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2 REGULAR SESSION OF THE BOARD :
3 OF COMMISSIONERS OF THE UNION : THURSDAY
4 CITY HOUSING AUTHORITY OF THE :
CITY OF UNION CITY : OCTOBER 20, 2022
: 4:30 P.M.

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7 HELD AT:
UNION CITY HOUSING AUTHORITY
UNION CITY, NEW JERSEY

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9 BOARD MEMBERS:

10 CHAIRPERSON JOSE PEDRAZA
11 VICE-CHAIRPERSON MARGARITA GUTIERREZ
COMMISSIONER ELISE DINARDO, ESQ. (ABSENT)
12 COMMISSIONER DIANE CAPIZZI
COMMISSIONER DEBRA MUNDORF
13 COMMISSIONER DOROTHY JETTER (ABSENT)
COMMISSIONER JAY M. GELDZILER

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

15 GERARD PIZZILLO, ESQ.,
Attorney for the Board.

16
17 A L S O P R E S E N T:

18 EXECUTIVE DIRECTOR STANLEY SANGER

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20
21 THERESA L. TIERNAN, CCR, RMR
CERTIFIED COURT REPORTER
22 (201) 925-7474
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1 EXECUTIVE DIRECTOR SANGER: Welcome,
2 everyone, to the October 20th, 2022, meeting of the
3 Union City Housing Authority, and I just want to
4 welcome a few of our -- of course, all our Board
5 this evening, and there are a few people here from
6 the public to welcome to our meeting and hoping
7 everyone had -- you know, relax and enjoying the
8 fall season. We just mentioning what nice weather,
9 it certainly is, and, you know, it keeps you going,
10 you know? This nice chill keeps you nice. Nice
11 change. Nice change.

12 So with that we're just going to take
13 roll call for this evening's meeting.

14 Chairperson Pedraza?

15 CHAIRPERSON PEDRAZA: Here.

16 EXECUTIVE DIRECTOR SANGER:

17 Vice-Chairperson Gutierrez?

18 VICE-CHAIRPERSON GUTIERREZ: Here.

19 EXECUTIVE DIRECTOR SANGER:

20 Commissioner Jetter? Absent.

21 Commissioner DeNardo? Absent.

22 Commissioner Capizzi?

23 COMMISSIONER CAPIZZI: Here.

24 EXECUTIVE DIRECTOR SANGER:

25 Commissioner Mundorf?

1 COMMISSIONER MUNDORF: Here.

2 EXECUTIVE DIRECTOR SANGER: Mr.
3 Geldziler, he will be here shortly, I believe, but
4 we do have four present, two absent, so do have a
5 quorum, and let me say that this is a regular
6 meeting of the Union City Housing Authority in
7 accordance and pursuant with Chapter 231 P.L. 1975,
8 the Open Public Meeting Act. Adequate notice of
9 this meeting has been provided as follows: An
10 annual schedule of Board meetings setting forth the
11 date, time, date, and location of such meetings, and
12 the notice and agenda to the extent known has been
13 prominently posted on the bulletin board and the
14 Housing Authority website.

15 So with that being said, we would like
16 to go right into our closed session of today's
17 meeting and where we do have some, what we will say,
18 important Board business, confidential, and what
19 goes along with that, and I would like at this
20 time -- we'd love to have someone give a motion to
21 go into closed session?

22 VICE-CHAIRPERSON GUTIERREZ: Motion.

23 EXECUTIVE DIRECTOR SANGER: Motion by
24 Ms. Gutierrez.

25 COMMISSIONER MUNDORF: Motion.

1 EXECUTIVE DIRECTOR SANGER: Motion,
2 and, okay, and second by Debbie Mundorf.

3 All right. So roll call.

4 Mr. Pedraza?

5 CHAIRPERSON PEDRAZA: Yes.

6 EXECUTIVE DIRECTOR SANGER: Ms.

7 Gutierrez?

8 VICE-CHAIRPERSON GUTIERREZ: Yes.

9 EXECUTIVE DIRECTOR SANGER: Capizzi?

10 COMMISSIONER CAPIZZI: Yes.

11 EXECUTIVE DIRECTOR SANGER: Ms.

12 Mundorf?

13 COMMISSIONER MUNDORF: Yes. Four

14 yeses.

15 We are going into closed session. I
16 will ask the two members of the Board -- two members
17 of the public, Ms. Olivera, maybe you could speak to
18 Ms. Olivera, she's here, if she would like to go
19 outside with Ms. Beshara.

20 (Commissioner Geldziler enters the
21 proceedings at this time.)

22 (Closed session held at 4:38 p.m. and ended
23 at 4:53 p.m.)

24 EXECUTIVE DIRECTOR SANGER: Welcoming
25 the public back into our open session meeting and at

1 this time we'd like to go right into our open
2 session and start with resolutions that are always
3 vital to the Union City Housing Authority, and
4 allows us to move forward with all our operations
5 and our business and allows us to continue to
6 provide quality of life for the tenants within our
7 Housing Authority.

8 So our first resolution is Resolution
9 2022, No. 40.

10 And its a resolution approving the
11 Union City Housing Authority awarding contract to
12 Northeastern Interiors Corporation for exterior,
13 which is -- oh, I'm just realizing that's an
14 oxymoron, Northeastern Interiors for exterior
15 upgrades to 122 Cantello Street, and

16 Whereas, the Union City Housing
17 Authority is a member Hunterdon County Services
18 Commissioner Cooperative Purchasing Program in the
19 State of New Jersey approved facilitator of service
20 provider for its members; and

21 Whereas, the Authority sought a
22 state-approved provider for the removal of existing
23 aluminum siding and installation of new vinyl
24 siding, among other exterior upgrades, at 122
25 Cantello Street;

1 Whereas, the Authority received an
2 estimate from Northeastern Interiors for the
3 requested services in totals of \$129,863;

4 Whereas, in reviewing the estimate
5 submitted it was determined to be legally sufficient
6 and is recommending entry into a contract with
7 Northeastern Interiors Corp. as specifically set
8 forth in its estimate that would be subject to a
9 written contract; and

10 Whereas, the contractor shall be paid
11 in accordance with the rates set forth in the
12 estimate submitted to the Authority;

13 Now, therefore, be it resolved that the
14 Commissioners of the Union City Housing Authority do
15 hereby approve entry into authorizing execution of
16 entry into a contract with the Northeastern Interior
17 Corp. for its services related to the removal of
18 existing aluminum siding and installation of new
19 vinyl siding along with other exterior upgrades at
20 122 Cantello Street as fully detailed in this
21 estimate.

22 Be it further resolved that the
23 Executive Director of the Union City Housing
24 Authority is hereby authorized to execute all
25 documents in connection with the contract with

1 Northeastern Interiors Corp. for services related to
2 the removal of the existing aluminum siding and
3 installation of new vinyl siding along with other
4 exterior upgrades at 122 Cantello Street as more
5 fully detailed in this estimate.

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1 EXECUTIVE DIRECTOR SANGER: Moving on
2 now Resolution 2022, No. 41.

3 Resolution approving the Union City
4 Housing Authority to publish request for proposal
5 for services related to security and parking lot
6 upgrades at 3700 Palisades Avenue, which is our
7 senior citizen building at Palisade Avenue where
8 there are 101 units.

9 Whereas, the Union City Housing
10 Authority is seeking approval of the Union City
11 Housing Authority Board of Commissioners to publish
12 a request for proposal seeking services for the new
13 installation of new parking lot surface, new
14 security gate, and safety lighting at 3700 Palisades
15 Avenue;

16 Whereas, the Authority has prepared a
17 bid package in accordance with applicable state law
18 for security and parking lot upgrades inviting those
19 qualified entities to provide the necessary
20 services;

21 Now, therefore, be it resolved that the
22 Commissioners of the Union City Housing Authority do
23 hereby approve and permit the Authority to publish a
24 bid for services related to the installation of
25 security and parking lot upgrades at 3700 Palisades

1 Avenue.

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1 EXECUTIVE DIRECTOR SANGER: Moving on
2 to Resolution 2022, No. 42.

3 Resolution approving the Union City
4 Housing Authority to publish request for proposal
5 for services of new fencing along exterior parking
6 lot of 3911 Kennedy Boulevard;

7 Whereas, the Union City Housing
8 Authority is seeking approval by the Union City
9 Board of Commissioners to publish a request for
10 proposal seeking services for the installation of
11 perimeter exterior fencing at 3911 John F. Kennedy
12 Boulevard, and you would see just a little
13 clarification for you. As you came into the parking
14 lot, you may have parked your vehicle this evening.
15 On the right-hand side is a long fence that goes
16 back maybe 300 feet or so, all the way to the back
17 of our property which separates us from the property
18 next door, which is Bergen Crematorium there, and
19 that fence there that we're looking to replace that
20 fence, take care of that fence, and eventually also
21 be in partnership with them taking care of our end
22 now and be in partnership with them, where we might
23 be able to have a 50/50, kind of, thing because it
24 really separates both properties. So we're doing a
25 little, of course, this evening taking care of our

1 side of the parking lot, so to speak, our side of
2 the fence, so to speak, and they're going to take
3 care of their side of the fence, and I've had some
4 preliminary discussions with the management there,
5 and we're looking to be cooperative to get that
6 done. So just a little clarification for that one.

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1 EXECUTIVE DIRECTOR SANGER: 2022, No.
2 43, resolution approving Union City Housing
3 Authority to publish request for proposal for
4 upgrades to emergency pull station alarm system at
5 3700 Palisades Avenue;

6 And some of you might be asking
7 yourselves right now what is an emergency pull
8 station alarm system? All right. And I would ask
9 the same question, but in our -- we're very
10 fortunate in our facility and our building, our
11 senior citizens on 3700, each one of the bathrooms
12 have a pull cord and if it happens, if any of the
13 seniors, in any way, whether their safety might be
14 at risk, their health or safety at the time while
15 they're in the bathroom, they're able to pull the
16 cord there, which sends now an electronic message
17 down to a board down by the security guard and the
18 board lights up and they know someone in that
19 apartment might be having some difficulties and
20 needs assistance. So that's how that works. So
21 we're looking to -- that system was always in place.
22 It needs fixing. It needs an upgrading. And we
23 want to -- of course, something as important now
24 with the safety, health and safety of our seniors,
25 we want to be sure that that's working properly to

1 protect all involved. So we are requesting a
2 proposal for seeking services for the upgrade of
3 that pull system.

4 And whereas, the Authority has prepared
5 a bid package in accordance with applicable state
6 law for emergency pull station alarm system at 3700
7 Palisades Avenue inviting those qualified entities
8 to provide the necessary services.

9 Now, therefore, be it resolved the
10 Commissioners of the Union City Housing Authority do
11 hereby approve and permit the Authority to publish a
12 bid related to the upgrade of the emergency pull
13 station alarm system at 3700 Palisades Avenue.

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1 EXECUTIVE DIRECTOR SANGER: Next
2 Regulation 2022, No. 44.

3 Resolution approving the Union City
4 Housing Authority to publish request for proposal
5 for services for exterior improvements and
6 replacements at AMP II. Some of you might be asking
7 what is AMP II? AMP II is our three buildings that
8 are down on 39th Street, which will be 634, 640, 660
9 39th Street, and those are the three buildings
10 within our Housing Authority properties that are in
11 the greatest need of some improvement and things of
12 that nature.

13 So we're looking to make some
14 improvements there.

15 And whereas, the Housing Authority is
16 seeking approval by the Union City Housing Authority
17 Board of Commissioners to request proposal through
18 for seeking services for replacement and
19 installation of the entranceway, the floors in the
20 entranceway, the stairways, exterior lighting, and
21 the railings there. So we're looking to do that at
22 those three buildings that are part of AMP II. All
23 right.

24 And wheres, the Authority has prepared
25 a bid package in accordance with the applicable

1 state law for the replacement and installation of
2 entrance stairs, floors, and exterior lighting and
3 railings, all safety issues, health and safety
4 issues, inviting these qualified entities to provide
5 the necessary services.

6 Now, therefore, be it resolved that the
7 Commissioners of the Union City Housing Authority do
8 hereby approve and permit the Authority to publish a
9 bid for the exterior improvements and replacements
10 at AMP II as described above.

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1 EXECUTIVE DIRECTOR SANGER: We'll go on
2 now to Resolution 2022, No. 45.

3 Resolution approving the Union City
4 Housing Authority to publish the request for
5 proposal for services related to improvements to
6 common areas at AMP II. All right. Right before we
7 were talking about the entranceways and railings and
8 stairs and steps which were mostly under the
9 umbrella of exterior, and this now we're looking to
10 make improvements in some of our common areas within
11 the building, and that would include asking how
12 they're seeking proposals for improvements and
13 upgrades in those common areas of AMP II, which is
14 634, 640, and 660 39th Street, including plastering,
15 painting, and stairwell upgrades. Just a nice
16 little, you know, upgrade on everything there, clean
17 up, clean up, paint up, fix up, kind of thing.

18 Whereas, the Authority has prepared a
19 bid package in accordance with the applicable state
20 law for AMP II improvements and upgrades inviting
21 those qualified entities to provide the necessary
22 services;

23 Now, therefore, be it resolved the
24 Commissioners of the Union City Housing Authority do
25 hereby approve and permit the Authority to publish a

1 bid for services related to the improvements to the
2 common areas of AMP II as described above.

3 So those are our five -- our six. Six
4 resolutions. And I might say all of those
5 improvements that we've just asked in resolution to
6 you and presented to you in resolution, all of
7 those, the cost of all of those improvements will go
8 through what we call our capital fund, all right,
9 which is money that comes to us from the Housing and
10 Urban Development, which we get approximately each
11 year about \$1.2 million in order to make
12 improvements and that money goes in different
13 directions, though, but when it does come down to
14 the actual money for improvements, we do have
15 somewhere always between 600 and \$700,000 a year to
16 make improvements, and this year we chose to make
17 improvements in those areas, which we feel are the
18 priority. We prioritized and felt that was the way
19 to go with those priorities, and so we are making a
20 lot of improvement there.

21 I don't think there is anything else
22 that I have as far as that, but what we can do now,
23 can I get a motion to maybe have consent agenda for
24 this.

25 VICE-CHAIRPERSON GUTIERREZ: Motion.

1 EXECUTIVE DIRECTOR SANGER: Motion by
2 Ms. Guterriez.

3 COMMISSIONER MUNDORF: Second.

4 EXECUTIVE DIRECTOR SANGER: Second by
5 Ms. Mundorf.

6 ATTORNEY PIZZILLO: And I would just
7 say that the consent agenda, you guys are voting on
8 all of the resolutions as well as the approval and
9 the payment of bills and the minutes from the last
10 meeting as well.

11 EXECUTIVE DIRECTOR SANGER: Uh-huh.

12 ATTORNEY PIZZILLO: That would be your
13 agenda, that would be what you're voting on, so,
14 excuse me, sorry, Mr. Sanger.

15 EXECUTIVE DIRECTOR SANGER: No problem.
16 Your right a target, sir. Counselor is right
17 target. Thank you.

18 So with that, we'll ask for a roll
19 call.

20 Mr. Pedraza?

21 CHAIRPERSON PEDRAZA: Yes.

22 EXECUTIVE DIRECTOR SANGER: Ms.
23 Gutierrez?

24 VICE-CHAIRPERSON GUTIERREZ: Yes.

25 EXECUTIVE DIRECTOR SANGER: Ms.

1 Capizzi?

2 COMMISSIONER CAPIZZI: Yes.

3 EXECUTIVE DIRECTOR SANGER: Ms.

4 Mundorf?

5 COMMISSIONER MUNDORF: Yes.

6 EXECUTIVE DIRECTOR SANGER: Mr.

7 Geldziler?

8 COMMISSIONER GELDZILER: Yes.

9 EXECUTIVE DIRECTOR SANGER: Okay. Five
10 yes. We are now -- thank you for that, for the
11 consent agenda and as counsel had mentioned, that
12 covered all the areas there, and, of course,
13 including minutes of our last meeting, and it was
14 September 15th of last month.

15 With that being said, I would like at
16 this time to just present to the Board, if you
17 would, I wasn't able to get these in your original
18 packets that I had sent you Tuesday, but I was able
19 to get you some pictures of some of very important
20 project we've been talking to you about for last two
21 years.

22 I come to this meeting and I present to
23 you and you come to this meeting and I present to
24 you about our COAH. We were able to upgrade, fix up
25 and upgrade 40 units at what we called our veterans'

1 housing, which we like to now try to call affordable
2 housing in Union City, no longer veterans' housing,
3 but affordable housing, our affordable housing in
4 Union City, and we were able to upgrade 40 of those
5 units, and through your support, your diligence,
6 and, of course, the cooperation with the Mayor of
7 Union City and the city fathers, who helped provide
8 for us with that COAH money, we were able to utilize
9 \$1.3 million and we were able to upgrade those 40
10 units with new bathrooms, new kitchens, new windows,
11 new electric, new stairwells, new doors, and just
12 about -- just about everything, and we are on some
13 of the final stages of that. I wanted you to see
14 that. And what's exciting, these are the kind of
15 things you're going to start seeing now. The inside
16 of the building, it wasn't visible, you know, so a
17 lot was going on there the last year and a half or
18 so, but it wasn't visible because it was all
19 interior work. Now, the exterior work is being
20 completed. We're presently, as we speak, and you'll
21 see some before and after pictures. As you could
22 see, this building, these buildings here are 70
23 years old. Some of this vinyl siding and some of
24 this covering here, I could say with confidence that
25 maybe has not been improved upon in 50 years or so.

1 And we were able to do that just recently. And
2 you'll see that I gave you a picture of some things
3 before, some of our older buildings and the vinyl
4 siding, and then also what's been complete thus, as
5 you could see that, we're ripping the siding off,
6 putting new insulation as well as the vinyl siding,
7 and if you wouldn't mind then, Ms. Mundorf, if you
8 could show everyone, there's a sample of the siding,
9 that's the color and the siding that's going up
10 there.

11 COMMISSIONER CAPIZZI: Nice.

12 COMMISSIONER MUNDORF: Very nice.

13 EXECUTIVE DIRECTOR SANGER: So with
14 white trim. I think this picture here is a true
15 example, if you look at this picture.

16 VICE-CHAIRPERSON GUTIERREZ: Very nice.

17 EXECUTIVE DIRECTOR SANGER: This
18 picture here is a true example of, you know, a
19 sampling of -- an illustration of how we're capping
20 all the windows, which I was just there twice this
21 week myself, doing a great job with the windows,
22 putting in the windows, the capping, and which
23 always caused leaks and things of that nature. So
24 we're very happy with what's happening there, just
25 to give you an idea.

1 This picture here also gives you a
2 little broad view, you know, broad view of what's
3 happening at the side of the building. You come up
4 now from the Lincoln Tunnel, you look at those
5 buildings, you're going to start seeing bright,
6 clean, you know, upgraded bright lights. We're also
7 going to have 18 -- we're having 18 spotlights put
8 there. We're having eight of the decorative
9 lighting that the Mayor is also putting up the block
10 and the new street up the block off of, what is
11 that, Hudson Avenue there, between Hudson and
12 Palisades Avenue. So not only is he's taking those
13 decorative lighting that he's putting in the
14 streets, and you know how well that -- how nice that
15 looks in Union City, that's going to come into our
16 walkway area within this -- within this complex as
17 well. So that's going to brighten it up. Between
18 the spotlights and the decorative lighting, it's
19 going to be lit up like a Christmas tree there,
20 really, but it's great for people's health, for
21 their safety.

22 VICE-CHAIRPERSON GUTIERREZ: Exactly.

23 COMMISSIONER MUNDORF: Safety.

24 EXECUTIVE DIRECTOR SANGER: Yeah,
25 Safety issues and night safety and things of that

1 nature. So I just wanted to give you an idea of
2 where we're at so far.

3 Next month I will have for you,
4 presented to you it complete. We expect this done
5 within the next ten to 14 days and at our next
6 meeting I'll show where you it's complete.

7 We're also looking to see, you might
8 look and say, well, look this -- along here all this
9 concrete that's along here, this is all going to be
10 painted with exterior paint, quality paint, and a
11 nice color brown so it all blends in, and also that
12 paint also protects things. We're also -- where we
13 have railings in the front those railings will all
14 be painted, the stairwells that have been chipped
15 and maybe the slate on the at stairwells, that's all
16 going to fixed as well, and with the new lighting,
17 and so we are excited that this, you know, this
18 project is starting to come at that an end. And I
19 will say this vinyl siding so you know, and this is
20 one thing you voted upon tonight, \$129,000 for that
21 Northeastern, all right, for that here is this is
22 the only piece of the project that was not covered
23 by COAH money. We paid for this ourselves. I want
24 to be completely transparent on that. The exterior,
25 all the exterior now, which is the exterior of the

1 siding, of the window trim, and this is all going to
2 have gutters and leaders, spotlights, and really
3 look sharp. All that was paid for by Union City
4 Housing Authority money. The revenue that we've
5 generated over the years in our veterans' account
6 for our affordable accounting account. So we're
7 taking money, the revenue right back and that
8 revenue, and giving it right back to the people for
9 improvements for them. And that's something that
10 you've voted upon and you voted upon tonight as
11 well, and, you know, with this. So I just wanted to
12 give you a good idea of what's happening there with
13 that. We're excited about that, and the Mayor's
14 going to be opening up the street there, how we're
15 working with the community. There's a brand new
16 street one block up, and --

17 VICE-CHAIRPERSON GUTIERREZ: Uh-huh.

18 EXECUTIVE DIRECTOR SANGER: -- you
19 know, it's really going to blend in nicely with
20 that. This will also -- with this, we're going to
21 be getting new fencing around our property, both on
22 the -- let me say, the Peter Street side as well as
23 the Cantello Street side. There will be all new
24 fencing so people are not able to just go into that
25 proper property so easily, because I do want to say,

1 and I have to be honest, here again, it's not
2 something we're proud of, but you have people from
3 these two big buildings there, the Thread and the
4 other building next door, I don't think it has a
5 name, these are beautiful 75 unit modern housing and
6 whatever, real nice, but unfortunately people, they
7 need their places to take their dogs for a walk, and
8 unfortunately they come on our property, okay? I
9 was just there the other day and I asked two young
10 ladies please don't have your dogs, right on our
11 property, right in the grass, thinking we cut in the
12 summer, whatever. So but we're going to be putting
13 up some real good fencing and everything to try to
14 alleviate that and all that. Yes, sir.

15 CHAIRPERSON PEDRAZA: They are going to
16 have a dog park over there, in the street, Peter
17 Street.

18 VICE-CHAIRPERSON GUTIERREZ: On Peter
19 Street, yeah, they're going to have a new park.

20 COMMISSIONER CAPIZZI: That's nice.

21 EXECUTIVE DIRECTOR SANGER: Okay. I
22 didn't even know that.

23 VICE-CHAIRPERSON GUTIERREZ: For small
24 and medium dogs.

25 CHAIRPERSON PEDRAZA: Yeah.

1 EXECUTIVE DIRECTOR SANGER: So good,
2 maybe some of the people could take the dogs over
3 there rather than use our property really.

4 COMMISSIONER CAPIZZI: Seriously.

5 VICE-CHAIRPERSON GUTIERREZ: Exactly.

6 EXECUTIVE DIRECTOR SANGER: You have to
7 see. It's just -- it could be frustrating. So all
8 this, all this is, you know, leading us to, you
9 know, just providing nice. And then we're hoping,
10 and I know as Ms. Beshara is here this evening,
11 we're hoping then right after this holiday and
12 whatever, we could start discussing what we're going
13 to be doing now for Phase 2 and discuss with the
14 city fathers, discuss with city attorneys, see what
15 funding is in COAH now, what money they've been able
16 to gather, accumulate, revenue coming in, that will
17 now -- and see how much money we could possibly
18 start now working towards the second phase, which is
19 the other 62 of these units that are around town,
20 uptown 39th, 43rd, 44th Street, and then downtown on
21 5th and 6th Street. So we're looking to do that.
22 So, you know, something that hasn't been addressed
23 in many, many years, and with the working in
24 partnership with the city with their COAH funding,
25 and which is, you know, the Coalition of Affordable

1 Covid, I'm sorry. I can't now sleep because of my
2 neighbor didn't allow me to sleep.

3 VICE-CHAIRPERSON GUTIERREZ: For four
4 weeks.

5 CHAIRPERSON PEDRAZA: For four weeks.
6 Four weeks.

7 So the neighbor have to leave the
8 apartment. The neighbor is 407, Apartment 2,
9 XXXXXXXX XXXXXXXX.

10 EXECUTIVE DIRECTOR SANGER: We'd rather
11 not mention the names. I'm very well aware of this.
12 I'm very well aware of this.

13 CHAIRPERSON PEDRAZA: So he broke the
14 apartment, the toilet, the water is going down.

15 EXECUTIVE DIRECTOR SANGER: I could --
16 if you don't mind, senora, tell her thank you for
17 coming. Thank you for sharing that with us.

18 What is she saying? I could an
19 imagine.

20 CHAIRPERSON PEDRAZA: Okay.

21 EXECUTIVE DIRECTOR SANGER: Which is
22 fine. She's right, by the way. But yes.

23 CHAIRPERSON PEDRAZA: No, no, she said
24 that she's not able to sleep for three weeks, for
25 three days, also somebody wants to move her to

1 Cantello.

2 EXECUTIVE DIRECTOR SANGER: Yes.

3 See, here is the situation, and,
4 senora, if it's okay, I want to explain to the
5 Board.

6 Ms. Olivera, and I want her to know,
7 what she is presenting to you is 100 percent
8 accurate and true and we want to support you. No
9 question, okay?

10 Unfortunately, we've had Ms. Olivera
11 sitting -- living next to, in our housing, our
12 veterans' housing downtown, you see how close they
13 are in proximity, they're close together, and
14 unfortunately you can truly hear someone from the
15 next apartment, what's going on, et cetera. Right
16 next door to her at 407, she lives 405, 407 are two
17 gentlemen who are brothers. One is 62 years old,
18 one is 52, and I'd rather not mention their names,
19 okay? But the younger one of them is a man who has
20 some serious mental health issues, all right? And
21 unfortunately in the evenings and during the day and
22 at the various times, he can be explosive, all
23 right? He can start banging on walls, which is very
24 disruptive, and she can't sleep and, et cetera, he
25 can be yelling out different things, losing control

1 of himself. So his mental health condition is
2 causing him to act out and be a disruption and
3 disturbance to the people in the units around him,
4 all right? We've been very well aware of this. I
5 have called the older sister of these two gentlemen,
6 and I have inside reports from a local clinic,
7 mental health clinic in Jersey City that works with
8 the gentleman who has these outbursts. We're
9 looking to see now what could possibly -- how
10 possibly we could possibly get a relocation for him
11 because the fact is that right now him, himself and
12 his brother, they are not capable of living on their
13 own anymore. They're too much of a disruption. So
14 I'm trying to work with some of the mental health
15 people and some of the agencies in Jersey City and
16 around. I have some reports inside. I was on the
17 phone last week. I'm waiting for some more to come
18 through to us to see if it's possible if there could
19 be a relocation of him somewhere that he can get the
20 assistance he needs and the supervision he needs
21 because of his condition. That can be very hard to
22 do, okay? But the most imminent or the most -- what
23 could be a solution for this is Ms. Olivera, Ms.
24 Olivera, you live on the second floor? Okay. What
25 I'd like to do, right done on 5th Street, and she

1 lives between Bergenline Avenue and New York Avenue
2 on 5th Street. Right down closer, when you go down
3 5th Street closer to Edison School, there are our
4 affordable housing units there across from Edison
5 School. We just had a person move out from there,
6 that's being moved out, all right, that went through
7 a process with our attorney and whatever, okay?
8 This person went back to the Dominican Republic, all
9 right? That now apartment is what we call a
10 turnover now. We literally today took all the
11 furniture out of it. The person just went back to
12 the Dominican Republic, left us with everything. So
13 now after waiting a certain amount of days and et
14 cetera, we take that old furniture and whatever, we
15 put on the sidewalk. It goes in whatever -- if
16 there's some things we can to Salvation Army or
17 something like that, we try, but whatever. So
18 bottom line is we will have a new apartment, another
19 apartment upstairs on the second floor about a block
20 and a half down, and I would -- once that turnover
21 happens and we fix it up, when we go in a turnover
22 we fix the floors, we clean it up, we paint it. We
23 do the best we can to get it in livable condition,
24 all right, for people, and what I like to do and I
25 work with Vito Tattolli, who is not here tonight,

1 both Vito and Jorge had really important family
2 matters, and it's rare that this happens, but
3 they're not with us, but I asked Vito to go down and
4 speak to Ms. Olivera, he speaks -- Vito speaks
5 Spanish, you know, Spanish very well, and could
6 communicate with her, and make her an offer to see
7 if she would like to go down to that apartment.

8 CHAIRPERSON PEDRAZA: Okay.

9 EXECUTIVE DIRECTOR SANGER: That I
10 could have available from, you know, right around
11 the holidays. Month or so.

12 Would she be willing -- maybe you could
13 ask, Margarita or Mr. Pedraza or whoever, maybe you
14 could ask: Would she be willing to consider being
15 relocated to get away from this gentleman, because
16 yes, we want to move this gentleman out, but it may
17 take some time, it may take some time, but in the
18 meantime I want to do the best to accommodate and
19 help her and make her an offer that I could bring
20 her within a month or by -- I should basically say
21 by December 1st. I need a little time. By December
22 1st I could have her into a new apartment, and we'll
23 help move her, too. She's an older person. I know
24 she might be limited. I'll help move her, my staff,
25 my group, I'll pay for a mover, I'll do certain

1 things, we do things to accommodate her. I
2 realize -- she's a hundred percent right, that's not
3 fair to her, and we want to try to help and do what
4 we can.

5 VICE-CHAIRPERSON GUTIERREZ: Second
6 floor?

7 EXECUTIVE DIRECTOR SANGER: Second
8 floor. It's a nice, quiet area. The people
9 there -- tell her the people there are the kind of
10 people -- there are people who have lived together
11 for quite a while, they look out for each other,
12 it's a nice, little section there that's very quiet,
13 it's across the street from the school, but it's in
14 the back, not in the front. It's in the back from
15 the school. It's not -- it's in the back from the
16 school, and the people there really look out for
17 each other. The people there really do.

18 VICE-CHAIRPERSON GUTIERREZ: No, she
19 said so don't want the one in the back. She doesn't
20 want to live like that because she said she like to
21 see people walking around in the front.

22 EXECUTIVE DIRECTOR SANGER: Well, what
23 I could say to her, her dilemma, her situation is
24 accurate, and it's true, I just need some time. I
25 need some time. Right here I have letters from the

1 doctor. I have a letter from the community, the
2 community health providers in Jersey City. We're
3 working on this. I'm following up with a doctor who
4 I've talked to a few times.

5 So the bottom line is give me sometime.
6 I'll try to find her a place that, I guess, she
7 wants to see action or see people or something.
8 It's in the back, but it's a quiet area, really.

9 COMMISSIONER CAPIZZI: Why don't ask
10 her if she wants to look at it.

11 EXECUTIVE DIRECTOR SANGER: After I fix
12 it up, sure.

13 COMMISSIONER CAPIZZI: No, just to show
14 her where it is.

15 EXECUTIVE DIRECTOR SANGER: I can have
16 Vito do it, yes, yes. Yes. That's a good idea.
17 Would she like to go -- nice suggestion by Ms.
18 Capizzi. Ms. Capizzi, go right ahead.

19 COMMISSIONER CAPIZZI: Maybe if she
20 just -- we can have someone here just show her where
21 it is, not that she has to take it, but just show
22 her, walk her there.

23 (Foreign language spoken at this time.)

24 EXECUTIVE DIRECTOR SANGER: It might
25 change her mind.

1 COMMISSIONER CAPIZZI: Just look at it.

2 EXECUTIVE DIRECTOR SANGER: Vito might
3 have showed her already.

4 CHAIRPERSON PEDRAZA: Is it on --

5 VICE-CHAIRPERSON GUTIERREZ: It's in
6 front of the Harrison.

7 EXECUTIVE DIRECTOR SANGER: West
8 Street.

9 CHAIRPERSON PEDRAZA: West Street.

10 VICE-CHAIRPERSON GUTIERREZ: She knows
11 where it is. She said her son is handicapped, you
12 know.

13 EXECUTIVE DIRECTOR SANGER: Okay.
14 Okay. Tell her -- tell her that we're -- we are
15 addressing this. Don't think we're not taking this
16 seriously. We are. We're addressing this as best
17 we can. Looking for -- looking for an alternative
18 site for her, as well as -- as well as working with
19 the medical staff of the other guy, too. It's hard.

20 VICE-CHAIRPERSON GUTIERREZ: She's been
21 living there for 20 years and it wasn't like that
22 before. He talk to her and everything, and
23 something happened in there that she doesn't know,
24 and it was okay, but now it's really out of control.

25 EXECUTIVE DIRECTOR SANGER: Yes, and we

1 are aware of this, and we'll keep -- we are working
2 as with his family to try to relocate.

3 VICE-CHAIRPERSON GUTIERREZ: He pulled
4 something to burn in there. They are all getting
5 fire in there, because, you know, the way he is.

6 CHAIRPERSON PEDRAZA: She doesn't want
7 it.

8 VICE-CHAIRPERSON GUTIERREZ: She
9 doesn't want to see the apartment. She knows where
10 the apartment is.

11 EXECUTIVE DIRECTOR SANGER: Okay.
12 Okay. Tell her it's going to take some time to try
13 to find an alternative.

14 VICE-CHAIRPERSON GUTIERREZ: Right
15 before the pandemic everything is getting longer, I
16 mean, you know, the process.

17 ATTORNEY PIZZILLO: Yeah, there's a
18 long process that we have to follow to legally move
19 him out, and --

20 EXECUTIVE DIRECTOR SANGER: Very
21 difficult situation.

22 VICE-CHAIRPERSON GUTIERREZ: She said
23 that she had the Covid, that she wasn't getting
24 sleep.

25 EXECUTIVE DIRECTOR SANGER: We've been

1 in touch with her a lot, too. We've been talking to
2 her a lot.

3 VICE-CHAIRPERSON GUTIERREZ: She said
4 the brother, he throw things.

5 EXECUTIVE DIRECTOR SANGER: The
6 brother, I know, the brother, yes, yes.

7 VICE-CHAIRPERSON GUTIERREZ: Yes.

8 EXECUTIVE DIRECTOR SANGER: Yes. I
9 have letters here. These are letters I've received
10 about -- from the medical, I don't want to go
11 through it, of course, but these are letters that
12 I've received from the medical. These are all the
13 notes, my follow-up notes, speaking to so many -- as
14 many people as I can to try to work on this
15 situation. So we've also been in contact with the
16 family, his family now, his, you know, his family
17 and see how they can assist us in trying to relocate
18 him and get it done. Diane. Okay. Thank you,
19 senora. Thank you, senora.

20 VICE-CHAIRPERSON GUTIERREZ: Why they
21 don't give no medicine to him? He have to be
22 medicated.

23 EXECUTIVE DIRECTOR SANGER: He's been
24 medicated.

25 ATTORNEY PIZZILLO: He is under medical

1 care. He has mental health professionals, but --

2 EXECUTIVE DIRECTOR SANGER:

3 Unfortunately, we haven't had the
4 results --

5 ATTORNEY PIZZILLO: Yeah, right.

6 COMMISSIONER MUNDORF: Tough stuff.

7 VICE-CHAIRPERSON GUTIERREZ: Well, they
8 give him medication, he quiet down for two or three
9 days, but look like now they don't give anything to
10 him.

11 ATTORNEY PIZZILLO: I know, and
12 unfortunately, we can't control that.

13 VICE-CHAIRPERSON GUTIERREZ: Yeah. She
14 said the brother is abusing, they don't take of the
15 brother because -- she's 90 years old, you know.

16 EXECUTIVE DIRECTOR SANGER: We're going
17 to be working with all agencies and everything as
18 much as possible, and in the meantime, I'm going to
19 try to find a place for her, an alternate place,
20 too, to help her, because she deserves -- she
21 doesn't deserve this. That's for sure.

22 VICE-CHAIRPERSON GUTIERREZ: Thank you.

23 EXECUTIVE DIRECTOR SANGER: Thank you.
24 That's a hard situation.

25 VICE-CHAIRPERSON GUTIERREZ: The get

1 into her.

2 EXECUTIVE DIRECTOR SANGER: If you
3 don't mind. Mr. Pedraza?

4 CHAIRPERSON PEDRAZA: It's a hard
5 situation.

6 EXECUTIVE DIRECTOR SANGER: Yes, it's a
7 hard situation, but as I'm saying without getting
8 into names and things of that nature --

9 ATTORNEY PIZZILLO: HIPAA.

10 EXECUTIVE DIRECTOR SANGER: You know,
11 they have medical rules that protect people, but
12 we've addressed this. I've been on the phone. I've
13 been in communication with the mental health people,
14 the assistants and the professionals that have been
15 assigned working with him trying to get someone to
16 help, they've written me back some letters and I'm
17 not happy with the letter, to be honest with you,
18 and I'm looking to get in touch with the head doctor
19 of the facility. I have the doctor's name and
20 number here, who I called twice, I've had notes, and
21 trying to get to see what we can do to, you know.

22 VICE-CHAIRPERSON GUTIERREZ: Resolve
23 the matter.

24 EXECUTIVE DIRECTOR SANGER: Get more of
25 a movement to relocate the gentleman and if not,

1 relocate her.

2 So, as things open up, as you know,
3 these apartments, the few open up far, and sometimes
4 we have one opening a year, you know.

5 VICE-CHAIRPERSON GUTIERREZ: Yeah,
6 that's true.

7 EXECUTIVE DIRECTOR SANGER: A year or
8 something, and we'll see where we can do.

9 So we are addressing this, that's what
10 I could tell.

11 Ms. Beshara, anything you'd like to
12 share with us?

13 MS. BESHARA: Yeah. Yes.

14 EXECUTIVE DIRECTOR SANGER: Yes, ma'am.

15 MS. BESHARA: Toni Beshara.

16 EXECUTIVE DIRECTOR SANGER: Thank you
17 or your patience.

18 MS. BESHARA: Toni Beshara, veterans'
19 apartments on 44th Street.

20 I am -- okay. Vito's not here, but
21 maybe you know. The contractors that renovated for
22 handicapped, the bathroom of the tenant downstairs
23 from me, will that contractor be used for any of
24 this -- well, is he like a regular or she?

25 EXECUTIVE DIRECTOR SANGER: No, this is

1 not the -- let's say the contractor who worked by
2 you is completely different than the contractor that
3 worked with the other units.

4 MS. BESHARA: Okay. Because I'm --
5 right now that the bathroom, it's not been long ago,
6 it's not been renovated long ago, and there is a
7 waterfall in the basement when they take a full
8 shower. They've been trying to be nice and, you
9 know --

10 EXECUTIVE DIRECTOR SANGER: Is Vito
11 aware of this? I think he's aware of this, isn't
12 he?

13 MS. BESHARA: Yeah, but I asked him the
14 most recent time he came when it might be addressed
15 and he said something about a crystal ball that he
16 doesn't have.

17 EXECUTIVE DIRECTOR SANGER: What
18 address is that?

19 MS. BESHARA: 305 44th Street. And
20 it's the downstairs.

21 EXECUTIVE DIRECTOR SANGER: First
22 floor.

23 MS. BESHARA: Renovated bathroom.

24 EXECUTIVE DIRECTOR SANGER: Oh,
25 that's --

1 MS. BESHARA: It was renovated for the
2 handicapped.

3 EXECUTIVE DIRECTOR SANGER: Yeah, yeah.
4 I think we took care of that, though. We took
5 care -- I've been on the phone with M, with M,
6 correct?

7 MS. BESHARA: Uh-huh.

8 EXECUTIVE DIRECTOR SANGER: Yes. I've
9 been on the phone with M, I don't want to mention
10 the name, but I've been on the phone with M, Ms. M,
11 and we've discussed this and she's happy with the
12 progress that we're making.

13 MS. BESHARA: That's thirties not what
14 I heard, because I spoke with her this morning
15 telling her that I went down, because yesterday I
16 did a little laundry, and I noticed that there was
17 water all over the place. So this morning I went
18 down and sure enough the water was coming down
19 again.

20 EXECUTIVE DIRECTOR SANGER: I'll get
21 Vito --

22 MS. BESHARA: Nobody came there.

23 EXECUTIVE DIRECTOR SANGER: -- there
24 tomorrow.

25 MS. BESHARA: Nobody went there. And

1 she said she took off two days, and --

2 EXECUTIVE DIRECTOR SANGER: But I've
3 been in contact with Madeline and we did some other
4 things for her that I won't get into, dealt with one
5 or two other things, and we told her that we were
6 going to be taking care of next steps. We took care
7 of half of the things we have --

8 MS. BESHARA: She told me to let you
9 know.

10 EXECUTIVE DIRECTOR SANGER: I'm
11 surprised. She's been on the phone with me
12 regularly.

13 MS. BESHARA: Okay.

14 EXECUTIVE DIRECTOR SANGER: I know
15 Madeline, we have a good relationship, regular. All
16 right. But I'll take care of that. I'll talk to
17 Madeline.

18 MS. BESHARA: The water comes out the
19 window, down the siding, into the basement.

20 EXECUTIVE DIRECTOR SANGER: I'll talk
21 to M tomorrow morning. I'll talk to her about it
22 tomorrow morning.

23 MS. BESHARA: Okay. I was just curious
24 more about the contractors, because that's alarming
25 to me.

1 With that said, have you had any
2 feedback from the residents who have had a while to
3 live with those renovations over on Cantello, both
4 good and bad, any -- what feedback?

5 EXECUTIVE DIRECTOR SANGER: I haven't
6 other than a punch list and a punch list of items
7 that weren't complete, such as maybe loose sockets,
8 maybe floor boards, loose sockets, kitchen cabinets
9 that have to be adjusted, and things of that nature,
10 other than the punch list and it's the final --
11 those are the final items that must be completed
12 before a contractor is paid in full, I have not
13 heard of any -- no, nothing major, nothing has come
14 to me as anything major, no.

15 MS. BESHARA: So in general you're
16 saying --

17 EXECUTIVE DIRECTOR SANGER: In general
18 people are happy, yes.

19 MS. BESHARA: Okay. Because I know a
20 few people and that's not what's coming back around.
21 I hear they're not happy.

22 EXECUTIVE DIRECTOR SANGER: Well, they
23 haven't relayed that to me. They haven't relayed
24 that to me. I don't know.

25 MS. BESHARA: Okay.

1 EXECUTIVE DIRECTOR SANGER: If they
2 relay that to me, I'll be happy to talk with them.

3 MS. BESHARA: Okay. All right.

4 There will be more, you know, going
5 forward. I know that you took me through one. I
6 was alarmed at some of the quality of the materials.
7 I hadn't seen all the work, but I saw some of it,
8 but it alarmed.

9 What would be next in the timeline
10 given that November you're expecting to finish the
11 siding?

12 EXECUTIVE DIRECTOR SANGER: As I stated
13 before, we're hoping after the holidays and after
14 this second phase of the project, the siding is
15 complete. We can then get together with people, the
16 COAH officials, and who are oversee the COAH funding
17 for the City of Union City and see -- start making a
18 plan now what funds are available, and then start
19 working with architect and engineer to see how we
20 could address these issues.

21 MS. BESHARA: Okay. And do you have
22 any idea when you'll be going to court for that?

23 EXECUTIVE DIRECTOR SANGER: No.

24 MS. BESHARA: You still don't know?

25 EXECUTIVE DIRECTOR SANGER: No.

1 MS. BESHARA: Given how the first phase
2 went, when would you expect work to possibly begin
3 on any or all?

4 EXECUTIVE DIRECTOR SANGER: I don't
5 know. I don't know. Because we would have to go
6 through a procurement process, all right, and you
7 would have to go out to bid for contractors. It
8 doesn't necessarily mean it would be the same
9 contractor for this next phase, and it's a whole
10 process of procurement that you have to go through.
11 So it may take a little more time.

12 MS. BESHARA: Okay. Would you be
13 announcing, you know, when you'll be going to court
14 or no?

15 EXECUTIVE DIRECTOR SANGER: No, no.
16 That's something we don't do.

17 MS. BESHARA: We've done the court
18 thing.

19 EXECUTIVE DIRECTOR SANGER: No, that's
20 not something we don't do.

21 MS. BESHARA: All right. I just
22 basically want to --

23 EXECUTIVE DIRECTOR SANGER: If you came
24 and called, and came and questioned, but it's not
25 something you make a general announcement about.

1 MS. BESHARA: No, I mean it's --

2 EXECUTIVE DIRECTOR SANGER: That's an
3 administration issue. Those are administrative
4 processes.

5 MS. BESHARA: Well, you've been giving
6 us updates at the meetings. I was just wondering.

7 EXECUTIVE DIRECTOR SANGER: Yeah, but I
8 could tell you on or about this month they're hoping
9 to go to court and do certain -- you know, I can't
10 be specific and be in detail with that.

11 MS. BESHARA: Okay. Got it.

12 EXECUTIVE DIRECTOR SANGER: But I will
13 say anyone who is not happy over there, they can
14 come here any time and speak with us, they could
15 come at any time and speak with me, because I know
16 this Board and what we have done and what we've had
17 addressed there. While it is not perfect, all
18 right, it is 100 percent better than it was, and --

19 MS. BESHARA: I saw some of the
20 materials. Some of the materials I would take issue
21 with.

22 EXECUTIVE DIRECTOR SANGER: Well,
23 that's in the eyes of the beholder --

24 MS. BESHARA: They don't --

25 EXECUTIVE DIRECTOR SANGER: That's in

1 the eyes of the beholder. And you and I -- we've
2 discussed this before.

3 MS. BESHARA: Well, yeah, but I know,
4 though, it's not just the eyes of the beholder.
5 You're talking, yeah, they're cast iron tubs,
6 they're old, I've touched them, I've touched the
7 sinks. I've --

8 EXECUTIVE DIRECTOR SANGER: They're all
9 brand new there, the tubs and the sinks there.

10 MS. BESHARA: I saw them and I heard
11 and they sound like tin and the sink sounds like
12 something you'd give to a kid in a dollhouse. It's
13 not --

14 EXECUTIVE DIRECTOR SANGER: Well, I'll
15 just say to you that's a shock that you said that to
16 me.

17 MS. BESHARA: They won't last.

18 EXECUTIVE DIRECTOR SANGER: That's a
19 shock that you said that to me. A tin in a
20 dollhouse.

21 All I could say is if people are
22 not happy, if they could come, they could see us and
23 talk with us, and I'll be happy to talk with them.
24 That's all, okay?

25 MS. BESHARA: Okay. Well, this is

1 what's going around.

2 EXECUTIVE DIRECTOR SANGER: Well, no, I
3 don't know. That may be -- that might be some, but
4 I don't know if that's the consensus.

5 MS. BESHARA: I don't know if all of
6 them. Maybe -- I mean, I'm sure there are some
7 items that had to be replaced, that really did, I'm
8 sure in some apartments, but --

9 EXECUTIVE DIRECTOR SANGER: Almost
10 everything was replaced, ma'am.

11 MS. BESHARA: I do know that, but in
12 some -- some things really did have to be replaced.
13 Other things don't have to be replaced, but again,
14 I'm starting to --

15 EXECUTIVE DIRECTOR SANGER: When some
16 things don't have to be replaced, ma'am, that's
17 people's -- that's only one person's, their personal
18 desire that they like something --

19 MS. BESHARA: I disagree.

20 EXECUTIVE DIRECTOR SANGER: That the
21 personal desire --

22 (Simultaneous crosstalk.)

23 COURT STENOGRAPHER: Hang on. Just one
24 at a time.

25 EXECUTIVE DIRECTOR SANGER: That's

1 their personal desire that they feel that something
2 in their apartment or the sink's not old, it's okay,
3 I could keep the sink, and things of that nature,
4 you know, but --

5 MS. BESHARA: Okay. I don't want to
6 get into a whole back and forth, but no, again --

7 EXECUTIVE DIRECTOR SANGER: Okay.
8 Okay.

9 MS. BESHARA: I'm concerned because
10 some of the --

11 EXECUTIVE DIRECTOR SANGER: Thank you.
12 If anyone wants -- if anyone would like
13 to come and see me or discuss it, I'd be happy to
14 speak with them.

15 MS. BESHARA: If they are willing, I
16 mean.

17 EXECUTIVE DIRECTOR SANGER: Fine, fine.

18 MS. BESHARA: If they are willing.
19 Okay.

20 EXECUTIVE DIRECTOR SANGER: Fine. I'll
21 be happy to. Okay?

22 MS. BESHARA: Thank you.

23 EXECUTIVE DIRECTOR SANGER: Thank you.
24 Thanks. No problem.

25 Okay. Anything else? That's it. Now

1 is the time to close our meeting.

2 Can we get a motion to close.

3 VICE-CHAIRPERSON GUTIERREZ: Motion.

4 COMMISSIONER MUNDORF: Motion.

5 ATTORNEY PIZZILLO: Motion by

6 Vice-Chairperson Gutierrez.

7 EXECUTIVE DIRECTOR SANGER: Yes. Vice-

8 Chairperson Gutierrez.

9 ATTORNEY PIZZILLO: Second by

10 Commissioner Mundorf.

11 EXECUTIVE DIRECTOR SANGER: And second

12 by Ms. Mundorf.

13 Roll call. Mr. Pedraza?

14 CHAIRPERSON PEDRAZA: Yes.

15 EXECUTIVE DIRECTOR SANGER: Ms.

16 Gutierrez?

17 VICE-CHAIRPERSON GUTIERREZ: Yes.

18 EXECUTIVE DIRECTOR SANGER: Ms.

19 Capizzi?

20 COMMISSIONER CAPIZZI: Yes.

21 EXECUTIVE DIRECTOR SANGER: Ms.

22 Mundorf?

23 COMMISSIONER MUNDORF: Yes.

24 EXECUTIVE DIRECTOR SANGER: Mr.

25 Geldziler?

1 COMMISSIONER GELDZILER: Yes.

2 EXECUTIVE DIRECTOR SANGER: Okay.

3 Thank you. That's the end of our meeting. Thank
4 you for a good meeting. Appreciate it.

5 COMMISSIONER CAPIZZI: Thank you.

6 (Concluded at 5:47 p.m.)

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CERTIFICATE OF OFFICER

1
2 I, THERESA L. TIERNAN, A Registered Merit
3 Reporter, Certified Stenographic Shorthand Reporter,
4 and Notary Public of the State of New Jersey, do hereby
5 certify that the foregoing is a true and correct
6 transcript of the proceedings as taken stenographically
7 by and before me at the time, place and on the date
8 herein before set forth.

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

16 THERESA L. TIERNAN, CCR, RMR
17 Notary Public of the State of New Jersey
18 C.C.R. License No. XI01210

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