.

7 THE CHAIRMAN: Aye.

8 Can I have a motion -- does anybody

9 have any question on any of the other bills?

10 Everybody is good, they've all reviewed them?

11 Line 16, Bill 22, what is it, shareholders?

12 Okay. Can I have a motion to approve

13 all the other bills, please?

14 COMMISSIONER PETTIGREW: Motion.

15 COMMISSIONER KINSELLA: Second.

16 THE CHAIRMAN: Motion made and

17 seconded. Clerk call the roll.

18 MS. GILMORE: Commissioner 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 MS. GILMORE: Dr. Doran.

2 THE CHAIRMAN: Aye. Communications?

3 MS. GILMORE: We have a letter from
4 Fidelity Claim Services of PA, Inc., our
5 insurance carrier. This is regarding the fire at
6 712 Harrison Gardens.

7 "Enclosed is the settlement check for
8 \$11,986.90 in reference to the above captioned
9 matter. This represents the final payment for
10 the repairs to 712 Harrison Gardens as reflected
11 on the estimate from Servpro for \$14,486.90 less
12 the \$2,500 deductible for a net of \$11,986.90.
13 Also enclosed are the remediation documents from
14 Servpro for your file. As you are aware, we have
15 already paid Servpro for those services.

16 "I handle other Housing Authority
17 claims throughout the tri state area and I would
18 be remiss not to add that the Harrison Housing
19 complex is one of if not the best maintained
20 premises that I have seen. Thank you and the
21 staff for the courtesy and cooperation extended
22 to me during the handling of this matter.

23 "Sincerely, Tom Fuhs."

24 THE CHAIRMAN: Okay.

25 MS. GILMORE: Then we have, you'll see

1 a flyer there for the bikes again. And this is
2 from Christa Brown, Coordinator for Foundation of
3 Life.

4 "Last year you helped us identify some
5 children for our Bikes for Kids program at the
6 New York Giants field house in New Jersey. We're
7 looking to do the event again this year and would
8 love your partnership. We'd be looking for 25
9 children total between the ages of 7 and 10 who
10 may not otherwise ever own their own bike.
11 Children who are working hard and deserve to
12 stand tall in the spotlight for a day.

13 "The event this year will be taking
14 place on Monday, September 25th right after
15 school. I know last year one of the
16 organizations provided a bus as a field trip to
17 bring them in. This was great. If you'd be
18 interested in assisting again this year, please
19 reach out and let me know how many children aged
20 7 to 10 you can secure. Christa Brown."

21 I've already reached out to Angel
22 Lombardi from the Hampton Street School. She's
23 already going through the list to try to get some
24 children from Lincoln School and Hamilton Street
25 School. Because we only have four children that

1 are eligible in our Housing Authority.

2 THE CHAIRMAN: Really?

3 MS. GILMORE: Because most of them got
4 the bikes already. We've been doing this, this
5 is our third year.

6 THE CHAIRMAN: Okay.

7 MS. GILMORE: But we're working with
8 them. And I already gave them our four kids, so
9 she'll get them to go on the bus with the school,
10 with the school-age kids.

11 THE CHAIRMAN: Keep in mind the Hudson
12 County Improvement Authority and if you remind me
13 more, I'll get you the information, his name
14 is -- help me out, Artie.

15 COMMISSIONER PETTIGREW: I would.

16 THE CHAIRMAN: Di Domenico; right? He
17 runs the bike program. He'll come and do a bike
18 safety program, like on a Saturday for kids and
19 stuff, or he'll do it after school. But it's a
20 valued program. We set it up, I'm not so sure we
21 were able to advertise it enough last year. We
22 did a Bikes for Reading program last year and
23 Wal-Mart donated I think like \$3,000 worth of
24 bikes, which gave us, each grade was able give
25 from four to, I think right up to -- I'm sorry,

1 from first grade to eighth, I think we gave
2 almost two bikes a class.

3 MS. GILMORE: That was good, because
4 these are small bikes that they're giving out,
5 the Bikes for Life Foundation. So if the kids
6 are big, forget it. They're small.

7 THE CHAIRMAN: Yeah, so they give a lot
8 of bikes out. And I tried to dovetail that with
9 the Hudson County Improvement Authority's Bike
10 Safety program, because I thought if we're just
11 giving these bikes out, we need to do some bike
12 safety and education.

13 But, unfortunately, we had all the
14 parents show up for the bikes and only about
15 eight show up for the bike safety.

16 MS. GILMORE: Yeah, they just want the
17 bikes.

18 THE CHAIRMAN: But I'll get that
19 information for you. Maybe you can set it up for
20 the spring or something. Okay. Communications?

21 According to Roy, and staff, that the
22 insurance company would write such a letter
23 saying we're one of the best maintained places
24 around, so congratulations to all of you. Good
25 job. And truly, I think we would all concur at

1 the table that it is one of the best places, best
2 maintained places around.

3 So they're receipt and filed, I would
4 assume, communications?

5 MS. GILMORE: Yes.

6 THE CHAIRMAN: All right. The
7 Executive Director's report?

8 DIRECTOR ROGERS: Okay. The Executive
9 Director's report last week, there are a few
10 things I'd like to go over.

11 The first one is Mrs. Michaelson is
12 implementing the no smoking policy. She did a
13 lot of research on it, and we're working with the
14 law firm to, in fact, we have a resolution before
15 the Board tonight related to that. And that will
16 give Ms. Michaelson and staff the authority to
17 fully implement it.

18 THE CHAIRMAN: Could we discuss that a
19 little bit?

20 DIRECTOR ROGERS: Yes.

21 THE CHAIRMAN: Trust me, there's no
22 hotter item for those people who don't smoke, and
23 for those people who do smoke. And,
24 interestingly enough, my condo in Florida is also
25 going through the same thing, they're thinking of

1 making it a smoke-free development, which means
2 you can't smoke in any of the units, but there
3 will be designated smoking places. But how does
4 it look like for here?

5 MS. MICHAELSON: HUD's proposal is you
6 can't smoke within 25 feet of the property.

7 THE CHAIRMAN: Okay.

8 MS. MICHAELSON: And in our case here,
9 it would be the public sidewalk if you wanted to
10 smoke.

11 THE CHAIRMAN: You'd have to smoke in
12 the middle of the street, probably. Dangerous.

13 MS. MICHAELSON: One reason to quit
14 smoking.

15 However, HUD is promoting more the
16 dangers of secondhand smoke. And we sent out a
17 survey to our tenants, and as an incentive, we
18 said if you participated in the survey, we would
19 put your name in a raffle for a gift card to
20 Dunkin' Donuts.

21 THE CHAIRMAN: A carton of cigarettes?

22 MS. MICHAELSON: No, a gift card for
23 Dunkin' Donuts. At Harrison Gardens we received
24 39 percent of return, and Kingsland Court it was
25 30 percent. Most people say they don't smoke,

1 and they don't smell smoke. People say they
2 smoke, but they don't smell smoke in the hallway.
3 People say they smoke, they don't smell smoke,
4 they're sickly and they have children who are
5 sickly.

6 They were the four questions they told
7 us to focus on: If they smoked in the apartment;
8 if they smell secondhand smoke; if they have
9 children, or if they were sickly. Most of the
10 people in Harrison Gardens are sickly, they have
11 some disease or another.

12 THE CHAIRMAN: And most of them said
13 they smelled smoke?

14 MS. MICHAELSON: No, most of them did
15 not smell smoke. Most of them said that they
16 smelled smoke in the hallways, but not, they
17 could walk by an apartment and not smell it.

18 Several people said they smelled it in
19 the hallways, and they're going to continue
20 smoking. Some people said they would love to try
21 to quit smoking.

22 But the purpose of this survey is that
23 we as the Authority, know how best to approach
24 it. And we have already set up a meeting with
25 the American Cancer League and other networks for

1 cessation training. We're also going to order
2 signs. We have until July 30th of 2018 to get
3 this implemented.

4 So Joe is going to work with us to get
5 the lease changed. We have to change the ACOP
6 with the annual, the annual plan that we do. We
7 have to have a public hearing regarding that. We
8 also have to have, our handbook has to be
9 amended, and we have to be able to provide
10 cessation training to people if they want it.

11 THE CHAIRMAN: Do we have funds that
12 would maybe pay for that smoking cessation?

13 MS. MICHAELSON: Yes, they'll do it
14 volunteer. Joanne and I went to a seminar, and
15 we have a, they will give us some signage because
16 we attended. The signage needs to include no
17 electric smoking.

18 THE CHAIRMAN: I'm sorry, I missed
19 that.

20 MS. MICHAELSON: No electric. You
21 can't use electric cigarettes as part of the
22 process.

23 THE CHAIRMAN: So is that part of it?
24 There's a whole big thing going on.

25 MS. GILMORE: No vapors either.

1 MS. MICHAELSON: No vapors at all.
2 Some of the survey said they don't smell
3 cigarette smoke, but they smell marijuana.

4 THE CHAIRMAN: Is that included also?

5 MS. MICHAELSON: Yes, it is. You can't
6 smoke marijuana, some people said they have
7 medicinal, but some people said they smell it.

8 THE CHAIRMAN: What if you have
9 medicinal marijuana? You have to go out into the
10 street and smoke it?

11 MS. GILMORE: Yes. The Federal
12 Government doesn't allow smoking of marijuana.

13 MS. MICHAELSON: The violations that
14 they have, it's the theory of HUD to approach the
15 tenant first, and then if the tenant doesn't do
16 anything, they will come to us.

17 THE CHAIRMAN: I'm sorry, say that
18 again?

19 MS. MICHAELSON: HUD wants the tenants
20 to go to the tenant and say, Your smoking is
21 bothering me. And then if that doesn't work,
22 then they come to us, and we send a letter saying
23 you're smoking. But the reason we have to do
24 this is because if we get an inspection and we
25 don't show that we at least tried to get them to

1 stop smoking, it could affect our rating, number
2 one.

3 Number two, other housing authorities
4 have instituted a fine if you don't stop smoking
5 after the third time. But I would prefer doing
6 it by verbal notice and written notices rather
7 than a fine.

8 THE CHAIRMAN: So they're thinking that
9 a neighbor that corrects a neighbor about smoking
10 before squealing on them at the office, is more
11 effective?

12 MS. MICHAELSON: Yes, that's what they
13 want us to try first. After they tell the person
14 they can't smoke --

15 THE CHAIRMAN: Do you remember, God
16 rest her soul, Agnes? Remember Agnes?

17 COMMISSIONER PETTIGREW: So are we
18 going to budget for the smoking police?

19 MS. MICHAELSON: No, we're not going to
20 do that. What we did say was we thought there
21 was some place to commit to a smoking section.

22 THE CHAIRMAN: Interestingly enough, it
23 would be interesting to see by the time this is
24 implemented as to whether it would still be a
25 regulation of HUD. And I just get the sense

1 that, you know, policies are slowly changing.

2 MS. MICHAELSON: I think it goes back
3 to the issue about secondhand smoke for families
4 more on the cigarettes. That's what they want us
5 to promote.

6 THE CHAIRMAN: I totally agree. And I
7 think it's a worthwhile effort, maybe you can get
8 a handful of people to stop smoking, no question
9 about it.

10 MS. GILMORE: That's the best thing to
11 do.

12 THE CHAIRMAN: And keep at it, because
13 it's a very noble effort in that regard.

14 MS. MICHAELSON: And our Cancer League
15 has volunteered to come down and help us. We
16 also have people who have given us the 1-800-QUIT
17 numbers and come to do one-on-one counseling of
18 people. Because it is an addiction, and there
19 are people who want to quit, and it's a very
20 expensive addiction. So with that being said,
21 once we get the resolution going, we can work on
22 the other items.

23 COMMISSIONER PETTIGREW: But don't you
24 think the resolution 25 feet from any public,
25 isn't that a bit too much?

1 MS. GILMORE: It's the law.

2 THE CHAIRMAN: I think it's a
3 regulation. I don't think we have much choice.
4 No?

5 MS. GILMORE: No, we don't have a
6 choice.

7 MR. MANFREDI: We don't.

8 THE CHAIRMAN: And, for the record, I
9 do think that includes cigars.

10 COMMISSIONER PETTIGREW: It might.

11 MS. MICHAELSON: Yes, it does.

12 COMMISSIONER PETTIGREW: It's a tobacco
13 product; isn't it?

14 THE CHAIRMAN: Yes, it is.

15 COMMISSIONER KINSELLA: But you can
16 chew tobacco?

17 MS. MICHAELSON: I'm not going there.

18 COMMISSIONER PETTIGREW: So when I
19 come, I'll bring my spittoon down, that's okay.

20 MS. MICHAELSON: That can give you
21 cancer too.

22 THE CHAIRMAN: Okay. Thanks, Joan.

23 MR. MANFREDI: Thank you, Joan.

24 THE CHAIRMAN: And keep at it. Let us
25 know if you need any help.

1 MS. MICHAELSON: I will.

2 DIRECTOR ROGERS: Okay. We had a fire
3 at Harrison Gardens and the fire damage was
4 limited to one apartment. We had some water
5 damage to the adjacent apartments. I have to say
6 that the maintenance staff, and Mr. Gilmore will
7 testify, the Harrison Fire Department did an
8 excellent job and limited the damage, and the
9 people where the fire started, we were able to
10 put them in another apartment in the development,
11 and the people that had the water damage, we were
12 able to correct that within hours and get them
13 in, so they could stay in their apartment. And
14 we've already received a settlement from the
15 insurance company, the insurance company worked
16 real well with us.

17 THE CHAIRMAN: Just some discussion on
18 that. And I did hear accolades across the board
19 from fire right down to the staff here, and your
20 staff did a very good job.

21 DIRECTOR ROGERS: Right, thank you.

22 THE CHAIRMAN: And also relocating the
23 tenant, it just so happened there was a place
24 available. But is there an actual policy on
25 that? It did come up as a question to me as what

1 the policy is if there's a fire. Do we give out
2 another apartment?

3 DIRECTOR ROGERS: We don't have a --

4 COMMISSIONER CONFESSORE: Aren't we
5 supposed to have a spare, open apartment or
6 something?

7 MS. GILMORE: We can't, we're too
8 small.

9 DIRECTOR ROGERS: We do not have a
10 policy, per se. But it would be my practice that
11 if we could house them right away in the
12 development, I'd rather do that.

13 COMMISSIONER PETTIGREW: I have to
14 disagree with that. Because the first protocol
15 is to go to the municipality for help for fire
16 victims, it's not to come to the Housing
17 Authority and say, Listen -- because what happens
18 if a tenant gets the idea, oh, they got a
19 three-room apartment, three-bedroom apartment.
20 If I light my two-bedroom up, do I get a
21 three-bedroom then? It's open. That's what it's
22 going to be. There's going to be people thinking
23 like that, I'm telling you right now.

24 THE CHAIRMAN: I'd be hard pressed to
25 use a fire as a way of getting an improvement in

1 living conditions.

2 COMMISSIONER PETTIGREW: Listen, there
3 are crazier people than I out there.

4 DIRECTOR ROGERS: If you want to work
5 on a policy?

6 COMMISSIONER PETTIGREW: We should work
7 on some policy.

8 MR. MANFREDI: We have insurance if
9 someone needs to be located to a hotel.

10 THE CHAIRMAN: Right. I don't know, I
11 think it might be worth taking a look at it. But
12 I would assume, off the top of my head, thinking
13 that there first might be some tenant/landlord
14 responsibilities that you would have to, you
15 know, to take care of first as we being the
16 landlord.

17 COMMISSIONER PETTIGREW: No. At a
18 fire, when there's a fire and displaced people,
19 the first person to take over is the municipality
20 and whatever sources they have. It's not the
21 Housing Authority. It could be used as a source,
22 but it shouldn't be the first --

23 COMMISSIONER KINSELLA: What are some
24 of those resources?

25 COMMISSIONER PETTIGREW: The Red Cross,

1 they put you up in a hotel for at least three
2 days and then find you some temporary houses.
3 And then once the apartment was rehabbed or
4 refinised, they can move back in.

5 I don't think it should be on the
6 Housing Authority saying, Oh, we're going to just
7 move you right into a different apartment.

8 COMMISSIONER KINSELLA: You feel they
9 should go back to the apartment they came from,
10 if it's --

11 COMMISSIONER PETTIGREW: Well, that's
12 besides the point. I'm saying at the time of the
13 emergency, you're burned out, your first source
14 should be the municipal authorities. It
15 shouldn't be the Housing Authority looking for an
16 apartment for you. Then if there's one available
17 at the time. I don't think the policy we set is
18 a good policy because what happens when the
19 building is filled? So what do we do then?

20 THE CHAIRMAN: What happened in this
21 case, the fire was in a three-bedroom.

22 MS. GILMORE: We brought her down to a
23 two-bedroom.

24 THE CHAIRMAN: We brought her down to a
25 two-bedroom. Is the apartment available yet?

1 Has it been repaired?

2 MS. GILMORE: We're waiting for the
3 windows; right?

4 MR. GILMORE: We're waiting for the
5 windows.

6 THE CHAIRMAN: So at some point a
7 three-bedroom will be available. So in this case
8 it was a downgrade. She's not moving back;
9 right?

10 MS. GILMORE: No.

11 COMMISSIONER PETTIGREW: But it doesn't
12 matter, it doesn't matter. I'm just saying a
13 protocol should be set that you should go to the
14 municipality first. Second, the Housing
15 Authority, because the municipality can reach out
16 to the Housing Authority.

17 THE CHAIRMAN: And they might say
18 contact the Gardens and say, Do you have a place
19 available?

20 COMMISSIONER PETTIGREW: Absolutely,
21 that's a resource they can use. But we shouldn't
22 be ahead --

23 COMMISSIONER CONFESSORE: But they
24 always have to go back to where they came from?

25 MS. GILMORE: They would have been out

1 for over a month.

2 COMMISSIONER CONFESSORE: They're not
3 going to burn their house down, because they have
4 to go back to where they started from.

5 THE CHAIRMAN: In this case, there was
6 the decision made to leave them in the
7 two-bedroom because that's all they needed
8 anyway, so they are going stay there.

9 COMMISSIONER PETTIGREW: How nice it
10 worked out.

11 MS. GILMORE: It's just that this is an
12 experience that we never went through before,
13 that's what it is. And we did just so happen to
14 have two vacant apartments, one was a
15 one-bedroom, one was a two-bedroom.

16 COMMISSIONER KINSELLA: I was
17 wondering.

18 THE CHAIRMAN: I can't remember last
19 fire we had here. Gene, do you remember?

20 MR. GILMORE: We did have a fire in the
21 7 building, actually around the same area, when
22 Tom Lucas was here. And they moved them from a
23 three-bedroom here to a three-bedroom at the
24 Court -- no, I'm sorry, vice versa. The fire was
25 in 2 building over at the Court and they moved

1 them, because we would have to put them up, I'm
2 just saying what I understood.

3 THE CHAIRMAN: Go ahead.

4 MR. GILMORE: We're responsible for
5 housing them until we get it fixed, so I don't
6 know if I'm correct or not.

7 MR. MANFREDI: We are, we are.

8 MS. GILMORE: So actually it was
9 cheaper to put them in another three-bedroom than
10 a hotel.

11 THE CHAIRMAN: Our attorney said we are
12 responsible?

13 MR. MANFREDI: As a landlord we have
14 the responsibility, but don't have a
15 responsibility necessarily to move them into a
16 unit here.

17 So we have insurance, and if there's
18 nothing available after resources are examined,
19 we might have to put them up temporarily as long
20 as your insurance would cover it. So it's a
21 legal liability through our insurance.

22 THE CHAIRMAN: I don't think any other
23 landlord is required, or maybe their insurance
24 might require it.

25 MR. MANFREDI: It's short-term.

1 THE CHAIRMAN: Short-term?

2 MR. MANFREDI: Short-term.

3 MS. GILMORE: So it's just we didn't
4 really do anything wrong by putting them in
5 another apartment?

6 MR. MANFREDI: No, it's just the case
7 of how you handle it.

8 COMMISSIONER PETTIGREW: It's if we had
9 a fire here and there was nothing available and
10 we had to move them out, the municipality found
11 them an apartment to rent until the apartment was
12 rentable.

13 MR. MANFREDI: I mean, we can look to
14 whatever resources are available through the
15 municipality or elsewhere. There's no limit on
16 what we can look to, Red Cross or otherwise,
17 while we rebuild. And of course if there's --

18 COMMISSIONER MUSTILLI: The stove was
19 too close to the curtain, and he came home and he
20 lit up the thing and fell asleep and the thing
21 blew up.

22 COMMISSIONER PETTIGREW: It might not
23 have been the curtain.

24 COMMISSIONER MUSTILLI: Where Patty
25 Frank lives, on the corner? There. And all the

1 tenants came out to help them.

2 COMMISSIONER PETTIGREW: Like I said,
3 I'm just concerned that people are going to --
4 you can take advantage of any policy. But if we
5 have a policy in place --

6 THE CHAIRMAN: I'll call for some
7 opinions. I mean, to me I'm comfortable leaving
8 it squarely in the hands of the Executive
9 Director and making decisions accordingly based
10 on what the situation is and the cause of the
11 fire and so forth. So I don't know if you're
12 going to have a policy that's going to dictate
13 what to do exactly in these situations.

14 COMMISSIONER PETTIGREW: Well, like I
15 said, I hope we never have to use the policy.

16 THE CHAIRMAN: I agree, it's one of
17 those you hope you never have to use. But if you
18 have a fire, you're making those decisions on the
19 spot, and within a day or so probably before you
20 find out the cause of the fire, whether it was,
21 you know, something that might have been
22 technically wrong, functionally wrong with the
23 apartment, or was it something caused by the
24 tenant, or, you know, fires don't usually start
25 amongst themselves.

1 However, you know, that decision,
2 probably that decision has to be made sooner as
3 opposed to getting the valuable stuff in there
4 and putting it somewhere else and so on.

5 COMMISSIONER PETTIGREW: End of
6 discussion.

7 THE CHAIRMAN: Do we want a policy, or
8 do you think -- what's your feeling?

9 DIRECTOR ROGERS: I'd like to see, I'd
10 like to have a status quo. We can always talk to
11 the Commissioners and see what they want to do at
12 the time.

13 MR. MANFREDI: I think, if I may, the
14 situations are always fluid, and if there is
15 fault, you have a provision in HUD to end our
16 responsibility. The fire department would make
17 that finding. So I think the situation is
18 somewhat unique. But, as a practical matter,
19 through the Executive Director, we can always
20 look to outside resources to see if they can
21 assist the person.

22 THE CHAIRMAN: Okay. We'll leave it at
23 that.

24 DIRECTOR ROGERS: Dr. Doran, may I move
25 on to the next, please?

1 THE CHAIRMAN: I'm sorry, yes.

2 DIRECTOR ROGERS: We had an inspection
3 from OSHA in July. Of course it was unannounced.
4 And in order to have an inspection, we were told
5 that someone had to complain. Mr. Gilmore and I
6 discussed it, and rather than looking at the
7 negative and figure out who complained, we're
8 looking at the positive and saying, Okay, this is
9 a learning process.

10 They cited us for several things, most
11 of it is no exit signs in every doorway in the
12 basement and on and on, but we already made
13 80 percent of the corrections. We've had to work
14 with the law firm to make sure that we met a
15 deadline for an extension last Friday just before
16 the holiday, and everything seems to be going the
17 way it should be, and, again, in a positive
18 manner.

19 And I have to commend the maintenance
20 group, not only the supervisor, but the employees
21 for staying over and putting extra effort into
22 getting all these corrections made. And it's a
23 big job, reporting job, but I've watched them,
24 and they've got all kinds of training programs
25 required, and we're doing that, and one of

1 Mr. Manfredi's attorneys has told us how to
2 document and certify the training. And I'm very
3 pleased with the fact that this is taking place,
4 because I know that we've got a safe environment
5 because of that.

6 THE CHAIRMAN: Very good.

7 DIRECTOR ROGERS: The last item I have
8 is we had a child that, that we were notified by
9 one of our tenants that a child had lead
10 poisoning.

11 MR. MANFREDI: Do you want to go into
12 closed session about this, because it's about a
13 child?

14 THE CHAIRMAN: I think without a name
15 we're okay.

16 MR. MANFREDI: Just so we know.

17 DIRECTOR ROGERS: I'm going to keep it
18 in general terms.

19 MR. MANFREDI: All right. Thank you.

20 DIRECTOR ROGERS: Anyway, we called in
21 the LEW Corporation, which is a large firm in New
22 Jersey that does lead testing, they're very
23 professional. We called them in within two days.
24 There's certain HUD requirements that we have to
25 abide by. We abided by all the HUD requirements.

1 The LEW Corporation came in and did the
2 testing. We not only tested the apartment, but
3 we tested two other apartments plus another three
4 apartments, and we have not discovered, the
5 preliminary investigation has said there's no
6 lead. We haven't formally responded to the
7 tenant at this time, and I'm going to suggest to
8 the staff that we let the attorney do that
9 notification, but I feel pretty good about what
10 we accomplished.

11 MR. MANFREDI: LEW Corporation is very
12 experienced and they have, HUD has a lot of
13 confidence in them. They specialize in this type
14 of testing for housing authorities.

15 COMMISSIONER KINSELLA: Has the family
16 lived here many years?

17 MS. GILMORE: Three years.

18 COMMISSIONER MUSTILLI: Didn't they do
19 something along the line, they came into the
20 apartments?

21 MS. GILMORE: Yes, we've had them
22 before, and they came back negative.

23 COMMISSIONER MUSTILLI: Right. Because
24 I remember them coming in and checking.

25 THE CHAIRMAN: It's one of the criteria

1 that they're going to have to, in this particular
2 case, it's one of the criteria you're going to
3 have to eliminate whatever is a possible source
4 whenever a child tests positive for lead
5 poisoning, or lead levels that are high, you
6 start checking different things. You want to
7 rule out the place where you're living, and then
8 you start to look at has the child traveled
9 recently. In this particular case this child may
10 have spent some time out of country. There's
11 some other issues. It could be they'll check the
12 school, classroom, toys.

13 COMMISSIONER PETTIGREW: Doesn't it
14 take a long time for lead poisoning to show --

15 MS. GILMORE: It's not poisoning. It's
16 blood levels being elevated.

17 COMMISSIONER KINSELLA: All the kids
18 have to have it.

19 COMMISSIONER CONFESSORE: The doctors
20 make you, you know, at 18 months before they
21 enter preschool. Before two they have to have a
22 lead test.

23 THE CHAIRMAN: Does that happen at
24 all --

25 COMMISSIONER CONFESSORE: I'm not sure.

1 THE CHAIRMAN: I'm not sure. I can't
2 remember doing that.

3 COMMISSIONER CONFESSORE: I don't
4 remember doing it with my kids. I remember I
5 just had to do it with Isabelle. It might be
6 new.

7 COMMISSIONER KINSELLA: It is new.

8 COMMISSIONER MUSTILLI: Yes, I had to
9 do it for Abbey. The last physical that they
10 gave her, they test for it.

11 THE CHAIRMAN: At this point.

12 COMMISSIONER PETTIGREW: How old was
13 the kid?

14 MS. GILMORE: Four.

15 THE CHAIRMAN: I don't want to start
16 getting to identifiable. If you start saying
17 this age and this building here, after a while,
18 you know, well, it must be.

19 MS. GILMORE: But it could come from
20 anything. If they have spices they bring from
21 other countries, that's one of the biggest things
22 that has lead. You get it with like spices.

23 COMMISSIONER PETTIGREW: I put it on
24 everything I eat.

25 MS. GILMORE: I know, that's what

1 they're saying. Pottery, too. Pottery is a big
2 thing.

3 THE CHAIRMAN: I mean, you have to
4 watch out. There were toys that were made in
5 other countries that were banned because of the
6 lead content. Kids chew them, you know.

7 COMMISSIONER PETTIGREW: Well, the only
8 reason I ask for the age of the child, is I'm
9 wondering if they were in the school system.

10 THE CHAIRMAN: Usually, I'm thinking
11 that's where I first saw this, that they had
12 notification at the school.

13 COMMISSIONER PETTIGREW: Yeah, put your
14 other hat on.

15 THE CHAIRMAN: We just recently went
16 through a whole series of testing every single
17 water source in our district.

18 MS. GILMORE: Water, paint, frames,
19 everything.

20 COMMISSIONER CONFESSORE: They wouldn't
21 be in the school anyway.

22 THE CHAIRMAN: Listen, a friend of mine
23 used to help his father paint fences when he was
24 little, and wound up at one point with an
25 elevated lead level. You don't realize it.

1 COMMISSIONER PETTIGREW: Did you help?

2 THE CHAIRMAN: I had other issues,
3 trust me.

4 All right. Well, I'm glad you were
5 responsive and probably overkill as Harrison
6 tends to be, but that's a good thing, especially
7 when it comes to a child's safety.

8 COMMISSIONER PETTIGREW: Better to be
9 safe than sorry. Because you know there's going
10 to be a lawsuit.

11 THE CHAIRMAN: Well, I guess you can
12 sue anybody.

13 COMMISSIONER PETTIGREW: They'll weed
14 it out, who the players are.

15 THE CHAIRMAN: Okay. Did you finish?

16 DIRECTOR ROGERS: I'm finished,
17 Dr. Doran.

18 THE CHAIRMAN: Thank you. It's good to
19 see you back and healthy and settled.

20 DIRECTOR ROGERS: It's good to see the
21 Board back.

22 COMMISSIONER CONFESSORE: I hope they
23 do some research. If it's not here, it could be
24 affecting other people. Maybe it's in another
25 house or wherever he was, I hope they do a little

1 research themselves to find out where it came
2 from.

3 THE CHAIRMAN: I assume they're going
4 to follow up with another test. And if it's
5 elevated obviously this doesn't come up by
6 itself, or on its own.

7 MS. GILMORE: That's what's scary about
8 the spices, if you put those spices on your food
9 all the time you're poisoning your kid. That's
10 what's scary.

11 THE CHAIRMAN: Okay. Thank you,
12 Mr. Rogers.

13 DIRECTOR ROGERS: You're welcome.

14 THE CHAIRMAN: Maintenance report. Do
15 we have a motion to accept?

16 COMMISSIONER PETTIGREW: Motion.

17 COMMISSIONER CONFESSORE: Second.

18 THE CHAIRMAN: Motion made and
19 seconded. Clerk call the roll.

20 MS. GILMORE: Commissioner Confessore.

21 COMMISSIONER CONFESSORE: Aye.

22 MS. GILMORE: Commissioner Kinsella.

23 COMMISSIONER KINSELLA: Aye.

24 MS. GILMORE: Commissioner Mustilli.

25 COMMISSIONER MUSTILLI: Aye.

1 MS. GILMORE: Commissioner Pettigrew.

2 COMMISSIONER PETTIGREW: Aye.

3 MS. GILMORE: Dr. Doran.

4 THE CHAIRMAN: Aye.

5 Any old business? Anybody at all?

6 New business? I would like to discuss
7 the motion to allow Rite Aid flu clinic at
8 Harrison Housing Authority. Go ahead.

9 MS. GILMORE: They had it last year. A
10 lot of our seniors don't go out, so they have it
11 down there in the basement and they go. And they
12 actually, some of their, I guess clients, they go
13 to their apartments to give it to them and all
14 that. It's pretty, you know, it was pretty good.

15 THE CHAIRMAN: Have we tried to have
16 the Board of Health come and do it?

17 MS. GILMORE: The Board of Health does
18 do shut-ins. They contact me and I give them the
19 tenant's names and we work it out. I call the
20 tenants to see if they want them to come over to
21 the house.

22 THE CHAIRMAN: Right, right. I just
23 get a little bit concerned -- and I'll give you,
24 I run by, I operate by different rules. If I
25 allow one agency to come into my schools, then

1 I've got to allow all agencies to come in. So
2 when I looked around and we had a request from
3 Rite Aid, and then you have Walgreens, you have
4 Harrison Pharmacy Plus and you have anyone else
5 that wants to come in and give shots.

6 For me, it was easier, and especially
7 in the environment that it was in the school, and
8 really we're not dealing with kids, we don't give
9 the flu shots, parents make those decisions for
10 the kids. But for staff members, I think it's
11 important for us, so we started a program a
12 couple years ago where I have the district itself
13 for our school doctor order and we give shots.

14 Not that I'm saying you guys need to do
15 that, but I'm cautious about having one
16 particular entity that's going to hand out a
17 Band-Aid that says Rite Aid and it's advertising.
18 And the reality of it is the reason they're doing
19 that is because it generates good will and it
20 generates money for Rite Aid and generates a
21 little bit of advertisement. So there's benefit
22 to the group doing it. I'm not saying that
23 benefit outweighs our seniors or anyone getting
24 the flu shot, especially those that they're going
25 with insurance, that they're going to take their

1 information and so forth. Do you guys have any
2 rules like that? What if Walgreens comes next
3 week and says we want to do a clinic?

4 MS. GILMORE: Well, Pharmacy Plus
5 wanted to do it, too. They came down and helped
6 seniors check their pills, to check their
7 medications and all that, make sure they're
8 taking them right. They had a program. They
9 came down to do that too, and they gave prizes
10 out. Some people go to them, so that's what I
11 know. So I don't know.

12 COMMISSIONER PETTIGREW: But does HUD
13 have anything that says you can't?

14 THE CHAIRMAN: I don't think there's
15 any policy on it. I mean, it's a good thing,
16 don't get me wrong. Just, you know, I have
17 obviously different rules to protect kids from
18 solicitors and those types of things and staff
19 members.

20 MS. GILMORE: These are all adults. I
21 don't know if they do children. I mean, I don't
22 know.

23 THE CHAIRMAN: All right.

24 DIRECTOR ROGERS: Well, I have the same
25 concern Dr. Doran has, but what we really have to

1 do is if CVS would contact us next --

2 THE CHAIRMAN: Or have some type of
3 rotation.

4 DIRECTOR ROGERS: Yes, or have a
5 rotation, which is a really good idea. But we
6 really haven't had anybody else contact us?

7 MS. GILMORE: No, it's only been the
8 two pharmacies in Harrison, Rite Aid and Pharmacy
9 Plus.

10 DIRECTOR ROGERS: But Pharmacy Plus
11 hasn't contacted about the flu shot?

12 MS. GILMORE: No, they never actually
13 do the shots.

14 DIRECTOR ROGERS: But in my opinion
15 there must be a lot of money made in giving the
16 flu shots, because I see them advertised all
17 over. But I guess my policy would be first-come,
18 first-serve. If another local drugstore came in
19 June and Rite Aid came in July, then the one that
20 came in June would get it. I don't have a
21 problem with that either way.

22 THE CHAIRMAN: So whatever, as long as
23 we don't -- I think it only becomes a problem
24 when you say no to somebody, to be honest with
25 you.

1 DIRECTOR ROGERS: Yes.

2 MS. GILMORE: Well, they work with your
3 insurance, that's what it is. If you don't have
4 insurance, I don't know how they work it out.

5 THE CHAIRMAN: Just for the record,
6 Roy, did you want to discuss the CFP fund?

7 DIRECTOR ROGERS: Sure.

8 THE CHAIRMAN: The resolution is not
9 necessarily all that.

10 MS. GILMORE: Can we just do that
11 motion on the flu clinic, that we can allow it?

12 THE CHAIRMAN: I was going to do it all
13 as one motion, if that's all right. Unless you
14 want individual resolutions?

15 MS. GILMORE: Sorry. No, we don't have
16 to do it that way.

17 DIRECTOR ROGERS: The CFP fund, we were
18 awarded approximately \$560,000?

19 MS. GILMORE: Yes, I think so. No, 583
20 I think it is.

21 DIRECTOR ROGERS: \$583,000 for a
22 Housing Authority our size, we get a lot of
23 money, and we also -- you know, 11 years ago,
24 most housing authorities, not most, a lot of them
25 leveraged their financing and financed their

1 future capital funds for the next 20 years. So
2 instead of getting 580,000 we'd be getting
3 290,000. So my point is that we are getting a
4 lot of money. I think we are spending it right.
5 All we need from the Board is you're accepting
6 this award from HUD.

7 THE CHAIRMAN: Not to stump you, I'm
8 not trying to be difficult. What does CFP mean?

9 DIRECTOR ROGERS: Capital Fund Program.

10 THE CHAIRMAN: Okay, I'm sorry.
11 Because that makes more sense to me.

12 DIRECTOR ROGERS: Here we have two
13 funds; it's a subsidy fund that we get from HUD,
14 and a capital fund program that we get from HUD.

15 THE CHAIRMAN: Okay, good. Anyone else
16 have any questions or anything? And of course we
17 have a resolution for the passing of Charles
18 Bivona, memorial resolution. Somebody is trying
19 to say to me how I would know him, and I...

20 MS. GILMORE: Brother-in-law to Joanne
21 and David Alday. It's Maureen Alday's husband.

22 COMMISSIONER KINSELLA: Angela's
23 stepfather. Angela Alday's stepfather.

24 COMMISSIONER CONFESSORE: You know him.
25 Was he sick or something?

1 MS. GILMORE: He had a heart attack.

2 COMMISSIONER KINSELLA: Motion.

3 COMMISSIONER MUSTILLI: Second.

4 THE CHAIRMAN: I'm sorry. Can I have a
5 motion to approve the resolutions?

6 COMMISSIONER CONFESSORE: Motion.

7 COMMISSIONER KINSELLA: Second.

8 THE CHAIRMAN: Motion made and
9 seconded. Clerk call the roll.

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: No on

18 Resolution 1359, yes on all the rest.

19 MS. GILMORE: Okay. Dr. Doran.

20 THE CHAIRMAN: Yes.

21 Motion made and seconded. Clerk call
22 the roll -- I'm sorry, we did that part already.

23 So the ayes have it.

24 MR. MANFREDI: Yes.

25 THE CHAIRMAN: I'm looking for a motion

1 now --

2 DIRECTOR ROGERS: Oh, I'm sorry, one
3 more thing.

4 THE CHAIRMAN: Under new business.
5 We're still there.

6 DIRECTOR ROGERS: LAN Associates. I'll
7 have to have Mr. Manfredi prepare a resolution,
8 because I need a change order. What happened
9 was, on the repaving that was supposed to have
10 been completed last fall and went on another year
11 and the A&E firm that was in charge of the
12 repaving are billing us for the extra work in a
13 year's time.

14 And I agree with what they're billing
15 us, and we're going to try to work through the
16 law firm and back-bill the contractor, because
17 it's the contractor's fault that the project is
18 extended. The paving, the wrong grade of paving
19 was installed. In addition, the paving itself
20 was not installed properly to where we have
21 puddles, which are going to be ice. And this is
22 both in Kingsland Court and the Gardens.

23 The contractors agree, they'll
24 completely take off the top layer and repave it
25 and do it the right way. But I don't feel

1 Mr. Gilmore and/or I are qualified to observe to
2 make sure it's done properly, so we need the A&E
3 firm. And, again, it's going to be approximately
4 \$7,500 -- I'm sorry, it's roughly \$7,000. And I
5 would like to have permission to go ahead and do
6 this because the work is going to be completed
7 within the next week or two. And, again, we will
8 try to work through the law firm to back-bill the
9 contractor for this additional cost, and I'll
10 keep you informed at the next board meeting.

11 THE CHAIRMAN: All right. Do you need
12 a vote on that? Okay. I call for a motion to
13 approve that change order.

14 COMMISSIONER PETTIGREW: Motion.

15 COMMISSIONER CONFESSORE: Second.

16 THE CHAIRMAN: Motion made and
17 seconded. Clerk call the roll.

18 MS. GILMORE: Commissioner 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 MS. GILMORE: Dr. Doran.

2 THE CHAIRMAN: Aye.

3 Okay. We don't need closed session; do
4 we?

5 DIRECTOR ROGERS: No, sir.

6 THE CHAIRMAN: Any comments from the
7 public? Any comments from anyone?

8 Motion to adjourn.

9 COMMISSIONER MUSTILLI: Motion.

10 THE CHAIRMAN: All those in favor.

11 (All ayes.)

12 (Whereupon the proceedings concluded at 6:55
13 p.m.)

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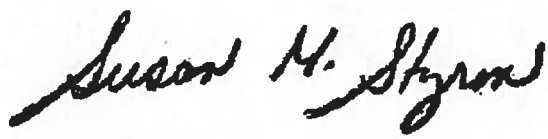
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CERTIFICATE

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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: September 15, 2017

