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REGULAR MEETING OF THE BOARD :
OF COMMISSIONERS OF THE HOBOKEN : Thursday
HOUSING AUTHORITY OF THE CITY OF : October 10, 2019
HOBOKEN : 7 p.m.
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Held At: Fox Hill Gardens
Community Room
311 13th Street
Hoboken, New Jersey

B E F O R E:

Marc A. Recko, Executive Director
Chairman David Mello
Commissioner Hovie Forman
Commissioner Andrew Impastato
Commissioner Aaron Lewit
Commissioner Erica Seitzman

A P P E A R A N C E S:

FITZPATRICK & WATERMAN, ESQS.
BY: HAROLD FITZPATRICK, esq.
Attorneys for the Board.

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

Emil Kotherithara, CFO
Lourdes Priestley, Director of Administration
Richard Goddin, Director of Maintenance
Paula Braxton, Maintenance Supervisor
Richard Fox, Consultant
Daniel Perez, Resident Services Director

PHYLLIS T. LEWIS
CERTIFIED COURT REPORTER
CERTIFIED REALTIME COURT REPORTER
(732) 735-4522

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1 CHAIRMAN MELLO: All right, everybody.
 2 Before we call the meeting formally to
 3 order, we finally, finally have one of our two long
 4 vacant seats that is about to be officially filled,
 5 so it's Erica Seitzman, for those of you who don't
 6 know her, and she will be the DCA, the Trenton pick,
 7 more referred to as the Governor's pick. It's
 8 actually the DCA pick, and she is going to be sworn
 9 in.
 10 MR. FITZPATRICK: So this is the oath
 11 of the new Commissioner, who is the Commissioner
 12 appointed by the Lieutenant Governor and also
 13 Commissioner of the State Department of Community
 14 Affairs, and this is a five-year term until November
 15 of 2023.
 16 And you might ask how that works, and
 17 the answer is that it is filling the previously
 18 five-year term, which has been vacant for quite some
 19 time.
 20 So if you would raise your right hand.
 21 I, Erica Seitzman --
 22 COMMISSIONER SEITZMAN: I, Erica
 23 Seitzman --
 24 MR. FITZPATRICK: -- do solemnly
 25 swear --

3

1 COMMISSIONER SEITZMAN: -- do solemnly
 2 swear --
 3 MR. FITZPATRICK: -- that I will
 4 support the Constitution --
 5 COMMISSIONER SEITZMAN: -- that I will
 6 support the Constitution --
 7 MR. FITZPATRICK: -- of the United
 8 States --
 9 COMMISSIONER SEITZMAN: -- of the
 10 United States --
 11 MR. FITZPATRICK: -- and the
 12 Constitution of the State of New Jersey --
 13 COMMISSIONER SEITZMAN: -- and the
 14 Constitution of the State of New Jersey --
 15 MR. FITZPATRICK: -- that I will bear
 16 true faith and allegiance --
 17 COMMISSIONER SEITZMAN: -- that I will
 18 bear true faith and allegiance --
 19 MR. FITZPATRICK: -- to the same --
 20 COMMISSIONER SEITZMAN: -- to the
 21 same --
 22 MR. FITZPATRICK: -- and to the
 23 Governments established --
 24 COMMISSIONER SEITZMAN: -- and to the
 25 Governments established --

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1 MR. FITZPATRICK: -- in the United
 2 States and in this state --
 3 COMMISSIONER SEITZMAN: -- in the
 4 United States and in this state --
 5 MR. FITZPATRICK: -- under the
 6 authority of the people --
 7 COMMISSIONER SEITZMAN: -- under the
 8 authority of the people --
 9 MR. FITZPATRICK: -- and that I will
 10 faithfully --
 11 COMMISSIONER SEITZMAN: -- and that I
 12 will faithfully --
 13 MR. FITZPATRICK: -- impartially and
 14 justly perform --
 15 COMMISSIONER SEITZMAN: -- impartially
 16 and justly perform --
 17 MR. FITZPATRICK: -- all of the duties
 18 of the office --
 19 COMMISSIONER SEITZMAN: -- all of the
 20 duties of the office --
 21 MR. FITZPATRICK: -- of Commissioner --
 22 COMMISSIONER SEITZMAN: -- of
 23 Commissioner --
 24 MR. FITZPATRICK: -- of the Hoboken
 25 Housing Authority --

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1 COMMISSIONER SEITZMAN: -- of the
 2 Hoboken Housing Authority --
 3 MR. FITZPATRICK: -- according to the
 4 best of my ability --
 5 COMMISSIONER SEITZMAN: -- according to
 6 the best of my ability --
 7 MR. FITZPATRICK: -- so help me God.
 8 COMMISSIONER SEITZMAN: -- so help me
 9 God.
 10 MR. FITZPATRICK: You are now a
 11 Commissioner. Welcome.
 12 (Applause)
 13 CHAIRMAN MELLO: So some of you can
 14 remain standing, and the rest of us will stand for
 15 the Pledge of Allegiance.
 16 (Pledge of Allegiance recited)
 17 CHAIRMAN MELLO: All right.
 18 I am going to read the announcement
 19 regarding notice.
 20 I would like to advise those present
 21 that notice of this Regular Meeting of the Housing
 22 Authority of the City of Hoboken has been provided
 23 to the public in accordance with the provisions of
 24 the Open Public Meetings Act.
 25 Notice of this regular monthly

1 October's Board Meeting has been scheduled for
2 Thursday, October 10th, 2019, and was sent to The
3 Jersey Journal and The Star-Ledger on Tuesday,
4 October 1st, 2019, as notification to the general
5 public of said meeting and sent to the City Clerk of
6 Hoboken on Tuesday, October 1st, 2019, with a copy
7 of the agenda to be the posted on the bulletin board
8 in City Hall, the Hoboken Library and the Hoboken
9 Police Department.

10 I direct the minutes of this meeting to
11 state that I have announced that adequate notice of
12 this meeting has been given as required by the Open
13 Public Meetings Act.

14 If we could have a roll call, please,
15 Mr. Executive Director.

16 EXECUTIVE DIRECTOR RECKO: H. Forman?

17 COMMISSIONER FORMAN: Here.

18 EXECUTIVE DIRECTOR RECKO: A.

19 Impastato?

20 COMMISSIONER IMPASTATO: Here.

21 EXECUTIVE DIRECTOR RECKO: A. Lewit?

22 COMMISSIONER LEWIT: Here.

23 EXECUTIVE DIRECTOR RECKO: .D. Mello?

24 CHAIRMAN MELLO: Present.

25 EXECUTIVE DIRECTOR RECKO: J. Sanford?

1 E. Seitzman?

2 COMMISSIONER SEITZMAN: Here.

3 CHAIRMAN MELLO: All right. And do we
4 have --

5 (Board members confer)

6 CHAIRMAN MELLO: -- oh, yes. And
7 before we get into the public comment period, we
8 have our, you know, we have our Board for the
9 Housing for Hoboken, the nonprofit, which we are
10 doing a lot of changes here in this building, and we
11 have for a few months now, we had the three members
12 that come from this Board, but we have two more
13 members, and one of them is with us now, who is
14 Councilwoman Vanessa Falco, so she is going to
15 introduce herself to everybody and just say a few
16 words.

17 So welcome.

18 COUNCILWOMAN FALCO: Can I come up
19 here?

20 CHAIRMAN MELLO: Sure.

21 COUNCILWOMAN FALCO: Good evening,
22 everyone.

23 Good evening, Commissioners, Director
24 and Corporation Counsel.

25 I am Vanessa Falco. I am currently a

1 Councilwoman-At-Large for the City of Hoboken, and I
2 applied for this position on the Board because I am
3 very much interested and take it very seriously the
4 role that this Board will have in any redevelopment
5 that will take place within the Hoboken Housing
6 Authority.

7 The Housing Authority remains one of
8 the areas that has not been addressed and has been
9 overlooked with all of the redevelopment that is
10 going on in Hoboken. I feel very passionate about
11 that. It is one of the reasons why I wanted to be a
12 Councilperson, so that I can represent this
13 population, and so the fact that I will now be able
14 to impact your lives hopefully in a positive way, I
15 look forward to doing this.

16 (Applause)

17 CHAIRMAN MELLO: Now we are going to
18 have the -- thank you for that by the way,
19 Ms. Falco, and welcome aboard.

20 Now we are going to have the public
21 comment period, so the first speaker of the night is
22 Emily Pizzaro.

23 MS. PIZZARO: Why do you guys keep on
24 cutting down the trees because trees give us oxygen?

25 CHAIRMAN MELLO: Do you have a specific

1 place where you have been concerned about the trees
2 getting cut down because --

3 MS. PIZZARO: Yeah, because 400, my
4 friend used to live at 400 because --

5 CHAIRMAN MELLO: At 400 Marshall
6 Street?

7 MS. RAWLINGS: 400 Marshall, the trees
8 were cut down in that area. They were just cutting
9 trees down in front of 501 yesterday, and it seems
10 like there is a lot being cut down, and she is not
11 very happy.

12 CHAIRMAN MELLO: Okay.

13 You know what, I am going to break
14 protocol and ask if the Director can give a little
15 information, insight to Ms. Pizzaro because I really
16 think any time one of our youngsters comes up and
17 asks a question, we should encourage it.

18 EXECUTIVE DIRECTOR RECKO: Sure.
19 Absolutely.

20 CHAIRMAN MELLO: Thank you.

21 EXECUTIVE DIRECTOR RECKO: Rich, do you
22 want to address those trees specifically?

23 MR. GODDIN: Sure.

24 The trees that were removed were either
25 causing problems with our sewer lines under the

1 ground, or they were pushing up sidewalks and
 2 creating an area where somebody could trip over
 3 them, or they were in an area where they were
 4 touching some of the buildings and getting in the
 5 way of the fire escapes, and unfortunately when the
 6 trees touch the fire escapes, we have seen that the
 7 squirrels like to climb on the buildings and
 8 unfortunately they get into people's apartments.

9 So we are not cutting down all of the
 10 trees. We are only going and cutting specific trees
 11 down for specific reasons, not just because we don't
 12 like trees. I assure you, I like trees, but if they
 13 are planted in the wrong location, they need to be
 14 addressed when they get too big.

15 COMMISSIONER IMPASTATO: Rich, can we
 16 replant trees that we cut down, is it possible?

17 MR. GODDIN: The Housing Authority has
 18 had a lot of trees planted through basically three
 19 tree planting programs, and unfortunately, where
 20 they were planted and the types of trees that were
 21 planted there, were not good for the locations where
 22 they were planted.

23 So we have to make sure that we don't
 24 allow trees to get too big where they start causing
 25 sidewalk issues or sewer line issues or things like

1 that, and also they can't be blocking our site
 2 lighting or our CDBG cameras.

3 So we can go ahead and replant trees,
 4 but we have to be very careful as to where we plant
 5 them and what kind of trees we plant.

6 COMMISSIONER IMPASTATO: Yeah. Maybe
 7 we can get the young lady in part of that process in
 8 selecting where the trees go and she can head the
 9 panel of tree creation.

10 MR. GODDIN: I know that the city has
 11 contacted the Housing Authority about new locations
 12 for trees along the street areas, and they asked if
 13 we would, of course, water them and do that kind of
 14 stuff to make sure and, of course, we will.

15 So there is a Shade Tree Commission,
 16 and I am sure that they would be looking for
 17 volunteers, whether they be young minds or anything
 18 else, so I think it would be a great idea.

19 CHAIRMAN MELLO: So that contact has
 20 been made to the Shade Tree Commission?

21 MR. GODDIN: Absolutely. They reached
 22 out to us.

23 CHAIRMAN MELLO: Emily, there's a Shade
 24 Tree Commission. They are pretty much like local
 25 experts on what can be grown and what can't be

1 grown, and what does well in the soil in an urban
 2 area, where maybe the roots can't get as big as they
 3 could somewhere else, and they are giving some
 4 guidance, so that could be a good thing.

5 Thank you for your question.

6 EXECUTIVE DIRECTOR RECKO: Thank you.

7 CHAIRMAN MELLO: Next up is Adrienne
 8 Rawlings.

9 MS. RAWLINGS: I sent an email. I
 10 don't know if everybody received it, but contrary to
 11 what Mr. Recco and Mr. Goddin said to me, I think it
 12 was yesterday in the office, the heat has not been
 13 on for two weeks because I have asked several
 14 residents who don't live in my building. They are
 15 in other buildings. But they told me we have not
 16 had heat, and that is a problem, and not everybody
 17 calls it in because of some of them like it, some of
 18 them don't. It doesn't matter.

19 Mr. Recco sent me an email asking if my
 20 radiators need to be checked.

21 I said: No. The radiators just need
 22 to be put on from downstairs.

23 And the issue with the smell is only in
 24 my daughter's room. There is a strong odor. I
 25 don't know if it's a skunk weed scent, something. I

1 don't know. But it is only coming into my
 2 daughter's room, and they can't sleep in there at
 3 night.

4 It is only at night. They cannot sleep
 5 in there, so they are bunking in my room, because
 6 they can't sleep with their brothers. They have to
 7 sleep with me. There is nowhere else to put them,
 8 and that is a problem because now I am crowded, and
 9 they need to go back to their room, but that smell
 10 has to be -- whatever it is needs to stop.

11 And if there is a no smoking policy, I
 12 shouldn't have to smell cigarette smoke leaving the
 13 building, entering the building, in the hallways, no
 14 matter how far up or down I go. There is always a
 15 cigarette somewhere in my building and other
 16 buildings. That is federal, and it is state and
 17 local law, so it needs to be enforced, and the
 18 hallways are disgusting. They are still dirty.
 19 There's still garbage there.

20 If I see a bug there, it sits for five
 21 days when you have five days of people looking to
 22 clean, and the bug still sits there. It is like:
 23 Did that bug do something to you, you can't clean it
 24 up and get rid of it?

25 They don't want to walk in and out of

1 the building, if there is a bug right there. I have
2 to move it, kick it or sweep it, whatever, so that
3 they come in and out of my building to go home. You
4 know, maintenance has to do a much better job than
5 what they do now, and so do the managers.

6 CHAIRMAN MELLO: Thank you.

7 The next speaker is -- the last name,
8 I can't make out, Hogmeyer or --

9 MS. TOADVYN: Does it say Bonnie?

10 CHAIRMAN MELLO: Sorry.

11 MS. TOADVYN: The last name is Toadvyn,
12 and that's why I put Bonnie up there.

13 CHAIRMAN MELLO: It's not your
14 handwriting. I'm not admitting it to myself, but I
15 need reading glasses.

16 (Laughter)

17 THE REPORTER: How do you spell your
18 last name?

19 MS. TOADVYN: T, as in Tom, o-a-d, as
20 in dog, v, as in Victor, y-n as in no.

21 THE REPORTER: Thank you.

22 MS. TOADVYN: Thank you.

23 I have a pet policy here, and some of
24 it is kind of confusing because at the beginning, it
25 says since we need to take the hundred dollars down

1 to the main office and have a picture taken.

2 Then later on it says: If you are
3 grandfathered, you take it to the -- where you live
4 and where you live keeps the hundred.

5 You know, I am -- I am confused. That
6 is what I am talking about. I am not sure if we are
7 supposed to take it down there, take it here to
8 Patty. It is confusing when you read it, and it is
9 very important. My pet is my family, you know.

10 EXECUTIVE DIRECTOR RECKO: We will be
11 glad to sit with you.

12 Why don't we make a time to sit down
13 and go through it with you?

14 MS. TOADVYN: Okay.

15 And also I object to the 30 minutes.
16 You know, I will let anybody in at any time when I
17 am home. But just slamming in on somebody's 30
18 minutes, I am not even sure if that is legal, where
19 it says they can come in and check in 30 minutes.

20 You know, like knock on your door and
21 say you have 30 minutes, boom.

22 It almost sounds like a no knock law,
23 and it's scary to me. I think it might be not
24 legal, because it's 24 hours or 48 hours for
25 entrance. Danny probably knows the law.

1 MR. PEREZ: No.

2 MS. TOADVYN: No?

3 I didn't have time to call and ask, but
4 that is scary, too. We might want to look into the
5 fact to see if it is legal.

6 EXECUTIVE DIRECTOR RECKO: Give me a
7 call.

8 MS. TOADVYN: Okay.

9 CHAIRMAN MELLO: Thank you.

10 Next is Sabrina Quinones.

11 MS. QUINONES: Hello, Commissioners.

12 So as the roster coordinator, I am just
13 here to report to you guys that last month we
14 assisted 89 residents. We had 89 cases through
15 Ross, so that's the program under HUD to help them.

16 We had our first financial literacy
17 workshop. A couple people came out for that.

18 And then for this month, our community
19 game night will be on mischief night for the kids to
20 come out, and there will be free games. Everything
21 is free for the residents, so if you guys would like
22 to come out and join us, we would appreciate it, and
23 I handed some out to you guys.

24 If anybody didn't get a flier, please
25 let me know, and that is it.

1 CHAIRMAN MELLO: Thank you.

2 It's a Jersey thing that they call
3 mischief night.

4 All right. And then Janette Quiles.

5 MS. QUILES: My name is Janette Quiles,
6 Q-u-i-l-e-s, and I am a resident of Fox Hill. I'm a
7 very proud resident here. I love my building and
8 some of the people here.

9 Recently I am not a leader. I would
10 like to speak for our group. Recently last month we
11 started arts and crafts on our own, and I would like
12 when you guys finish, that you walk and look at our
13 work.

14 It is all voluntary. It doesn't cost
15 Housing anything. The residents chip in and buy
16 their stuff or not. We help each other.

17 We started the arts and crafts, and we
18 started with one or two people, and we started to
19 get a bigger group. It is great. With our
20 blessings, Patty gave us permission.

21 And I would like with your blessings
22 that you let us keep the room a little bit longer.
23 We seem to be coming down at 7:30, and we stop about
24 9:30 to clean up, and we have to sweep and clean the
25 tables. We don't want to leave a mess, and it has

1 been hard to rush the elderly people to, you know,
2 to clean up and get the stuff out of here, so we
3 don't get in trouble.

4 Recently we had a problem with a
5 resident in this building, and they were outraged
6 that they used the building. Spanish was one of the
7 problems that, you know, don't speak Spanish, but we
8 have mixed -- we don't have only Spanish. We have a
9 lot of white people there, too. And now I seem to
10 know more of the neighbors and more of the neighbors
11 are leaving their apartments to come down and
12 joining in, and it has been wonderful except for
13 this one person, who is miserable and is complaining
14 constantly and constantly, making it bad for us and
15 others to unite.

16 So other people do not want to join in
17 because of gossip, and you know, then they stay in
18 front of the building, and they sit there, and they
19 talk about everybody coming in and out. They blame
20 Danny for having -- how do you call it -- special
21 treatment, which he doesn't. We never use the
22 kitchen, and they started complaining that we have
23 the kitchen -- that he opens the kitchen door and
24 bathrooms for us, you know, and that is not true
25 because we bring our own stuff, and you know, we

1 went to watch one time, and that is what happened,
2 and then she poked me.

3 But I'm really getting tired of it,
4 because it is something beautiful that we are doing
5 and we would like to continue it with your guys'
6 blessings, and I would like you to look at the work.

7 Thank you.
8 CHAIRMAN MELLO: Thank you.
9 (Applause)

10 The last speaker of the night is I
11 believe Caden McHughen. Am I saying that correctly?

12 MS. COSTA: Can I take his place?
13 CHAIRMAN MELLO: Sure.

14 THE REPORTER: And what is your name?
15 MS. COSTA: Martinique,

16 M-a-r-t-i-n-i-q-u-e, Costa, C-o-s-t-a.
17 Good morning, everyone.

18 My name is Martinique Costa.
19 Good evening, Director, Commissioners,

20 Staff.
21 My name is Martinique Costa. I am a
22 business agent with Labor Local 55, and I am here
23 tonight with another of our agents, Louis, and four
24 of our members, Yocosta, Caden, Hugo, and Carlos is
25 somewhere.

1 But we are here tonight to say thank
2 you for the opportunity to work for Hoboken. I must
3 say the staff here in Hoboken is very respectful.
4 Everybody goes out of their way. I know everybody
5 at that table very well, and they always go out of
6 their way to make our members very comfortable. You
7 know, the residents treat our members good. We
8 enjoy doing the ATOs here in Hoboken, and we are
9 here to say thank you and let you know that, you
10 know, any projects you may have.

11 In the past we did the deep cleaning
12 project, but any projects you have, we're here.
13 Just let us know. We have the ability to ramp up
14 our force, tone it down, but Hoboken is a good
15 partner, and we thank you, and we hope to continue
16 to work for you.

17 Thank you very much.
18 And thank you to the residents for
19 having us in your apartments.

20 CHAIRMAN MELLO: Thank you to you.
21 (Applause)

22 MS. QUILES: I'm sorry. I forgot to
23 mention one thing.

24 Tuesdays and Fridays everybody is
25 welcome. Please bring your ID, as long as it's

1 beneficial for the residents in this building.
2 Thank you.

3 CHAIRMAN MELLO: Thank you.
4 Thank you to all the public commenters
5 tonight.

6 We are now moving on to the agenda to
7 the report of the Executive Director, including
8 reports on prior unresolved issues and questions
9 from residents from the prior meeting.

10 EXECUTIVE DIRECTOR RECKO: Thank you,
11 Mr. Chairman.

12 Martinique, you jumped the gun on me,
13 because I have you as part of my Executive
14 Director's report, and I was going to invite you up.

15 MS. COSTA: Oh, I'm sorry.
16 EXECUTIVE DIRECTOR RECKO: But that is
17 fine, because you were already up and you already
18 did it.

19 Because in there, I can respond in my
20 part of my Executive Director's report, I will skip
21 over it when I get to it, but I will start there
22 real quickly.

23 Local 55 has been our partner on unit
24 turnovers, apartment turnovers, our ATOs, Apartme
25 TurnOvers, and they have been a great partner.

1 We are managing to turn units at a
 2 very, very reasonable price with them, and we do
 3 have a crew that we have contracted out recently as
 4 well for our more problem really demolished units,
 5 but Local 55 deals with our everyday units. They
 6 have got a great relationship with us. They supply
 7 the laborers. It is what HUD calls and we call a
 8 Force Account, where we can pay them directly for
 9 labor. They come to work. It is a great system for
 10 us because not only does Martinique keep real great
 11 tabs on her great workers and makes sure everyone is
 12 doing what they want, but she has a great
 13 relationship with Ms. Jackie over here.

14 Jackie, raise your hand, our
 15 maintenance supervisor, who is her main contact,
 16 that makes sure that the units are getting done and
 17 that the units are getting done in a quality matter.

18 I never had so many people walk up to
 19 me and talk about the quality of the unit after they
 20 have moved in and after the initial inspection was
 21 done.

22 So we really appreciate what you Local
 23 55 ladies and gentlemen have done because you are
 24 really part of our team right now.

25 (Applause)

1 So I will jump then from the beginning.
 2 I do have my list of attachments for the Board.

3 The only committee that met kind of in
 4 an informal manner this past month was the Resident
 5 Services Policy Committee with a conference call to
 6 talk about some of the issues we had from the last
 7 call.

8 We did get on a conference call with
 9 Mr. Ray Rodriguez to talk about the karate program,
 10 and we think we reached a good spot. We think we
 11 have communication with him now, and we think we are
 12 going to work that out, so that was the main thing
 13 from the last meeting.

14 The Housing for Hoboken trustees will
 15 be meeting before the November Board meeting. We
 16 couldn't schedule a meeting this past month, because
 17 everyone's still on vacation time and busy and doing
 18 this and that, so we are pushing and aiming for
 19 October 22nd by the way to have a meeting for the
 20 Housing for Hoboken trustees.

21 We did have a safety training with our
 22 Board getting ready for winter. Winter is right
 23 around the corner. We are starting to feel those
 24 first chills, so we are getting our staff ready for
 25 safety training with the New Jersey JIF for the

1 entire staff.

2 We are still working on the Harrison
 3 courtyard project. We have just got an announcement
 4 that our capital fund money for this coming year is
 5 now becoming available, so we will be able to move
 6 forward with the Harrison courtyard.

7 Again, the concept is to close off the
 8 courtyard, so only folks that are living in Harrison
 9 Gardens can access the courtyard and be entering
 10 from what is essentially the back of the building,
 11 so folks from the street can't get into the
 12 courtyard, so we have been looking forward to doing
 13 that for a while now.

14 Commissioner Impastato did bring a
 15 concern to our attention during the month about
 16 building security, the challenges of outsiders and
 17 particularly the urinating in the elevators.

18 We will slow down here for a minute for
 19 a discussion because this is a tough issue. This is
 20 an issue that we fight on a daily basis, and it's an
 21 issue having to do with folks letting people in the
 22 building, folks in the building, folks at two in the
 23 morning urinating in the stairway or the hallways.

24 Our guys go through twice a day. They
 25 clean, and then, boom, it happens again, and that

1 smell is just really difficult to get out, so we are
 2 struggling with ways to attack it. I will say a
 3 couple things.

4 One is that we are looking to hire some
 5 new part-timers, and we are actually hiring some
 6 mechanics, too. When we get to the maintenance
 7 section, we are looking for some part-timers because
 8 we do need to beef up our maintenance cleaning
 9 staff. There's no doubt about it. That will help.
 10 It is not going to solve everything, but it will
 11 help.

12 The second thing is the security thing.
 13 We are still trying to figure out how to make it
 14 happen. As in my attachment shows, and I think
 15 Andrew has got some other ideas, but as our
 16 attachment shows, if we do security in the evenings
 17 just for our seven-story buildings, we are talking
 18 over a million dollars a year, and it is a million
 19 dollars a year we just don't have, and that is not
 20 including the elderly and disabled buildings or
 21 security.

22 So we are wrestling with this issue,
 23 and I think it might be appropriate to maybe bring
 24 it to the Resident Services Committee or our
 25 Physical Security Committee to really brainstorm

1 some other approaches to this, because we are
2 concerned as everybody else about this issue.

3 CHAIRMAN MELLO: Director, can I
4 interrupt you for a second?

5 EXECUTIVE DIRECTOR RECKO: Yes.

6 CHAIRMAN MELLO: Does it happen in like
7 one or two spots?

8 EXECUTIVE DIRECTOR RECKO: Some spots
9 are worse than others, you know, and it peaks and
10 valleys. For example, in the 400 building that
11 Commissioner Impastato is in, we got a couple
12 residents there, including the president of the
13 residents organization there, and he is really good
14 at contacting us, if there is an issue or if there's
15 a specific issue or if he finds somebody.

16 And, of course, that building of all
17 buildings, you would think with some really great
18 people in it, you know, it wouldn't happen. But it
19 just takes that one person to let somebody in, and
20 boom, by six in the morning you got an issue or by
21 two in the afternoon, so it is an issue we
22 consistently struggle with, and we need to find some
23 resolutions to, but it is a tough issue.

24 Particularly with all of the buildings
25 we have, there is no one entry. There is no one

1 source of control of the folks coming in and out, so
2 it really is going to take something between all of
3 us, the residents, the Commissioners and the staff
4 to try to wrestle this problem to the ground.

5 COMMISSIONER IMPASTATO: Yeah. You
6 know, a lot of the complaints that come to me
7 directly that I have experienced is with the
8 condition and the cleanliness of the buildings, and
9 particularly in the 400 Harrison. I have walked it,
10 and I have been in it. I highly recommend everybody
11 here, all of the Commissioners to walk through.

12 I know Aaron has been through the
13 building recently, but no residents should have to
14 smell urine or feces at any point, period. That is
15 I think a staple that we should achieve and try to
16 strive for.

17 You know, the concerns are obviously
18 yes, the homeless get in.

19 Why are the homeless getting in?

20 You know, we have these expensive doors
21 now, and we have the expensive cameras.

22 So my question is: The only way to
23 defend against it I guess would be to hire the
24 security.

25 I suggested to potentially do a pilot,

1 whether it be a three or four-month period, where we
2 take 400 Harrison or one of the seven-story
3 buildings, and put somebody in there from 8 p.m. to
4 4 a.m., and let's see if the smells go away, and
5 let's see if we can prevent the homeless from
6 entering.

7 I have also been told that it is some
8 residents, that whether they participate in drugs,
9 and they are the ones doing the urinating in the
10 hallways or sleeping in the hallways, which is just,
11 you know, that has to be policed by the other
12 residents, so I think a pilot program.

13 The other issue is: When is the last
14 time the buildings have been cleaned, you know, to
15 the point where we start from Scratch A?

16 I know we had talked, and it was two
17 years ago.

18 I think it might be a good idea to
19 price it up and see if we can do a deep dive clean
20 and try to get down to where it's acceptable
21 because, again, these residents, you know -- and
22 then the third idea is to work with the City of
23 Hoboken, and I know we got CDBG money, and they
24 requested the hallways to be painted, but that money
25 should be going towards cleaning the buildings, and

1 maybe hiring security to try to help as an external
2 recourse.

3 CHAIRMAN MELLO: These are all good
4 suggestions. We should have a committee meeting
5 about it.

6 Obviously I will juggle around the
7 committees a little bit now that we have another
8 member, but who do I have for the chairman?

9 EXECUTIVE DIRECTOR RECKO: I think it
10 is Andrew.

11 CHAIRMAN MELLO: So we should talk
12 about it. We should have a committee meeting this
13 month.

14 COMMISSIONER IMPASTATO: So the process
15 is to have a committee meeting, try to have a
16 suggestion, and then bring it back to vote on.

17 CHAIRMAN MELLO: It should be.

18 Very good suggestion.

19 COMMISSIONER IMPASTATO: Thank you for
20 pricing it up. I mean, it's a starting point and --

21 EXECUTIVE DIRECTOR RECKO: We can work
22 up some numbers on the cleaning. We had that
23 before. We can go from here. I am sure that
24 will --

25 UNKNOWN VOICE: Can I talk? Am I

1 allowed to talk?
2 CHAIRMAN MELLO: I'm sorry. We already
3 got past the public comment portion. Maybe after
4 the Director's report, I will consider giving you a
5 few minutes, but I can't do it in the middle of his
6 report. All right?

7 UNKNOWN VOICE: All right. Thank you.

8 EXECUTIVE DIRECTOR RECKO: One thing I
9 did leave off also is that we have had a number of
10 meetings with the Lime scooter folks about safety
11 and how we are going to approach that usage.

12 Commissioner Impastato has been
13 involved in that as well, and some of the issues on
14 possible charging of scooters in our units. So we
15 are working out some possible procedures on that,
16 and what we can allow and what we can't allow,
17 because it is quite a draw sometimes on our
18 electrical system, and we pay for the electricity.

19 But I have got to say they have been
20 very cooperative, and I think they worked hard in
21 trying to reach out to us to solve these issues with
22 the idea that it can be a true source of income for
23 our residents. It is a nice little gig, charging
24 scooters. You can make some money, but at the same
25 time we have to make sure we have some guidelines on

1 it. So as we get more solved things we will be back
2 to you, but I just wanted you to know that process
3 is taking place. And as you will see later, they
4 had a real nice introductory barbecue out on our
5 basketball courts a couple of weeks ago.

6 Special Projects: We have the Housing
7 Finance Agency Funding. It's really moving. We are
8 doing quite a bit with it. It was passed through
9 their Board on September 26th and approved.

10 The Governor does have a veto period,
11 which expires at midnight tonight, so we don't
12 expect any issues with that, but that puts us in the
13 next phase.

14 Once we are into that next phase, we
15 can start to move towards completing of the closing
16 documents with the projected closing kind of late
17 November, early December on a projected closing with
18 them.

19 The other rail that is really starting
20 to heat up now on that is staff working with a
21 relocation consultant to complete all tenant
22 interviews. Tenant interviews have been done. The
23 relocation consultant at HOU is now working up a
24 relocation scenario with us, which kind of touches
25 back to our vacancy issues that we do know we have

1 been holding vacancies, and I know it is frustrating
2 for folks who want to be transferred or new folks on
3 our waiting list, but in order to replace our
4 elevators, long-term gain for short-term pain, we
5 must hold some units out for folks that just have to
6 be temporarily moved while the new elevators are
7 going in, so we are going through that process. And
8 it is a lot of work for staff and a lot of work for
9 the consultant, but we are getting there. We are
10 making sure things are being done right and
11 correctly and fairly.

12 CHAIRMAN MELLO: Director, how many
13 buildings are we doing new elevators in?

14 EXECUTIVE DIRECTOR RECKO: We are doing
15 seven, seven-story walk-ups, plus we are doing
16 Adams, so eight buildings.

17 CHAIRMAN MELLO: Thank you.

18 EXECUTIVE DIRECTOR RECKO: On RAD,
19 which is here at Fox Hill, we are continuing with
20 the final information being submitted to HUD and
21 moving forward with the closing here. Again, I want
22 to reiterate, you know, we expect the closing soon.

23 Once that happens, we want to say again
24 and again and again, the Housing Authority will be
25 owning and upgrading Fox Hill. Nobody will lose

1 their unit under any circumstances, as I said here
2 so many times, that is just not going to happen.
3 Everyone here will be here. That is not a question.

4 What this RAD process, Rental
5 Assistance Demonstration process does, is allow us
6 to borrow funds, which we have never been able to do
7 before, to do improvements for the property, and
8 that is the basic scenario for the Rental Assistance
9 Demonstration process, okay?

10 We are also moving ahead with our
11 physical needs assessment for the rest of our
12 properties. We are meeting with the folks doing the
13 physical needs assessment on October 24th. They
14 will be here in Hoboken for the entire day to work
15 on completing our physical needs assessment.

16 On CDBG funding, we are waiting for
17 word from this current round of CDBG funding in
18 2019, because that CDBG funding is earmarked to
19 replace boilers.

20 Once we get to the other side of that
21 boiler project, we will have one under five-year
22 boiler at each location, right?

23 Because our locations have two boilers,
24 so right now we have at some locations two boilers,
25 all locations, but we are worried about both of them

1 and because they are old, they are obsolete, and we
2 are walking by the skin of our teeth on them through
3 this winter. So we really can't wait to get the
4 notice from the city, so we can go ahead and start
5 the boiler replacement project in the 2020 year and
6 get that completed.

7 On management, Edgemere Consulting is
8 coming in back to Hoboken on the 29th and 30th of
9 October do to management staff training. This is
10 specifically to address some audit findings on our
11 files, on our management files at our management
12 offices. We are going to train the entire staff on
13 management filing, recertifications, the entire
14 process, as well as purging our files and get them
15 all into good shape, so we don't experience an audit
16 finding again.

17 Our management maintenance meetings are
18 continuing.

19 CHAIRMAN MELLO: Didn't we approve the
20 computer systems, the software I mean?

21 EXECUTIVE DIRECTOR RECKO: Yes. You
22 approved for us to go out for the FRP on software
23 systems, and that RFP should be out -- the RFP
24 anyway should be out by the time we have our next
25 meeting. It is in draft form right now.

1 CHAIRMAN MELLO: Thank you.

2 EXECUTIVE DIRECTOR RECKO: Sure.

3 Maintenance Report: We are doing the
4 construction activities. Our boiler systems have
5 been up and running and functional. We have been
6 checking them and they are running.

7 We are preparing for the winter season
8 with snow removal. We bid this work out with the
9 contractor, and we are doing a walk-through on
10 Friday with the contractors to try to get some good
11 bids for snow removal for the 2020 year.

12 We are getting estimates for the repair
13 of the parking gates here at Fox Hill, again, back
14 to the idea, the money finally has been released
15 just now from HUD. We expect to get it any day, so
16 we are bidding out the work for the replacement of
17 the parking gates here at Fox Hill, Adams and
18 Monroe, so we will have that done as soon as we get
19 the prices and make it happen.

20 We are doing the "no loitering" signs
21 around the entire developments.

22 We finally gained approval of our
23 general maintenance contractor with HUD. Remember,
24 it was kind of a six months delay on that.

25 We can now move forward with a number

1 of special projects. Number one on our list is the
2 CCG community room. The CCG community room has real
3 issues over there, so we need to do kind of a major
4 renovation at the CCG community room. We should be
5 able to start that within the next month.

6 We had a number of unit repairs that
7 have had to be put on hold while we get this general
8 maintenance contractor in, so we are really looking
9 forward to getting them in and getting them busy now
10 that we have an accepted contract, and you already
11 approved that contract.

12 We are accepting applications for full
13 and part-time workers, and here is the big one.

14 Our REAC inspections were all completed
15 during the last week of September. It is fair to
16 say that they were the toughest inspections I have
17 even seen. I've been through 20.

18 You've been through probably -- Rich
19 has probably through a similar number.

20 They didn't have a regular contracting
21 inspector come through. They had top shelf HUD Q&A
22 inspectors come through.

23 The last inspections we experienced,
24 Andrew Jackson had a two-day inspection. They were
25 at Andrew Jackson for six days on this inspection

1 round. They were tough. They were very tough.

2 So consequently, as far as our
3 preliminary scores, we suffered. They suffered, and
4 we are concerned.

5 So now the process begins that we are
6 now reviewing those scores and those reports. There
7 are a number of things we are going to be able to
8 appeal on those scores, and we are going to go
9 through that appeal process.

10 We will be meeting with HUD next week
11 to go over those inspection reports to see how they
12 viewed the inspection reports, because they are
13 concerned as well from their standpoint.

14 I continue to maintain that our
15 buildings, for example, this building is in better
16 shape than it has been in 20 years. It's in better
17 shape than it's been in in ten years, and certainly
18 better than it has been in the past three years.
19 Yes?

20 THE AUDIENCE: Yes.

21 EXECUTIVE DIRECTOR RECKO: And for them
22 to come in and do that, I think is outrageous.

23 But nonetheless, we are going to work
24 through the system. We are going to have a meeting
25 with them probably a week from Friday, and my

1 understanding is we may be extending an invitation
2 to our Chair as well to be in attendance at that
3 meeting, so we will coordinate that.

4 CHAIRMAN MELLO: Is that a week from
5 tomorrow?

6 EXECUTIVE DIRECTOR RECKO: Yes. I will
7 be in touch with you, and we will be flexible, but
8 that is my understanding.

9 This is good because we want to get to
10 the bottom of this and make sure this happens.

11 My last thing on the maintenance report
12 is we have been working with the city on their new
13 recycling program. We are implementing it in our
14 buildings. One of the ramifications is that we are
15 going to have to put a new compactor facility up.

16 Rich, where is it going?

17 MR. GODDIN: For the newspapers and
18 recycling?

19 EXECUTIVE DIRECTOR RECKO: Yes.

20 MR. GODDIN: It is going to go behind
21 the building, 400 Marshall Drive, and it will be
22 used for newspapers and cardboard in the family
23 buildings.

24 CHAIRMAN MELLO: So if you could tell
25 me, has the city changed the recycling program, so

1 it is no longer single stream, is that how it is?

2 EXECUTIVE DIRECTOR RECKO: Correct.

3 CHAIRMAN MELLO: How many streams is
4 it?

5 COMMISSIONER LEWIT: Two.

6 EXECUTIVE DIRECTOR RECKO: Two.

7 CHAIRMAN MELLO: So one is newspapers
8 and one is everything else?

9 EXECUTIVE DIRECTOR RECKO: We need to
10 separate it, cardboard, newspapers and everything
11 else, so as a property owner, we need to assure that
12 that's separated, and for the amount that we have,
13 we are required to purchase the compactor and
14 install it and bring our --

15 CHAIRMAN MELLO: Can you give clarity
16 on what can and cannot be recycled because, you
17 know, I feel like I have debates with just everybody
18 I end up talking to about this.

19 I just don't think the general public

20 has any clue of what can and cannot be recycled.

21 EXECUTIVE DIRECTOR RECKO: Do you want
22 to address the latest on that?

23 I know we put out some notices on it.

24 MR. GODDIN: Yes.

25 Just to clarify, in the senior

1 buildings we have trash chute rooms, and the city
2 has provided receptacles for all of the trash chute
3 rooms in the senior buildings.

4 So one receptacle is for cardboard and
5 newspapers. The other receptacle, which we
6 currently have is for glass and plastic, and then,
7 of course, all the rest of the trash goes down the
8 chute.

9 There is a handout that we are
10 providing to all of the seniors. It is quite
11 cumbersome and very informative, but, you know, for
12 everybody to do just kind of what I just said is
13 probably going to be the easiest.

14 I will forward a copy, and they are
15 probably in this building some place because we have
16 to hand them out to the tenants and post them in the
17 common areas. But ultimately cardboard and
18 newspaper is one stream. Glass and plastic is a
19 second stream, and then household trash.

20 CHAIRMAN MELLO: Do we get fined, if it
21 is not dumped properly?

22 MR. GODDIN: Yes.

23 CHAIRMAN MELLO: That is where I get
24 concerned, because if there is cheese baked onto a
25 piece of cardboard, it has got to be recycled?

1 MR. GODDIN: It is supposed to be
2 cleaned.

3 COMMISSIONER LEWIT: No stains on paper
4 products.

5 CHAIRMAN MELLO: Well, stain, stained
6 and baked on cheese. I mean, it is beyond bizarre.
7 It is really beyond bizarre, and if --

8 COMMISSIONER FORMAN: The city went
9 through this in the '80s, where they had actually
10 green glass and white glass --

11 CHAIRMAN MELLO: Who does the fine --
12 who does the fine --

13 COMMISSIONER FORMAN: -- and they did
14 away with it because they learned that the recycling
15 companies were making all the money.

16 CHAIRMAN MELLO: -- but who does the
17 fining, the recycling company?

18 Who issues the fine?

19 MR. GODDIN: I can't answer that
20 question, but what I can do is say that the

21 inspector that comes around to inspect our large
22 dumpsters, which are for household trash, I believe
23 is the Environmental --

24 MR. KOTHERITHARA: Hudson County
25 Improvement Board.

1 MR. GODDIN: -- okay. And they will
2 come around and they will put stickers on the
3 dumpsters, if they are unacceptable, or if there is
4 a safety issue, but they belong to a third party.
5 They don't belong to us.

6 CHAIRMAN MELLO: I guess my thought is
7 that if we are going to get fined, whoever the
8 entity is who is fining us should also train us,
9 because I really never thought that anything would
10 be more complicated than parking around here, but I
11 am starting to think recycling is more complicated,
12 and it is absurd that we are paying fines for
13 something that nobody seems to be making any
14 legitimate effort to educate people on what to do
15 about this.

16 COMMISSIONER FORMAN: It's absurd that
17 we have to pay a company to take the stuff who in
18 return is going to make a pretty penny on it.

19 CHAIRMAN MELLO: There are a lot of
20 absurdities.

21 Sorry for the question.

22 EXECUTIVE DIRECTOR RECKO: Well, we're
23 here. So thank you.

24 Moving right along, a quick update on
25 our Capital Improvement Projects that are in place

1 right now. We are in the process on the renovation
2 for units for disabled individuals and families.
3 They are underway. They are working away, so we are
4 excited about that.

5 The installation of ventilation at the
6 seven-story buildings, they are being manufactured
7 right now, and we will be expecting that within the
8 next 30, 60 days they will be starting installation.

9 That is going to make a difference at
10 our seven-story buildings, too, by the way, with the
11 odors in the buildings.

12 Those buildings, as we sit now, have no
13 ventilation, and as we said before, somebody had the
14 great idea many years ago to replace the windows in
15 those buildings, hallways and stairwells, and they
16 can't open, so there is no ventilation. It is not a
17 ventilated building, so we are fixing that, but they
18 are under manufacture now and moving ahead.

19 I mentioned the community rooms
20 earlier.

21 The cameras and security enhancements,
22 we are doing final training on those. I didn't
23 mention that. We are doing final training to staff
24 on that system over the next couple weeks.

25 We have begun work on the 42 severely

1 distressed vacant units, yea, so that process has
2 started. Demolition has started over at Harrison
3 Gardens, and we set up weekly job meetings on those,
4 so that is happening.

5 So finally, I want to inform you that
6 we have been talking to the library. The library, I
7 don't know if I could say this right, they are in a
8 bit of a pickle. They are having some work done
9 over at the library, and I was approached by Lina
10 Podles, the Director, and Mike here, who I will
11 introduce in a second, if there was any space that
12 the Housing Authority might have, that they might be
13 able to very temporarily utilize while they have to
14 get out of their building.

15 So we identified some space, and we
16 talked about it a bit, so we would like to introduce
17 the concept to you. We don't have I don't think any
18 need for Board action on it, but we want you to know
19 what we are up to and what we're in the planning
20 phase on.

21 So, Mike, want to get up and address
22 us?

23 MR. CHAPKA: Yes. I'll stay for a few
24 minutes --

25 THE REPORTER: Mike, could you tell me

1 your name?

2 MR. CHAPKA: Mike Chapka, C-h-a-p-k-a.

3 THE REPORTER: Thank you, and please
4 don't talk so fast.

5 MR. CHAPKA: I'm sorry. I get a little
6 nervous. I don't like to talk in big groups.

7 So right now in mid December, the
8 library is going to go under renovation on the third
9 floor. It is going to be a complete restoration.
10 Part of the initial phase of this project is an
11 asbestos abatement that we have to do.

12 Right now the initial projection for --
13 we are actually forced to close, and right now they
14 are projecting it for three to six weeks, and that
15 is closed completely to both the staff and the
16 public.

17 As a public library, we offer a variety
18 of services to the public, and we felt it was unfair
19 to close it down and suspend services for such an
20 extended period of time. So our director reached
21 out to the Executive Director to try to see if there
22 is any space that he can accommodate us with so that
23 we can still provide some limited service to the
24 public.

25 We had a meeting here at Fox Hill, and

1 I believe it is the old computer classroom that you
2 guys have here that we discussed about occupying for
3 both staff and the public. We would like to bring
4 in some computers, a limited amount of our
5 collection of books for people to still check in and
6 check out. We will bring in WIFI for people who
7 like to work on their tablets and on their laptops.

8 We would also have tables and
9 everything set up just for anybody who needs to come
10 in and wants to sit down and read the paper or work
11 on their computers. We would also have staff in
12 there.

13 Now, we understand it is a private
14 building, a secured building. One of the issues I
15 know we discussed was that there could be security
16 concerns having the public come in and come into the
17 building. So what we proposed was that we would
18 provide two security guards here at the building
19 while we are in operation.

20 We would have one stationed at the main
21 door, and we would also have -- that would let the
22 public in -- and we would also have stationed in the
23 actual room and corridor to monitor and making sure
24 anybody that's coming into the building will go
25 directly to that space, we would have somebody

1 monitoring that space and make sure there's no
2 disruptions, and anybody exiting is exiting out of
3 the building and not trying to wander around.

4 We would also have maintenance staff
5 here that would maintain that space as far as
6 cleaning and anything else that needs to be done,
7 and we would also like to work with the staff of the
8 building seeing how you guys will have heavy foot
9 traffic possibly coming in to help maintain the
10 lobby and the common bathrooms down here.

11 Again, hopefully six weeks would be the
12 max. We don't think it is going to go much longer
13 than that. But once it is complete and we are able
14 to reoccupy the library, we would take our stuff
15 out, clean the space and return it in the same
16 condition that it was given to us.

17 EXECUTIVE DIRECTOR RECKO: The library,
18 as you know, has been a great partner with us. They
19 have a site going over at our Andrew Jackson Gardens
20 right by the ball field.

21 They also have many libraries. As a
22 matter of fact, right behind these doors, they have
23 it set up there for a mini library, and I think
24 being a good neighbor in the community with another
25 Government association, I think it just makes sense,

1 and they are very professional, and we appreciate
2 the discussions. I don't see any issue. I think we
3 are going to move ahead and make this happen.

4 COMMISSIONER IMPASTATO: What is in
5 that room now?

6 EXECUTIVE DIRECTOR RECKO: It's really
7 not been used. We hold a meeting in there now and
8 then, but it's really not been used. It has been
9 sitting.

10 We had a proposal that our computer
11 classes that we had going two years ago, or last
12 year, might go in there from the Code-It Group, and
13 that never happened.

14 So right now it is a real opportunity.
15 It kind of fits for both of us, and in six weeks you
16 will be out of there projected probably in January.

17 COMMISSIONER IMPASTATO: Any way they
18 could donate a computer for us to have when we maybe
19 get some senior citizens that want to be in there
20 maybe in return for allowing us to --

21 MR. CHAPKA: I think it roughly is
22 something that could be considered and discussed. I
23 would have to discuss that with the Director, but I
24 don't see an issue with that.

25 COMMISSIONER LEWIT: Three to six weeks

1 probably means eight or ten.

2 MR. CHAPKA: Hopefully not. They are
3 telling us three weeks, and we are bumping it up to
4 six.

5 EXECUTIVE DIRECTOR RECKO: We had those
6 discussions already. I appreciate that. We will
7 talk about that.

8 COMMISSIONER IMPASTATO: That would be
9 great. I know you guys are great a partner.

10 EXECUTIVE DIRECTOR RECKO: Yes.

11 I think for the residents of Fox Hill
12 to have them here, it's going to be great. They can
13 go to the library right here. How nice is that,
14 so --

15 THE AUDIENCE: Very beneficial.

16 EXECUTIVE DIRECTOR RECKO: -- Mike,
17 thank you for coming. I appreciate your time.

18 MR. CHAPKA: Have a good night.

19 EXECUTIVE DIRECTOR RECKO: I did want
20 to mention, but we do have an NJ Nahro trip coming
21 up. I think Commissioner Sanford signed up for it
22 already, and we have a number of our resident
23 leaders going and a couple of staff members going.
24 That is coming up in November. I have not been for
25 a number years. It is in Atlantic City, and it is

1 the statewide group for Nahro.
2 CHAIRMAN MELLO: Which weekend is that
3 again?

4 EXECUTIVE DIRECTOR RECKO: That is the
5 18th to the 21st of November.

6 CHAIRMAN MELLO: Thank you.

7 EXECUTIVE DIRECTOR RECKO: So Resident
8 Services, we are working with attorney Fitzpatrick
9 on developing that RFP for a nonprofit corporation,
10 and the Resident Services meeting will be good for
11 that as well. We will go over the draft of that.
12 Harold produced a good draft along with us, and we
13 are all ready to go. We expect that to be out about
14 October 22nd.

15 The Resident Services' schedule is
16 attached as your attachment, and I will ask Mr.
17 Perez to get up and tell us a couple of things about
18 the past events and the future events. It is
19 Attachment F by the way.

20 Daniel?

21 MR. PEREZ: Hi, everyone.

22 As you know, we have been pretty busy
23 over the last few weeks with any number of different
24 events, activities and programs for our residents.

25 Since our last Board meeting, Sweet

1 Home Senior Center was in all of our senior
2 buildings with their barbecue, and then we also have
3 a walk-in pharmacy with their annual fall flu clinic
4 in all of our senior buildings as well.

5 We had an amazing event on the 21st of
6 September with Lime, music, fun, some safety riding
7 and also free signups and this comes to sign up for
8 all of our residents as well. And also
9 opportunities for employment with Lime for many of
10 our residents were also available, and that was on
11 the 2st of September.

12 We also had our partners from HOPES.
13 They had an amazing financial literacy program at
14 Monroe. They also had their monthly or their
15 quarterly HOPES senior game day, which was held at
16 one of our senior buildings, Adams.

17 We also had our awesome partner,
18 Hoboken Grace, with two amazing events on the 28th,
19 which was their annual community service cleanup,
20 right? And also they had their one day ice cream
21 social at Adams and Monroe.

22 Now, that cleanup was amazing. We had
23 a bunch of volunteers from our high schools come and
24 paint the railings of Harrison Gardens as well as
25 many of our other buildings and do some cleanup

1 around our property as well.

2 So moving along, we had also, as you
3 know, our RAD, Resident Council presidents, those,
4 members, they are probably the RAD Board, so we meet
5 every month to discuss issues relating to our
6 budget, Resident Services' projects, activities,
7 programs, resources, services and support for all of
8 our residents. Those meetings have been very, very
9 productive. I think we have a budget that we can
10 live with.

11 We have to, of course, continue to make
12 sacrifices. Nonetheless, we continue to provide to
13 those RAD members, as well as the input and guidance
14 of the Director and our community partners, quality
15 activities and programs for all of our residents,
16 even with the budget that we have.

17 Additionally, we also were contacted by
18 one of our community partners, Newport Pharmacy, to
19 have early in October another round of flu clinics
20 just in case some of our folks missed the first
21 round.

22 Our great partner, Mile Square Church,
23 is going to be this Saturday with their Halloween
24 event on the playground of Christopher Columbus and
25 that's from 4 p.m. to 7 p.m. so we hope that many of

1 the folks that are here can walk over to our
2 building over at 455 9th Street to have a great time
3 with us as we hand out candy, have fun, listen to
4 music and also some fall barbecue as well.

5 Of course, the monthly community dinner
6 with Hoboken Grace, and that will be held on the
7 14th, and that is at 221 Jackson Street, and we hope
8 that -- I know it's a bit far, but hopefully some of
9 our folks can make it over there, and we can also
10 have a great time.

11 Partners in Prevention, they are going
12 to be here next week at Fox Hill with a lunch and
13 learn series, and of course, they are going to
14 discuss wellness, health, nutrition and glucose
15 management, so we hope that our residents can
16 participate in that event.

17 The Hoboken Public Library, they are
18 going to have their senior arts and crafts,
19 Halloween event in all of our senior buildings, and
20 that's coming the 21st, 22nd, and 24th at Adams,
21 Monroe and Fox Hill, so we hope that many of our
22 residents can join for that event.

23 Hudson County Community College is
24 going to be here on the 24th and 25th at 221 Jackson
25 Street providing information on free tuition for

1 anyone interested in going back to school.
2 So anyone, any of our residents, or if
3 you have a family member that would like to go back
4 to school, Hudson County Community College will be
5 here providing you with that information, free
6 tuition, which is phenomenal.

7 I can say that I went to school, and I
8 am still paying for my student loans, so that is
9 terrible. Please don't go to private school.

10 (Laughter)

11 HOPES Halloween event is going to be on
12 the 30th right from five p.m. and it's going to be
13 at Mama Johnson Field. We partnered with them
14 before. They also have an amazing event every
15 single year, so please bring your grandchildren over
16 to that amazing event. That's going to be on the
17 30th from 5 p.m. to 8 p.m.

18 Fox Hill is also going to have their
19 amazing Halloween party sponsored by your resident
20 council president, Ms. Eileen Hubig. That's going
21 to be on the 31st, Halloween day, from 5 p.m. to
22 midnight -- I'm sorry -- 8 p.m. The community room
23 doesn't stay open until midnight.

24 (Laughter)

25 And also finally, as you know, we are

1 almost celebrating our holidays, right?
2 So as you can see, our Thanksgiving
3 celebration luncheons are around the corner, as well
4 as our Christmas celebration lunches. Those are
5 phenomenal. We always seem to have a lot of fun
6 during those events, so we're looking forward to all
7 of these events in the near -- in the next couple of
8 weeks.

9 And also some of the things we cover
10 here is some of the social service support that we
11 also provide. Those things, you know, Resident
12 Services, we help a lot of our residents with many
13 issues that they come to us with from food and
14 security to health care issues to employment
15 opportunities to many of our residents who would
16 like to go back to school, in addition to alcohol
17 and drug counseling, and we also connect many of our
18 residents with those services and resources.

19 Thank you very much.

20 EXECUTIVE DIRECTOR RECKO: Thank you,
21 Danny.

22 (Applause)

23 That is my report.

24 Thank you.

25 CHAIRMAN MELLO: Thank you, Director.

1 So the reports to the committees was
2 basically handled during the Director's report, so I
3 am not missing any of the reports of committees, am
4 I?

5 All right.

6 Unfinished business, I don't believe we
7 have any that wasn't covered.

8 So moving on to the reading and
9 approval of the minutes from the previous meeting.

10 Resolution No. 2019-01.01, a resolution
11 to approve the minutes for the September 12th, 2019
12 monthly Board meeting.

13 Do I have a motion?

14 COMMISSIONER IMPASTATO: Motion.

15 CHAIRMAN MELLO: Do I have a Second?

16 COMMISSIONER LEWIT: Second.

17 EXECUTIVE DIRECTOR RECKO: Any
18 discussion?

19 So you will want to abstain on this
20 one.

21 COMMISSIONER SEITZMAN: Yes, I know.

22 EXECUTIVE DIRECTOR RECKO: H. Forman?

23 COMMISSIONER FORMAN: Yes.

24 EXECUTIVE DIRECTOR RECKO: A.

25 Impastato?

1 COMMISSIONER IMPASTATO: Yes.

2 EXECUTIVE DIRECTOR RECKO: A. Lewit?

3 COMMISSIONER LEWIT: Yes.

4 EXECUTIVE DIRECTOR RECKO: D. Mello?

5 CHAIRMAN MELLO: Yes.

6 EXECUTIVE DIRECTOR RECKO: J. Sanford?
7 E. Seitzman?

8 COMMISSIONER SEITZMAN: Abstain.

9 CHAIRMAN MELLO: Resolution No.
10 2019-10.02, a resolution authorizing the payment of
11 the monthly list of bills for the Hoboken Housing
12 Authority.

13 Do I have a motion?

14 COMMISSIONER IMPASTATO: Motion.

15 CHAIRMAN MELLO: Do I have a second?

16 COMMISSIONER FORMAN: Second.

17 EXECUTIVE DIRECTOR RECKO: Any
18 questions concerning the list of bills?

19 COMMISSIONER IMPASTATO: Just one, the
20 Ray Rodriguez payment.

21 EXECUTIVE DIRECTOR RECKO: It's the
22 last payment.

23 COMMISSIONER IMPASTATO: This is the
24 last one. Okay. I thought the last one was.

25 This is it?

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1 EXECUTIVE DIRECTOR RECKO: That is it.
 2 COMMISSIONER IMPASTATO: Thank you.
 3 CHAIRMAN MELLO: All right.
 4 Any other questions?
 5 If we can have a vote, please?
 6 EXECUTIVE DIRECTOR RECKO: H. Forman?
 7 COMMISSIONER FORMAN: Yes.
 8 EXECUTIVE DIRECTOR RECKO: A.
 9 Impastato?
 10 COMMISSIONER IMPASTATO: Yes.
 11 EXECUTIVE DIRECTOR RECKO: A. Lewit?
 12 COMMISSIONER LEWIT: Yes.
 13 EXECUTIVE DIRECTOR RECKO: D. Mello?
 14 CHAIRMAN MELLO: Yes.
 15 EXECUTIVE DIRECTOR RECKO: J. Sanford?
 16 E. Seitzman?
 17 COMMISSIONER SEITZMAN: Yes.
 18 CHAIRMAN MELLO: Resolution No.
 19 2019-10.03, a resolution to borrow funds from the
 20 New Jersey Housing and Mortgage Finance Agency
 21 related to Harrison Gardens.
 22 Do I have a motion?
 23 COMMISSIONER IMPASTATO: Motion.
 24 CHAIRMAN MELLO: Do I have a second?
 25 COMMISSIONER FORMAN: Second.

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1 CHAIRMAN MELLO: Any comments or
 2 questions?
 3 Can we have a vote, please?
 4 EXECUTIVE DIRECTOR RECKO: H. Forman?
 5 COMMISSIONER FORMAN: Yes.
 6 EXECUTIVE DIRECTOR RECKO: A.
 7 Impastato?
 8 COMMISSIONER IMPASTATO: Yes.
 9 EXECUTIVE DIRECTOR RECKO: A. Lewit?
 10 COMMISSIONER LEWIT: Yes.
 11 EXECUTIVE DIRECTOR RECKO: D. Mello?
 12 CHAIRMAN MELLO: Yes.
 13 EXECUTIVE DIRECTOR RECKO: J. Sanford?
 14 E. Seitzman?
 15 COMMISSIONER SEITZMAN: Yes.
 16 EXECUTIVE DIRECTOR RECKO: Resolution
 17 No. 2019-10.04, a resolution to borrow funds from
 18 the New Jersey Housing and Mortgage Finance Agency
 19 related to Adams Gardens.
 20 Could I have a motion?
 21 COMMISSIONER IMPASTATO: Motion.
 22 CHAIRMAN MELLO: Second?
 23 COMMISSIONER LEWIT: Second.
 24 EXECUTIVE DIRECTOR RECKO: Any
 25 questions?

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1 If we could have a vote.
 2 EXECUTIVE DIRECTOR RECKO: H. Forman?
 3 COMMISSIONER FORMAN: Yes.
 4 EXECUTIVE DIRECTOR RECKO: A.
 5 Impastato?
 6 COMMISSIONER IMPASTATO: Yes.
 7 EXECUTIVE DIRECTOR RECKO: A. Lewit?
 8 COMMISSIONER LEWIT: Yes.
 9 EXECUTIVE DIRECTOR RECKO: D. Mello?
 10 CHAIRMAN MELLO: Yes.
 11 EXECUTIVE DIRECTOR RECKO: J. Sanford?
 12 E. Seitzman?
 13 COMMISSIONER SEITZMAN: Yes.
 14 CHAIRMAN MELLO: Resolution No.
 15 2019-01.05, a resolution to borrow funds from the
 16 New Jersey Housing and Mortgage Finance Agency
 17 relating to Christopher Columbus Gardens.
 18 Do I have a motion?
 19 COMMISSIONER IMPASTATO: Motion.
 20 CHAIRMAN MELLO: Do I have a second?
 21 COMMISSIONER FORMAN: Second.
 22 CHAIRMAN MELLO: Any questions?
 23 If we could have a vote.
 24 EXECUTIVE DIRECTOR RECKO: H. Forman?
 25 COMMISSIONER FORMAN: Yes.

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1 EXECUTIVE DIRECTOR RECKO: A.
 2 Impastato?
 3 COMMISSIONER IMPASTATO: Yes.
 4 EXECUTIVE DIRECTOR RECKO: A. Lewit?
 5 COMMISSIONER LEWIT: Yes.
 6 EXECUTIVE DIRECTOR RECKO: D. Mello?
 7 CHAIRMAN MELLO: Yes.
 8 EXECUTIVE DIRECTOR RECKO: J. Sanford?
 9 E. Seitzman?
 10 COMMISSIONER SEITZMAN: Yes.
 11 CHAIRMAN MELLO: Resolution No.
 12 2019-10.06, a resolution to borrow funds from the
 13 New Jersey Housing and Mortgage Finance Agency
 14 related to Andrew Jackson Gardens.
 15 Do I have a motion?
 16 COMMISSIONER LEWIT: Motion.
 17 CHAIRMAN MELLO: Second?
 18 COMMISSIONER FORMAN: Second.
 19 CHAIRMAN MELLO: Any questions?
 20 If we could have a vote.
 21 EXECUTIVE DIRECTOR RECKO: H. Forman?
 22 COMMISSIONER FORMAN: Yes.
 23 EXECUTIVE DIRECTOR RECKO: A.
 24 Impastato?
 25 COMMISSIONER IMPASTATO: Yes.

1 EXECUTIVE DIRECTOR RECKO: A. Lewit?
 2 COMMISSIONER LEWIT: Yes.
 3 EXECUTIVE DIRECTOR RECKO: D. Mello?
 4 CHAIRMAN MELLO: Yes.
 5 EXECUTIVE DIRECTOR RECKO: J. Sanford?
 6 E. Seitzman?
 7 COMMISSIONER SEITZMAN: Yes.
 8 CHAIRMAN MELLO: The last one of these.
 9 Resolution No. 2019-10.07, a resolution
 10 to borrow funds from the New Jersey Housing and
 11 Mortgage Finance Agency related to Monroe Gardens.
 12 Do I have a motion?
 13 COMMISSIONER IMPASTATO: Motion.
 14 CHAIRMAN MELLO: Second?
 15 COMMISSIONER LEWIT: Second.
 16 COMMISSIONER FORMAN: Second.
 17 CHAIRMAN MELLO: Any comments or
 18 questions?
 19 If we could have a vote.
 20 EXECUTIVE DIRECTOR RECKO: H. Forman?
 21 COMMISSIONER FORMAN: Yes.
 22 EXECUTIVE DIRECTOR RECKO: A.
 23 Impastato?
 24 COMMISSIONER IMPASTATO: Yes.
 25 EXECUTIVE DIRECTOR RECKO: A. Lewit?

1 COMMISSIONER LEWIT: Yes.
 2 EXECUTIVE DIRECTOR RECKO: D. Mello?
 3 CHAIRMAN MELLO: Yes.
 4 EXECUTIVE DIRECTOR RECKO: J. Sanford?
 5 E. Seitzman?
 6 COMMISSIONER SEITZMAN: Yes.
 7 CHAIRMAN MELLO: Resolution No.
 8 2019-10.08, a resolution to increase the amount of
 9 the contract for licensed land surveyor services.
 10 Do I have a motion?
 11 COMMISSIONER IMPASTATO: Motion.
 12 CHAIRMAN MELLO: Do I have a second?
 13 COMMISSIONER FORMAN: Second.
 14 CHAIRMAN MELLO: Any questions?
 15 EXECUTIVE DIRECTOR RECKO: Maybe we can
 16 ask attorney Fitzpatrick to give us a very quick
 17 summary.
 18 CHAIRMAN MELLO: Could you?
 19 MR. FITZPATRICK: With respect to the
 20 last five resolutions and this one, they are all
 21 related to the Housing and Mortgage Finance Agency
 22 process.
 23 As you saw in the last five
 24 resolutions, we actually authorized borrowing on a
 25 preliminary basis in June. As you know, since then,

1 we have negotiated the contract for each one of the
 2 five jobs, which the HMFA insists be treated
 3 separately. That is why there are five resolutions.
 4 Each one of those five jobs now, we
 5 have established an actual amount.
 6 So the purpose of the last five
 7 resolutions was to fix the new amount of the
 8 borrowing precisely based upon what the HMFA just
 9 approved at its meeting.
 10 This resolution is also related to the
 11 HMFA borrowing because we have been very happy to
 12 get funding in the preliminary amount of money that
 13 we have borrowed from the HMFA to start these
 14 projects for all of the surveying for all of the
 15 properties included in the loan, and this is very
 16 valuable, not only for purposes of the existing work
 17 of the Authority in general, but also for HMFA and
 18 ultimately some day for RAD work, if we choose to do
 19 it there.
 20 The result of the surveying was to
 21 identify certain title issues related to state title
 22 land claims. You will recall that we talked about
 23 that previously and hired an expert to deal with the
 24 tidelands applications, which have been filed and
 25 have been given to HMFA.

1 In order to file those applications,
 2 the surveyor in addition to his existing contract
 3 was required to prepare special tideland
 4 certificates for the filing at the three locations
 5 where there are tideland issues.
 6 This is an amendment to his contract,
 7 which was procured based upon an RFP process to add
 8 the tideland certification to his work.
 9 CHAIRMAN MELLO: All right. Any
 10 questions?
 11 If we could have a vote?
 12 EXECUTIVE DIRECTOR RECKO: H. Forman?
 13 COMMISSIONER FORMAN: Yes.
 14 EXECUTIVE DIRECTOR RECKO: A.
 15 Impastato?
 16 COMMISSIONER IMPASTATO: Yes.
 17 EXECUTIVE DIRECTOR RECKO: A. Lewit?
 18 COMMISSIONER LEWIT: Yes.
 19 EXECUTIVE DIRECTOR RECKO: D. Mello?
 20 CHAIRMAN MELLO: Yes.
 21 EXECUTIVE DIRECTOR RECKO: J. Sanford?
 22 E. Seitzman?
 23 COMMISSIONER SEITZMAN: Yes.
 24 CHAIRMAN MELLO: Then the final
 25 resolution for this evening, Resolution No.

1 2019-10.09, a resolution of the Housing Authority of
2 the City of Hoboken to increase the amount of the
3 contract for the conversion of ADA apartments at
4 various buildings.

5 Do we need any added color to this or
6 is it pretty much --

7 EXECUTIVE DIRECTOR RECKO: You need a
8 first and a second.

9 CHAIRMAN MELLO: That's true. Thank
10 you.

11 Do I have a motion?

12 COMMISSIONER FORMAN: Motion.

13 CHAIRMAN MELLO: Do I have a second?

14 COMMISSIONER LEWIT: Second.

15 CHAIRMAN MELLO: Any questions?

16 EXECUTIVE DIRECTOR RECKO: Do you want
17 Rich to give us some background on this?

18 COMMISSIONER SEITZMAN: Yes, please.

19 EXECUTIVE DIRECTOR RECKO: Rich, do you
20 want to tell them?

21 MR. GODDIN: Sorry. I have been
22 involved with the ADA units from the beginning and
23 right now at Fox Hill, we are doing three vacant
24 units. We are making them as ADA compliant as our
25 structure allows. They are not fully ADA compliant.

1 They are not big, big bathrooms. They are
2 physically not able to be made that way.

3 We finished today as a matter of fact
4 the one ADA compliant unit in 221, Unit 1B today.
5 The last part of it was finished this morning.

6 We ran into a couple of unknown
7 plumbing issues unfortunately because of the ages of
8 the buildings and some wall issues and that kind of
9 stuff, but we were able to work that out with the
10 architect and keep the costs down very low to make
11 the proper adjustments to make sure we have all of
12 the structure in place.

13 EXECUTIVE DIRECTOR RECKO: Specifically
14 you had some metal stud replacements and you had to
15 go in --

16 MR. GODDIN: Yes.

17 The Director mentioned the metal studs.
18 I mentioned briefly, I kind of breezed over it, were
19 wall issues. These were because of ongoing year, by
20 year, by year leaks that had been ignored, and by
21 doing this type of work it exposes the piping behind
22 the walls. We're able to do repairs behind those
23 walls, but unfortunately, there is a lot of issues
24 behind our walls that we don't get into because with
25 an occupied unit, it creates a tremendous amount of

1 dust. Our buildings are built out of concrete
2 ultimately, and so we are addressing those as they
3 come up. It would be great if we could go and do
4 everything, but that is just not possible having
5 occupied units.

6 COMMISSIONER SEITZMAN: Are you happy
7 with the services so far?

8 MR. GODDIN: So far, the answer to your
9 question is yes.

10 They ran into a few obstacles, and we
11 had -- fortunately the obstacles were in my building
12 where my office is, so I was able to just run right
13 up the stairs and go see what was going on, so we
14 could keep this thing moving because it is an
15 occupied unit, and I didn't want to inconvenience
16 the tenants any more than what they are going
17 through just to get this accomplished, so that way
18 they would have access to a, you know, stall shower
19 and much better services, as well as their kitchens
20 were being repaired as well. So we have used this
21 contractor in the past, and we had good luck with
22 him. All right.

23 CHAIRMAN MELLO: Any questions?
24 Can I have a vote?

25 EXECUTIVE DIRECTOR RECKO: H. Forman?

1 COMMISSIONER FORMAN: Yes.

2 EXECUTIVE DIRECTOR RECKO: A.
3 Impastato?

4 COMMISSIONER IMPASTATO: Yes.

5 EXECUTIVE DIRECTOR RECKO: A. Lewit?

6 COMMISSIONER LEWIT: Yes.

7 EXECUTIVE DIRECTOR RECKO: D. Mello?

8 CHAIRMAN MELLO: Yes.

9 EXECUTIVE DIRECTOR RECKO: J. Sanford?
10 E. Seitzman?

11 COMMISSIONER SEITZMAN: Yes.

12 CHAIRMAN MELLO: That is it for
13 resolutions.

14 Before we adjourn, I do want to say I
15 really welcome Ms. Seitzman to the Board. I have
16 known her for many years and, you know, living in
17 Hoboken for about 22 years and being involved in the
18 political and service area for over a decade, I
19 don't think I ever met somebody who gave so much to
20 the community, a lot to the community, but remained
21 very apolitical and not a politician, so I think she
22 is going to be a great addition for our Board.

23 Why the mayoral seat isn't be filled, I
24 am not sure, but I will try to make some inquires
25 about that, and at least we are down to only one

1 vacant seat at this point.
 2 Welcome aboard.
 3 COMMISSIONER SEITZMAN: Thank you.
 4 COMMISSIONER IMPASTATO: Before we go,
 5 I thought we were having a resolution about the
 6 conversation of Commissioners and that a
 7 Commissioner's conversation is not shared with the
 8 sentiment of the Housing Authority.
 9 CHAIRMAN MELLO: Yes, yes, yes.
 10 When Commissioner Sanford notified me
 11 that he wasn't going to be here, I didn't move
 12 forward with that because he wasn't going to be
 13 here.
 14 COMMISSIONER IMPASTATO: Oh. So there
 15 is one on the agenda for the next month?
 16 EXECUTIVE DIRECTOR RECKO: Yes, but we
 17 will talk about that. All right.
 18 All right. So that is it. Meeting
 19 adjourned -- well, a motion to adjourn the meeting?
 20 COMMISSIONER IMPASTATO: Motion.
 21 COMMISSIONER LEWIT: Second.
 22 (All Board members voted in the
 23 affirmative)
 24 EXECUTIVE DIRECTOR RECKO: Thank you
 25 all.

1 COMMISSIONER LEWIT: Thank you all for
 2 coming.
 3 EXECUTIVE DIRECTOR RECKO: Thank you,
 4 residents, for being here.
 5 (The meeting concluded at 8:15 p.m.)
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CERTIFICATE

1
 2
 3 I, PHYLLIS T. LEWIS, a Certified Court
 4 Reporter, Certified Realtime Court Reporter, and
 5 Notary Public of the State of New Jersey, do hereby
 6 certify that the foregoing is a true and accurate
 7 transcript of the proceedings as taken
 8 stenographically by and before me at the time, place
 9 and date hereinbefore set forth.
 10
 11 I DO FURTHER CERTIFY that I am neither
 12 a relative nor employee nor attorney nor counsel to
 13 any of the parties to this action, and that I am
 14 neither a relative nor employee of such attorney or
 15 counsel, and that I am not financially interested in
 16 the action.
 17
 18 s/Phyllis T. Lewis, CCR, CRCR
 19 -----
 20 PHYLLIS T. LEWIS, C.C.R. XI01333 C.R.C.R. 30XR15300
 21 Notary Public of the State of New Jersey
 22 My commission expires 11/5/2020.
 23 This transcript was prepared in accordance with
 24 NJAC 13:43-5.9.
 25

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