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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

Tuesday, April 18, 2023, 6 p.m.
Harrison Gardens, Bldg. #1
788 Harrison Avenue
Harrison, New Jersey 07029

PRESENT:

- JAMES P. DORAN, Ed.D, CHAIRMAN
- ARTHUR PETTIGREW, VICE CHAIRMAN
- BRUNILDA MUSTILLI, COMMISSIONER
- FREDERICK CONFESSORE, COMMISSIONER (telephone)
- RICHARD MILLER, COMMISSIONER

EXCUSED:

- DANIEL CHOFFO, COMMISSIONER
- DAWN KINSELLA, COMMISSIONER

ALSO PRESENT:

- RAYMOND LUCAS, Executive Director
- JOSEPH MANFREDI, ESQ. Board Attorney
- MAUREEN GILMORE, Authority Staff
- GENE GILMORE, Maintenance Supervisor
- JOAN MICHAELSON, Authority Staff
- MEMBERS OF THE PUBLIC

TRANSCRIBED BY AND BEFORE: SUSAN M. STYRON,
C.S.R., R.P.R., AND NOTARY PUBLIC OF THE STATE
OF NEW JERSEY License No. XI 01704

1 THE CHAIRMAN: I hereby declare this
2 meeting to order and state that this is a meeting
3 of the Harrison Housing Authority of the Town of
4 Harrison scheduled for April 18, 2023. This
5 meeting is a regularly scheduled meeting, and
6 proper public notice of time, date, location,
7 purpose and agenda have been posted in compliance
8 with the Sunshine Law.

9 Please join me in saluting to the flag.
10 (Pledge of Allegiance.)

11 THE CHAIRMAN: Thank you.

12 Clerk, please call the roll.

13 MS. GILMORE: Commissioner Choffo,
14 absent.

15 Commissioner Confessore.

16 COMMISSIONER CONFESSORE: Here.

17 MS. GILMORE: Commissioner Kinsella,
18 absent.

19 Commissioner Miller.

20 COMMISSIONER MILLER: Here.

21 MS. GILMORE: Commissioner Mustilli.

22 COMMISSIONER MUSTILLI: Here.

23 MS. GILMORE: Commissioner Pettigrew.

24 COMMISSIONER PETTIGREW: Here.

25 MS. GILMORE: Dr. Doran.

1 THE CHAIRMAN: Here.

2 Okay. Communications?

3 MS. GILMORE: We have a letter from HAI
4 Group, our insurance company. We received a
5 dividend of \$735.15.

6 THE CHAIRMAN: That's for Ray's good
7 driving.

8 MS. GILMORE: Yeah. He said, I'd like
9 to personally thank you for your continued
10 support of Harrison -- HAI Group. Your
11 confidence and trust in our company are critical
12 to our success. My best, Ed Malaspina, Chief
13 Executive Officer.

14 THE CHAIRMAN: If you could, Maur, read
15 the letter, actually. Why don't you read it in.

16 MS. GILMORE: Okay. "Dear member, I am
17 pleased to inform you that based on the
18 outstanding performance of the Housing Authority
19 Risk Retention Group, Inc. (HARRG), and Housing
20 Authority Property Insurance, A Mutual Company
21 (HAPI), in fiscal year 2022, HAI Group's Board of
22 Director has declared \$15.5 million in dividends,
23 \$7.5 million for HARRG and \$8 million for HAPI.

24 "Your dividend checks are included.

25 Please note that checks from HARRG are for

1 members who participate in our liability
2 insurance program, while checks from HAPI are for
3 members who participate in our property insurance
4 program.

5 "I'd like to personally thank you for
6 your continued support of HAI group."

7 THE CHAIRMAN: That's based on low
8 claims and practicing safe practices.

9 MS. GILMORE: Yes, every year. They
10 give a dividend ever year.

11 DIRECTOR LUCAS: Good job.

12 THE CHAIRMAN: Good job everyone.

13 Okay. Is that all for communications?

14 MS. GILMORE: Yes.

15 DIRECTOR LUCAS: Yes, sir.

16 THE CHAIRMAN: Thank you. Maintenance
17 report. Any questions for Gene?

18 COMMISSIONER PETTIGREW: Yes. Gene,
19 who does the hallways in the buildings?

20 MR. GILMORE: The tenants.

21 THE CHAIRMAN: They still do it?

22 MS. GILMORE: Yeah.

23 DIRECTOR LUCAS: Tell me the problem.

24 COMMISSIONER PETTIGREW: There's a
25 couple dirty hallways. Just there's clutter in

1 some of them.

2 DIRECTOR LUCAS: There's not supposed
3 to be anything in the hallways, but I'll check.

4 THE CHAIRMAN: Yes, anything in the
5 hallway could be a tripping, fire hazard.

6 COMMISSIONER PETTIGREW: Do we check
7 them once in a while?

8 MR. GILMORE: Not once in a while. We
9 do it quite often.

10 DIRECTOR LUCAS: We'll check them all,
11 all the buildings.

12 THE CHAIRMAN: Okay. See you'll check
13 on it, please.

14 DIRECTOR LUCAS: Yes. Yes, sir.

15 THE CHAIRMAN: Thank you. Any other
16 questions?

17 Great, can I have a motion to approve
18 the maintenance report?

19 COMMISSIONER PETTIGREW: Motion.

20 THE CHAIRMAN: Motion by Pettigrew.
21 Second?

22 COMMISSIONER MILLER: Second.

23 THE CHAIRMAN: All right. Second by
24 Commissioner Miller.

25 Clerk, call the roll.

1 MS. GILMORE: Commissioner Confessore.

2 COMMISSIONER CONFESSORE: Aye.

3 MS. GILMORE: Commissioner Miller.

4 COMMISSIONER MILLER: Aye.

5 MS. GILMORE: Commissioner Mustilli.

6 COMMISSIONER MUSTILLI: Aye.

7 MS. GILMORE: Commissioner Pettigrew.

8 COMMISSIONER PETTIGREW: Aye.

9 MS. GILMORE: Dr. Doran.

10 THE CHAIRMAN: Aye.

11 Before we get to new business, I'd like
12 to just switch a little bit, and can I have a
13 motion to do executive session, closed session?

14 COMMISSIONER PETTIGREW: Motion.

15 COMMISSIONER MUSTILLI: Second.

16 THE CHAIRMAN: We'll be discussing
17 matters that we may be voting on, so I would ask
18 everyone except the Commissioners to please
19 leave.

20 MS. GILMORE: Roll call?

21 THE CHAIRMAN: Yes, we should roll call
22 it. Motion by Pettigrew, second by Mustilli.

23 MS. GILMORE: Commissioner Confessore.

24 COMMISSIONER CONFESSORE: Aye.

25 MS. GILMORE: Commissioner Miller.

1 COMMISSIONER MILLER: 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. Thank you.

8 (Whereupon the Board continues in
9 closed session at 6:10 p.m. under separate cover
10 transcription.)

11 (Back into open session at 6:13 p.m.)

12 THE CHAIRMAN: We are back in session
13 for our public meeting. I would ask the clerk to
14 please call the roll.

15 MS. GILMORE: Commissioner Confessore.

16 COMMISSIONER CONFESSORE: Aye.

17 MS. GILMORE: Commissioner Miller.

18 COMMISSIONER MILLER: Aye.

19 MS. GILMORE: Commissioner Mustilli.

20 COMMISSIONER MUSTILLI: Aye.

21 MS. GILMORE: Commissioner Pettigrew.

22 COMMISSIONER PETTIGREW: Aye.

23 MS. GILMORE: Dr. Doran.

24 THE CHAIRMAN: Here.

25 I'm going to move into new business.

1 We've discussed a couple of these matters we're
2 going to be voting on. I'll do a couple of them
3 separate, and then we'll see if I can combine
4 some.

5 So I need a motion to approve the
6 writing off the tenant's rent.

7 COMMISSIONER PETTIGREW: Motion.

8 COMMISSIONER MUSTILLI: Motion.

9 THE CHAIRMAN: Motion made by
10 Pettigrew, second by Mustilli.

11 Clerk, call the roll.

12 MS. GILMORE: Commissioner Confessore.

13 COMMISSIONER CONFESSORE: Aye.

14 MS. GILMORE: Commissioner Miller.

15 COMMISSIONER MILLER: Aye.

16 MS. GILMORE: Commissioner Mustilli.

17 COMMISSIONER MUSTILLI: Aye.

18 MS. GILMORE: Commissioner Pettigrew.

19 COMMISSIONER PETTIGREW: Aye.

20 MS. GILMORE: Dr. Doran.

21 THE CHAIRMAN: Aye.

22 Motion to approve Resolution No.

23 1610-04-023 adopting the DCA budget.

24 COMMISSIONER PETTIGREW: Motion.

25 COMMISSIONER MUSTILLI: Motion.

1 THE CHAIRMAN: Motion made by Mustilli,
2 second by Pettigrew.

3 Clerk, call the roll.

4 COMMISSIONER MILLER: I have a
5 question, though. About the budget, I guess Joan
6 prepares.

7 MS. GILMORE: Yes, she's in the back.

8 COMMISSIONER MILLER: Hi, Joan.

9 MS. MICHAELSON: Yes, Hi.

10 COMMISSIONER MILLER: Just one question
11 I had was about the gas usage.

12 MS. MICHAELSON: The gas usage is
13 budgeted on a monthly basis.

14 COMMISSIONER MILLER: Yeah, I'm aware.
15 But this is 11 months out of 12, and it's a big
16 variance. I understand that, it's just there's
17 only one month left.

18 THE CHAIRMAN: When you say that, you
19 mean we're paying more than we're budgeting?

20 COMMISSIONER MILLER: Yes. I
21 understand.

22 DIRECTOR LUCAS: I know you do.

23 COMMISSIONER MILLER: Is it a problem
24 like -- I'm just trying to understand like the
25 bust.

1 DIRECTOR LUCAS: No bust. It's -- you
2 know how it goes. No busts, no busts.

3 THE CHAIRMAN: What does that mean,
4 "busts"?

5 DIRECTOR LUCAS: Like if there was a
6 gas leak or something like that where the gas was
7 going out. We've had one tenant who had their
8 burner on, I can't tell you how long, but that's
9 not really going to affect that kind of dynamic,
10 Richard, you know that.

11 COMMISSIONER MILLER: Yeah, I know. I'm
12 just trying to -- it's twice as much as budgeted.
13 With one month left to go, it's still going to be
14 twice as much. So I'm just asking the question.

15 THE CHAIRMAN: So the question is --
16 just so I understand your question. Are we
17 asking why are we only budgeting half of what the
18 bill is?

19 COMMISSIONER MILLER: I understand the
20 budget --

21 THE CHAIRMAN: Where does the money
22 come from then?

23 COMMISSIONER MILLER: It was budgeted
24 for \$60,000 the whole year. It's now running 120
25 after 11 months. I understand that -- I'm asking

1 the question, if the water bill, if it was the
2 water bill it could be someone left the bathtub
3 running.

4 MS. GILMORE: Yes, that happens.

5 DIRECTOR LUCAS: Yes, exactly.

6 COMMISSIONER MILLER: I'm asking, when
7 you say it's budgeted monthly, after 11 months
8 you have to have a reason different than it's
9 going to correct in the twelfth month. It's not
10 correcting in the twelfth month.

11 DIRECTOR LUCAS: Right. We also had to
12 buy a new user for our gas.

13 COMMISSIONER MILLER: If that's the
14 fact that the price of gas went from 12 cents per
15 BTU to 24, then --

16 DIRECTOR LUCAS: Yes. You want to see
17 that in this.

18 COMMISSIONER MILLER: Yes.

19 DIRECTOR LUCAS: I got you, not a
20 problem. I understand what you're asking.

21 COMMISSIONER MILLER: Yes, just the
22 reasonable explanation. I'm not -- but 11 out of
23 12 months, it's a problem. And I'm not
24 questioning it. I'm just trying to understand
25 what the problem is. I'm not trying to -- I'm

1 not questioning paying the bill, I was just
2 trying to understand it.

3 THE CHAIRMAN: Where do we get the
4 money from, then, that comes out of...?

5 DIRECTOR LUCAS: It comes from our
6 million-dollar subsidy.

7 THE CHAIRMAN: Okay. Is that the
8 operating budget?

9 MS. GILMORE: Yes, the operating
10 budget.

11 DIRECTOR LUCAS: Yes, sir.

12 COMMISSIONER PETTIGREW: Should we be
13 budgeting more because of what we know is going
14 to go on? Gas is going to go up.

15 MS. MICHAELSON: We don't make the
16 budget.

17 MS. GILMORE: We don't make the budget.

18 DIRECTOR LUCAS: Well, the reason why
19 we haven't changed the budget is because we don't
20 make them. But at the same time we wanted to see
21 what it would be like after the 12 months, then
22 we can readdress it after that.

23 COMMISSIONER MILLER: No, I'm aware.
24 I'm just asking...

25 DIRECTOR LUCAS: No, no, that makes

1 sense. And we can include that into the thing so
2 you know. I apologize for that, I should have
3 showed you that.

4 MS. MICHAELSON: I can show you the
5 trend on this.

6 DIRECTOR LUCAS: I know what he's --
7 we've got that. Thank you, Joan. That's easy
8 peasey.

9 I'll fix that, Richard.

10 COMMISSIONER MILLER: Thank you.

11 THE CHAIRMAN: Okay. So it was motion
12 made by Mustilli, second by Pettigrew, and we're
13 going to call the roll.

14 MS. GILMORE: Yes. Commissioner
15 Confessore.

16 COMMISSIONER CONFESSORE: Aye.

17 MS. GILMORE: Commissioner Miller.

18 COMMISSIONER MILLER: Aye.

19 MS. GILMORE: Commissioner Mustilli.

20 COMMISSIONER MUSTILLI: Aye.

21 MS. GILMORE: Commissioner Pettigrew.

22 COMMISSIONER PETTIGREW: Aye.

23 MS. GILMORE: Dr. Doran.

24 THE CHAIRMAN: Aye.

25 Can I have a motion on the

1 professional development? That would be
2 Resolution 1611-04-2023.

3 COMMISSIONER PETTIGREW: Motion.

4 COMMISSIONER MUSTILLI: Second.

5 THE CHAIRMAN: Motion made by
6 Pettigrew, second by Mustilli.

7 Clerk, call the roll.

8 MS. GILMORE: Commissioner Confessore.

9 COMMISSIONER CONFESSORE: Aye.

10 MS. GILMORE: Commissioner Miller.

11 COMMISSIONER MILLER: Aye.

12 MS. GILMORE: Commissioner Mustilli.

13 COMMISSIONER MUSTILLI: Aye.

14 MS. GILMORE: Commissioner Pettigrew.

15 COMMISSIONER PETTIGREW: Aye.

16 MS. GILMORE: Dr. Doran.

17 THE CHAIRMAN: Aye.

18 I'm calling for a motion on Resolution
19 No. 1612-04-2023 approving Executive Director
20 contract.

21 COMMISSIONER PETTIGREW: Motion.

22 COMMISSIONER MUSTILLI: Motion.

23 THE CHAIRMAN: Motion by Pettigrew,
24 second by Mustilli.

25 Clerk, call the roll.

1 MS. GILMORE: Commissioner Confessore.

2 COMMISSIONER CONFESSORE: Aye.

3 MS. GILMORE: Commissioner Miller.

4 COMMISSIONER MILLER: Aye.

5 MS. GILMORE: Commissioner Mustilli.

6 COMMISSIONER MUSTILLI: Aye.

7 MS. GILMORE: Commissioner Pettigrew.

8 COMMISSIONER PETTIGREW: Aye.

9 MS. GILMORE: Dr. Doran.

10 THE CHAIRMAN: Aye.

11 Okay. I need a motion to approve
12 Resolution 1613-04-2023 approving salary
13 increases.

14 COMMISSIONER MUSTILLI: Motion.

15 COMMISSIONER PETTIGREW: Second.

16 THE CHAIRMAN: Motion by Mustilli,
17 second by Pettigrew.

18 Clerk, call the roll.

19 MS. GILMORE: Commissioner Confessore.

20 COMMISSIONER CONFESSORE: I abstain.

21 MS. GILMORE: Commissioner Miller.

22 COMMISSIONER MILLER: Aye.

23 MS. GILMORE: Commissioner Mustilli.

24 COMMISSIONER MUSTILLI: Aye.

25 MS. GILMORE: Commissioner Pettigrew.

1 COMMISSIONER PETTIGREW: Aye.

2 MS. GILMORE: Dr. Doran.

3 THE CHAIRMAN: Aye.

4 Just a question raised on that last
5 resolution. We have five members voting; four
6 voted yes, that's in the affirmative.

7 MR. MANFREDI: Yes.

8 THE CHAIRMAN: Okay. Motion to approve
9 Resolution 1614-04-2023 extending professional
10 contracts.

11 COMMISSIONER MUSTILLI: That's for the
12 storm door?

13 MR. MANFREDI: That's for accounting,
14 legal and auditing because the RFPs are now
15 outstanding. They're due back May 2nd, and this
16 bridges the gap for six weeks.

17 THE CHAIRMAN: There's no changes made.

18 MR. MANFREDI: No changes at all.

19 COMMISSIONER PETTIGREW: Motion.

20 COMMISSIONER MUSTILLI: Second.

21 THE CHAIRMAN: Motion made by
22 Pettigrew, second by Mustilli.

23 Clerk, call the roll.

24 MS. GILMORE: Commissioner Confessore.

25 COMMISSIONER CONFESSORE: Aye.

1 MS. GILMORE: Commissioner Miller.

2 COMMISSIONER MILLER: Aye.

3 MS. GILMORE: Commissioner Mustilli.

4 COMMISSIONER MUSTILLI: Aye.

5 MS. GILMORE: Commissioner Pettigrew.

6 COMMISSIONER PETTIGREW: Aye.

7 MS. GILMORE: Dr. Doran.

8 THE CHAIRMAN: Aye.

9 Great. Thank you. Is there anyone
10 from the public who wishes to be heard? We have
11 a visitor.

12 MS. RORIDO: My name is Karena Rorido.
13 I was here two months ago in reference to the dog
14 situation. But this time it's, I feel like it's
15 more serious, because since that a lot of the
16 stuff that happened before with there was waste
17 around my area, it has literally stopped.

18 But now literally this morning my car
19 got hit by someone that so-called said she lives
20 here. And mind you, it has the license plates of
21 New York City. So I told her, you know, why are
22 you parked here when you had enough space -- even
23 though she was illegally parked she had enough
24 space not to hit my car, but she hit it anyway.
25 And then she run and told me -- well, she just

1 left, and she told me she was -- I guess because
2 she got nervous because I called the cops, and I
3 took a picture of my car, you know, she's hitting
4 my car.

5 So the bottom line is I've been
6 harassed by certain tenants around here to the
7 point that they say I am the one that is
8 bothering them. Mind you, I don't. Since I've
9 been here in 2006, and I moved to that building,
10 that other building that I had at Building 4 I
11 didn't have any problems except the tenant
12 upstairs, and we calmed it down, and the other
13 one next to me is being calmed down. But this
14 tenant is going to my property. They're
15 coming --

16 THE CHAIRMAN: Can I just ask for
17 clarity for the Board. Where was your car
18 parked?

19 MS. RORIDO: On Hamilton.

20 THE CHAIRMAN: On the city street.

21 MS. RORIDO: On the city street.

22 THE CHAIRMAN: Okay. Because I don't
23 think the Board or the town would have any
24 inference as to whether someone has a licensed
25 vehicle or not, whether it's New York or whatever

1 state.

2 MS. RORIDO: From my understanding
3 they're supposed to be citizens.

4 THE CHAIRMAN: I would probably bring
5 that up with the police department.

6 MS. RORIDO: Oh, I did, I made a
7 report.

8 THE CHAIRMAN: Okay. I just want to
9 make sure you're protected.

10 MS. RORIDO: So I'm taking care of
11 that.

12 THE CHAIRMAN: Okay.

13 MS. RORIDO: And she run, she left --

14 THE CHAIRMAN: When you say she ran...?

15 MS. RORIDO: She took into the car and
16 she left.

17 THE CHAIRMAN: She ran. So she hit you
18 and took off in the car, or she ran on foot?

19 MS. RORIDO: No, she took her car and
20 left. She got into her car --

21 THE CHAIRMAN: Okay. So she got into
22 her car.

23 MS. RORIDO: And she left.

24 THE CHAIRMAN: Okay. Was she in her
25 car when she hit your car?

1 MS. RORIDO: No, no, no. I came in,
2 somebody was picking me up. And they said your
3 car, you know, is like, my fender is literally
4 all the way in. And I'm like this person did it
5 on purpose. Which is my license plate, my plates
6 are like bent. So it was a pretty bad hit, but
7 my fender was about an inch away from the bumper,
8 and I...

9 THE CHAIRMAN: Right. So did you see
10 her hit your car?

11 MS. RORIDO: No. She left it like
12 that. I took a picture and -- no, I didn't see
13 it.

14 THE CHAIRMAN: Okay. Who did see it?

15 MS. RORIDO: Oh, no, I didn't. It was
16 like that. She left it like that. She said that
17 she was tired from work last night and that's it.
18 So she's acknowledged the --

19 THE CHAIRMAN: Okay. I'm assuming you
20 explained this to the police?

21 MS. RORIDO: Yes, I explained
22 everything to the police.

23 THE CHAIRMAN: Okay.

24 MS. RORIDO: So my point here is that
25 she says she lives here, and I said, okay, you

1 need a resident sticker, when I saw that she has
2 a license plate from New York. So instead of --
3 I know a lot of people live here rent free, and
4 it's none of my business, I'm not to tell who,
5 what and when, it's none of my business. But it
6 makes it my business when somebody comes, decides
7 to damage my car, and does it, and leaves it
8 there for me to see it and the cops to see it,
9 and then I'm the bad person here.

10 THE CHAIRMAN: Okay. Ma'am, just to
11 follow up with you. When you came to see us, I
12 guess it was the last meeting or the meeting
13 before, you had a complaint about dogs and so
14 forth. We did send a notice out to every
15 resident and we asked all staff for all buildings
16 to make sure that, you know, if residents have a
17 dog they need to clean up after their dogs, and
18 we stressed what the rules were. So I'm hoping
19 that that took care of that problem.

20 MS. RORIDO: That has been taken care
21 of to a point, but the problem is that the people
22 are not residents from the Harrison Housing
23 Authority.

24 THE CHAIRMAN: I have people who don't
25 live on my block who let their dogs poop and they

1 don't pick up.

2 MS. RORIDO: What they did one time --
3 which someone told me go look out the window -- I
4 had a woman literally next to my entrance of my
5 door. And I know for a fact -- not because I
6 have dogs, I'm not allergic to dogs and cats, you
7 know, if I didn't look out the window, that dog
8 could have -- it was huge. And she could have --
9 like, I don't trust dogs. I've heard dogs have
10 bitten their own owners, so I don't trust them.
11 And if I were to not look out the window and I
12 saw that person there, and I told her, you know,
13 you're too close to my entrance. If I open the
14 door and I get out, I could have a dog bite,
15 because they bite you. They bite all the time.
16 And I don't trust them.

17 THE CHAIRMAN: I am a dog lover, so I
18 would probably disagree with you on that. The
19 fact that I love dogs and always had a couple
20 Golden Retrievers and Labradors and so forth.
21 And I realize that certain dogs could be more
22 aggressive than others.

23 MS. RORIDO: My friends' dogs, they put
24 them in cages because they know I'm afraid of
25 dogs. And they've bit their owners already. I

1 have two people that told me --

2 THE CHAIRMAN: I would get different
3 friends if my friends' dogs were biting me.

4 MS. RORIDO: No, I'm saying this is
5 another neighbor, and then my friend, she puts
6 her dogs away.

7 THE CHAIRMAN: Right, I understand.

8 MS. RORIDO: I don't have a problem
9 with that. The only thing I tell them is that,
10 you know, you shouldn't be walking your dog in
11 front of my door, because they could do it in
12 front of my door or someone else's door.

13 THE CHAIRMAN: I don't know on a
14 semi-public sidewalk as to whether we can
15 regulate whether people can walk their dogs.

16 MS. RORIDO: No, I understand that.
17 But my problem is that they accuse me of saying
18 that I own the property, and I don't want to have
19 false accusations. I don't want to have
20 defamation of character where they're making
21 accusations that I say something that I haven't.
22 I don't own the housing authority. I have this
23 book since the minute that I move here, and I
24 have it since ever. And I read it.

25 THE CHAIRMAN: Okay.

1 MS. RORIDO: Okay, I read it. At the
2 same token, it also says this is a tenant
3 protection of 1992. I am a disabled person.
4 I've been disabled since 2006. I have conditions
5 that if I'm stressed, I could end up in the
6 hospital for any little thing.

7 THE CHAIRMAN: I'm sorry to hear that.

8 MS. RORIDO: And that's the reason why
9 I don't work. I haven't worked for the past
10 what, almost 20 years. And this issue is
11 stressing me out to the point that --

12 THE CHAIRMAN: Okay. Can I just stop
13 you, because I don't want you to have to put on
14 the public record your health issues and so
15 forth.

16 What would you like this Commission do?
17 What is your request?

18 MS. RORIDO: My request is to stop
19 making accusations on things that I'm not saying
20 or doing.

21 THE CHAIRMAN: Okay. I don't know if
22 we can control people's behavior.

23 (Multiple voices.)

24 THE CHAIRMAN: I just don't know if
25 this is a forum for us to be having the

1 discussion did someone make a complaint on her.
2 It hasn't made it to us, it's not at that Board
3 level, and if a complaint is made and it's
4 legitimate, you'll hear about it. The Authority
5 will let you know, hey, this was a complaint, we
6 investigated it, and it's a problem. So if you
7 haven't heard that you have a problem, you don't
8 have a problem.

9 MS. RORIDO: No, I don't have a
10 problem, but at 4 or 5 o'clock in the afternoon
11 the other problem that I have is the kids that
12 live in front of me, that the one day that I saw
13 them outside on the bench they throwing the ball
14 against me.

15 And I have shut off the cameras because
16 I want to have piece of mind, I don't want to be
17 deleting all the videos that I have. Now I only
18 have one camera facing towards me, and those kids
19 have done this before. And I'm sorry that I gave
20 you the wrong apartment number, but it's
21 Apartment 602 and 603, and now I have it in my
22 memory, which I'm not ever going to forget.

23 THE CHAIRMAN: Okay. If someone throws
24 a ball at you, or someone does something
25 aggressive towards you, the police department

1 would have to take a complaint of that.

2 MS. RORIDO: I did complain about that.

3 THE CHAIRMAN: Good. I would highly
4 advise that.

5 MS. RORIDO: So that's been taken care
6 of.

7 THE CHAIRMAN: Because this isn't
8 necessarily the forum. And if somebody says, oh,
9 this person did this and reports it to the
10 office, they have every right to report as many
11 things as they want to report. It could be 1,000
12 times that they come in, or it could be zero
13 times that they come in. But they have the right
14 to come in and say this if they wish. I can't
15 say to you, oh, we're going to block those people
16 from coming into this office, because we can't do
17 that. And of course the Commission here is, the
18 Commissioners, it's not our job to police that,
19 that's the Executive Director's job. We don't
20 have, there's nothing in our files anywhere that
21 says you did something wrong. So if somebody is
22 saying something --

23 MS. RORIDO: And that's what I want, I
24 don't want nothing in my file.

25 THE CHAIRMAN: Okay. Let me finish,

1 please. If somebody says something about you, I
2 can't stop that. People talk about me, you know;
3 what am I going to do?

4 MS. RORIDO: Well, I understand that.

5 THE CHAIRMAN: But I can't tell
6 somebody and say hey, they can't do it. They can
7 say whatever they want.

8 MS. RORIDO: If they can say 100 things
9 about me to them, I don't want to see in a letter
10 from the Housing Authority that says, oh, I --
11 because another thing they say is that I'm always
12 calling. It was the first time that I call.

13 THE CHAIRMAN: Okay. People are here
14 to take your calls, people are here to take
15 everybody's calls.

16 MS. RORIDO: Exactly, but don't make
17 accusations that I've been calling, because this
18 is an accusation that is not right. I called one
19 time that was not related to maintenance, it was
20 only one time. And I had a headache and I
21 couldn't sleep, and I had the kids throwing the
22 ball, throwing the ball, and I can't sleep. This
23 is at nighttime. And so, you know, I don't want
24 to have somebody saying, oh, Karena did this,
25 Karena did that. If they did and they say this

1 to you, I don't want to hear it.

2 THE CHAIRMAN: Okay. Just to allay
3 your fears, this Board has had no discussion of
4 you at all, other than the last time you were
5 here we asked the Executive Director to enforce
6 the curbing your dog policy.

7 MS. RORIDO: And I'm happy on that,
8 because, and I don't see anybody literally going
9 into the box except Gene came in this morning and
10 took a picture, or this afternoon. I don't want
11 the waste that is there. I didn't even touch it
12 for a long time, even though there was a lot of
13 garbage there, and I cleaned it up.

14 THE CHAIRMAN: Okay. Thank you.

15 MS. RORIDO: So that's all I wanted to
16 say, and I wanted to make sure that I did open my
17 mouth. I wanted you to be aware, because the
18 summer is coming, and I don't want to have a
19 problem.

20 THE CHAIRMAN: Do keep in mind with
21 summer coming and windows are open, kids will be
22 playing.

23 What's the curfew?

24 DIRECTOR LUCAS: 10 o'clock starts
25 quiet time here.

1 MS. RORIDO: And I understand that. As
2 I told you, I've been here over whatever years
3 when John and Joanne used to live in front of me.
4 I never had any of those problems. Those kids
5 came in and they have the right to destroy
6 whatever they want. My piece of, a little angel
7 that I had carried from Apartment 318 is broken,
8 completely broken. Who did it? Who else. So
9 that's all I wanted to say, and it's just to
10 acknowledge that I don't want to be called any
11 names, I don't want to be harassed nor false
12 accusations.

13 THE CHAIRMAN: Well, I can assure you
14 that this Board will not be harassing you and
15 won't be calling you any names or be calling any
16 complaints on you.

17 MS. RORIDO: And I don't want any
18 letters saying that I did this, that I called
19 several times, because it was one time that I
20 called, and that was it. And then I called back
21 because they continued after the game, and they
22 continued to play the ball. And I don't want to
23 get hit because the parents will be responsible
24 for it.

25 THE CHAIRMAN: Okay, got you. I thank

1 you very much. You have a good month.

2 MS. RORIDO: You too.

3 THE CHAIRMAN: Good luck.

4 Anyone else wish to be heard? Okay.

5 Call for adjournment. All those in favor?

6 (All ayes.)

7 THE CHAIRMAN: Those opposed?

8 (No response.)

9

10 (Whereupon the proceedings concluded at 6:42

11 p.m.)

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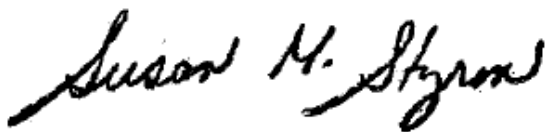
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CERTIFICATE

1
2
3 I, SUSAN M. STYRON, Notary Public,
4 R.P.R., C.S.R., of the State of New Jersey,
5 License No. XI01704, do hereby certify that the
6 foregoing is a true and accurate transcript of
7 the proceedings as taken stenographically by and
8 before me at the time, place and on the date
9 hereinbefore set forth.

10 I DO FURTHER CERTIFY that I am neither
11 a relative nor employee nor attorney nor counsel
12 of any of the parties to this action, and that I
13 am neither a relative nor employee of such
14 attorney or counsel, and that I am not
15 financially interested in the action.
16
17
18



19 Notary Public of the State of New Jersey

My Certificate expires June 30, 2024

20 Dated: May 2, 2023
21
22
23
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25

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