

CITY OF UNION CITY  
HOUSING AUTHORITY

REGULAR MEETING :  
: TRANSCRIPT OF RECORDED  
: PROCEEDINGS  
:  
:

---

3911 Kennedy Boulevard  
Union City, New Jersey

Thursday, September 25, 2014  
Commencing at 5:07 p.m.

M E M B E R S P R E S E N T:

TERESA CORNELIO, COMMISSIONER  
DELSA T. DeMARTINEZ, COMMISSIONER  
MARGARITA GUTIERREZ, COMMISSIONER  
DOROTHY JETTER, COMMISSIONER  
EDWIN MARINEZ, COMMISSIONER, (Left at 6:07 p.m.)  
DENNIS E. GONZALEZ, COMMISSIONER  
MARTIN T. MARTINETTI, CHAIRPERSON

M E M B E R S A B S E N T:

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

VIRGILIO CABELLO, EXECUTIVE DIRECTOR/BOARD SECRETARY  
JULIO C. MOREJON, ESQ., COUNSEL  
RAFAEL NATERA, ASSISTANT TO CFO  
WALDO MORIN, DEPUTY DIRECTOR OF OPERATIONS

I N D E X

	<u>PAGE</u>
CALL TO ORDER	3
SALUTE TO FLAG	3
ROLL CALL	4
APPROVAL OF MINUTES	4
APPROVAL OF PAYMENT OF BILLS	7
DIRECTOR'S REPORT/EXECUTIVE SESSION	12
ACCOUNTS RECEIVABLES/DELINQUENT RENTS	13
REPORT OF COUNSEL	85
APPROVAL OF MAINTENANCE/SERVICE BIDS	9
PUBLIC COMMENT	14
ADJOURNMENT	104

1 MR. CABELLO: Open the meeting now?

2 Yeah, let's do it. Okay.

3 Salute to the flag.

4

5 (Whereupon, the Pledge of Allegiance was  
6 said.)

7

8 MR. CABELLO: Thank you.

9 Yeah, Julio, make sure you let them know  
10 five minutes before --

11 MR. MOREJON: Sure.

12 MR. CABELLO: -- they start speaking.

13 CHAIRPERSON MARTINETTI: Wow, we got a  
14 whole full house here today.

15 MR. CABELLO: Yeah.

16 COMMISSIONER GUTIERREZ: Yeah, --

17 CHAIRPERSON MARTINETTI: This is great.

18 COMMISSIONER GUTIERREZ: -- full house.

19 Nice.

20 COMMISSIONER DeMARTINEZ: Full house, yeah.

21 COMMISSIONER GUTIERREZ: Long time.

22 MR. CABELLO: It's a waste of energy and  
23 power. We should rotate, right? I mean what's  
24 the point.

25

1 **ROLL CALL:**

2

3 MR. CABELLO: All right, roll call, please.

4 Chairperson Martinetti?

5 CHAIRPERSON MARTINETTI: Yes.

6 MR. CABELLO: Vice Chairperson --

7 CHAIRPERSON MARTINETTI: Here.

8 MR. CABELLO: -- Margarita Gutierrez?

9 COMMISSIONER GUTIERREZ: Yes.

10 MR. CABELLO: Commissioner Cornelio?

11 COMMISSIONER CORNELIO: Here.

12 MR. CABELLO: DeMartinez?

13 COMMISSIONER DeMARTINEZ: Yes.

14 MR. CABELLO: Edwin Marinez?

15 COMMISSIONER MARINEZ: Here.

16 MR. CABELLO: Dennis Gonzalez?

17 COMMISSIONER GONZALEZ: Here.

18 MR. CABELLO: And Dorothy Jetter?

19 COMMISSIONER JETTER: Here.

20 MR. CABELLO: Present.

21 Good. Okay.

22

23 **APPROVAL OF MINUTES FROM THE REGULAR MEETING JUNE**

24 **17, 2014; EXECUTIVE SESSION JUNE 17, 2014,**

25 **SPECIAL MEETING JUNE 30, 2014; AND TELEPHONIC**

1 **MEETING OF JULY 11, 2014:**

2

3 MR. CABELLO: All right, first item on the  
4 agenda is the Approval of the Minutes.

5 And we have four different sets of minutes  
6 because we had so many meetings. Private  
7 meetings, public meetings, et cetera.

8 So, I need a motion for approval --  
9 Hello.

10 COMMISSIONER GUTIERREZ: I make a motion.

11 MR. CABELLO: Motion by Margarita.

12 Second by Marinez.

13 CHAIRPERSON MARTINETTI: You're going to do  
14 it as one or individual?

15 MR. CABELLO: Huh?

16 CHAIRPERSON MARTINETTI: As one --

17 MR. CABELLO: As one item. Yes.

18 COMMISSIONER GUTIERREZ: One.

19 MR. CABELLO: Right? Okay.

20 CHAIRPERSON MARTINETTI: I just -- I have  
21 to recuse on one; I wasn't here.

22 MR. CABELLO: Okay.

23 CHAIRPERSON MARTINETTI: Abstain.

24 MR. CABELLO: He's abstaining from one.

25 CHAIRPERSON MARTINETTI: On June 17<sup>th</sup>.

1 MR. CABELLO: The June 17<sup>th</sup> --

2 COMMISSIONER GUTIERREZ: June 17<sup>th</sup>.

3 MR. CABELLO: -- meeting.

4 COMMISSIONER GUTIERREZ: Okay.

5 MR. CABELLO: Okay?

6 On the record, sir.

7 COMMISSIONER GONZALEZ: But for the record  
8 we should state which minutes we're approving.

9 MR. CABELLO: Okay, the minutes of July  
10 11<sup>th</sup>, minutes of June 30<sup>th</sup>, --

11 COMMISSIONER DeMARTINEZ: June 30<sup>th</sup>.

12 MR. CABELLO: -- minutes of June 17<sup>th</sup>, --

13 COMMISSIONER GUTIERREZ: Um-hum.

14 MR. CABELLO: -- and the one's the -- for  
15 June 17<sup>th</sup> also the Executive Session.

16 So would be July 11, the 30<sup>th</sup> of June, --

17 COMMISSIONER JETTER: Seventeenth.

18 MR. CABELLO: -- June 17 and June 17.

19 COMMISSIONER JETTER: Yeah.

20 MR. CABELLO: Okay?

21 Thank you for that illustration.

22 Okay, vote on that please?

23 Roll call.

24 Chairperson Martinetti?

25 CHAIRPERSON MARTINETTI: Yes.

1 MR. CABELLO: Vice Chairperson Margarita  
2 Gutierrez?

3 COMMISSIONER GUTIERREZ: Yes.

4 MR. CABELLO: Commissioner Cornelio?

5 COMMISSIONER CORNELIO: Yes.

6 MR. CABELLO: DeMartinez?

7 COMMISSIONER DeMARTINEZ: Yes.

8 MR. CABELLO: Mr. Marinez?

9 COMMISSIONER MARINEZ: Yes.

10 MR. CABELLO: Gonzalez?

11 COMMISSIONER GONZALEZ: Yes.

12 MR. CABELLO: And Dorothy Jetter?

13 COMMISSIONER JETTER: Yes.

14 MR. CABELLO: Okay.

15 Thank you.

16

17 **APPROVAL OF PAYMENT OF BILLS:**

18

19 MR. CABELLO: Next is the Approval of  
20 Payment of Bills.

21 And it's only one batch on that one. Okay.

22 Motion made by Teresa.

23 COMMISSIONER GUTIERREZ: Second it.

24 MR. CABELLO: Second by Margarita.

25 Roll call.

1 Chairperson Martinetti?

2 CHAIRPERSON MARTINETTI: Yes, with an  
3 abstention for any properties --

4 MR. CABELLO: Of your regular --

5 CHAIRPERSON MARTINETTI: Right.

6 MR. CABELLO: -- standard --

7 CHAIRPERSON MARTINETTI: Miguel Hector.

8 MS. DILLON: Just state it please.

9 CHAIRPERSON MARTINETTI: Miguel Hector, any  
10 entities owned or operated by.

11 MR. CABELLO: And future ones to come.

12 Vice Chairperson Margarita Gutierrez?

13 COMMISSIONER GUTIERREZ: Yes.

14 MR. CABELLO: Commissioner Cornelio?

15 COMMISSIONER CORNELIO: Yes.

16 MR. CABELLO: DeMartinez?

17 COMMISSIONER DeMARTINEZ: Yes.

18 MR. CABELLO: Marinez?

19 COMMISSIONER MARINEZ: Yes.

20 MR. CABELLO: Gonzalez?

21 COMMISSIONER GONZALEZ: Yes.

22 MR. CABELLO: And Jetter?

23 Yes.

24 COMMISSIONER JETTER: Yes.

25 MR. CABELLO: Okay.



1 **APPROVAL OF MAINTENANCE/SERVICE BIDS:**

2

3 MR. CABELLO: Next one is the Approval of  
4 the Bids for the Maintenance items as a Consent  
5 Agenda.

6 They have been reviewed by our attorney;  
7 Correct, Julio?

8 MR. MOREJON: Yes.

9 MR. CABELLO: And we have the letters of  
10 approvals.

11 You want to --

12 Any issues with that, Julio?

13 MR. MOREJON: Sure.

14 I'm sorry, I was reading something.

15 This is the bids?

16 MR. CABELLO: Yes.

17 MR. MOREJON: All right.

18 MR. CABELLO: This is for the generator  
19 maintenance, exterminating services, compacting  
20 machine repairs, the oil supply, the floor  
21 services, electrical repairs, HVAC maintenance,  
22 fire sprinklers, boiler water treatment and the  
23 elevator maintenance.

24 MR. MOREJON: Yeah, that was on August 6<sup>th</sup>.  
25 Right.

1 August 6<sup>th</sup> I was here with -- Commissioner  
2 Dorothy Jetter was here.

3 Dorothy, thank you.

4 COMMISSIONER JETTER: Um-hum.

5 MR. MOREJON: I was here --

6 COMMISSIONER JETTER: I'm here to learn.

7 MR. MOREJON: Yeah.

8 COMMISSIONER JETTER: That's why I wanted  
9 to come.

10 MR. MOREJON: And as reported in my  
11 correspondence, bids were submitted for the items  
12 indicated -- and just as -- put on the record by  
13 Mr. Cabello.

14 And, you know, the ones that we're  
15 recommending for your approval, they --

16 MR. CABELLO: They were the lowest  
17 bidders --

18 MR. MOREJON: -- lowest bidder, --

19 MR. CABELLO: -- and they qualify.

20 MR. MOREJON: -- they were in compliance  
21 with -- with the bids requested, information to  
22 be provided. And, you know, it's left for your  
23 vote.

24 MR. CABELLO: Okay.

25 CHAIRPERSON MARTINETTI: They're all

1 lowest.

2 Correct?

3 MR. MOREJON: Correct. Yes, all these are  
4 all lowest bid submitted.

5 MR. CABELLO: Okay.

6 CHAIRPERSON MARTINETTI: Motion.

7 MR. CABELLO: Any --

8 Motion.

9 COMMISSIONER GUTIERREZ: Second it.

10 MR. CABELLO: Second by --

11 MS. DILLON: I'm sorry; who's the first --  
12 who's the mover?

13 MR. CABELLO: Mr. Martinetti.

14 Second by Miss Gutierrez.

15 Roll call.

16 Martinetti?

17 CHAIRPERSON MARTINETTI: Yes.

18 MR. CABELLO: Cornelio?

19 COMMISSIONER CORNELIO: Yes.

20 MR. CABELLO: DeMartinez?

21 COMMISSIONER DeMARTINEZ: Yes.

22 MR. CABELLO: Gutierrez?

23 COMMISSIONER GUTIERREZ: Yes.

24 MR. CABELLO: Marinez?

25 COMMISSIONER MARINEZ: Yes.

1 MR. CABELLO: Gonzalez?

2 MR. GONZALEZ: Yes.

3 MR. CABELLO: And Jetter?

4 COMMISSIONER JETTER: Yes.

5 MR. CABELLO: Thank you.

6

7 **DIRECTOR'S REPORT:**

8

9 MR. CABELLO: Okay, the Executive Director  
10 Report. I want to go into Executive Session on  
11 this. So, we're going to have to be excused for  
12 a few minutes with the folks.

13 MR. MOREJON: On what was it?

14 MR. CABELLO: A motion --

15 For the Executive Director Report.

16 COMMISSIONER GUTIERREZ: A motion.

17 CHAIRPERSON MARTINETTI: Second.

18 MR. CABELLO: Motion made by Margarita  
19 Gutierrez.

20 Second by Chairman Martinetti.

21 CHAIRPERSON MARTINETTI: There was a  
22 consent or roll call?

23 All in favor?

24 MR. CABELLO: Yeah, all in favor? Consent?  
25

1 (Whereupon, there was a chorus of ayes.)

2

3 MR. CABELLO: Aye; good. So everybody,  
4 yes.

5 Okay, could you excuse us for a few  
6 minutes?

7 This will be quick.

8 MR. NATERA: Two minutes.

9

10 (Whereupon, there was a pause in the  
11 proceedings.)

12

13 (Whereupon, the Board moved to Executive  
14 Session at 5:12 p.m.)

15

16 (Whereupon, the Board returned to Open  
17 Session at 5:24 p.m.)

18

19 MR. CABELLO: All right, we're back in  
20 session; right?

21 COMMISSIONER GUTIERREZ: Yes.

22 COMMISSIONER DeMARTINEZ: Yes.

23 MR. CABELLO: Okay.

24

25 **ACCOUNT'S RECEIVABLES/DELINQUENT RENTS:**

1  
2 MR. CABELLO: Now, the Account's  
3 Receivable. We only had two folks -- three  
4 people this month for a total of 1792. So, --  
5 which is really good. People are responding to  
6 the movement that we have seen here. So, --

7 All right; here you go, Julio.

8 MR. MOREJON: Thank you.

9 MR. CABELLO: Everybody else is coming?  
10 Very good.

11 MR. MOREJON: If you want it, you can keep  
12 it, Virgilio.

13 MR. CABELLO: Yeah, let me see if I got it  
14 here.

15 I should have it here.

16 Let me see, Report of Counsel, --

17 MR. MOREJON: Yeah, that's it. Those are  
18 the ones that are still open.

19 MR. CABELLO: Yeah, let me have it.

20 I don't know what I did with mine.  
21 Probably put it --

22

23 **PUBLIC COMMENT:**

24

25 MR. CABELLO: All right. Go ahead, Julio.

1           You want to tell them about the five  
2 minutes?

3           MR. MOREJON: Oh. Yes, you folks were here  
4 in May? April?

5           A VOICE: July.

6           MR. CABELLO: July.

7           MR. MOREJON: No, it wasn't that late.

8           Anyway, we're going to follow the same  
9 protocol. Whoever wants to address the Board, --

10          CHAIRPERSON MARTINETTI: Actually it was  
11 the meeting I missed; June.

12          MR. MOREJON: Oh, okay, it was a June  
13 meeting. Yes. We had Captain Luster here.

14          CHAIRPERSON MARTINETTI: June 17<sup>th</sup>.

15          MR. MOREJON: We're going to have the same  
16 protocol where, you know, you can address the  
17 Board. You will have five minutes to do so, give  
18 or take. And, you know, whoever speaks, we ask  
19 that those not speaking be mind -- you know, be  
20 respectful of comments made.

21          We do have a court reporter here. She's  
22 taking down everything that's being said so that  
23 we can all -- we can only speak one at a time  
24 because she can't take down more than one person  
25 speaking.

1           Having said that, Mr. Cabello, it's back to  
2 you.

3           MR. CABELLO:   Okay.

4           We're open to the public.  Who wants to be  
5 first to address the Board?

6           MS. BESHARA:  I would like to hear what  
7 they have to say.

8           MR. CABELLO:  Okay.

9           Go ahead, sir.  Please.

10          Over here.

11          MR. BORRERO:  My name is --

12          MS. DILLON:  Wait, wait.

13          MR. MOREJON:  Hold on.

14          Come over here to the microphone.

15          Just --

16          MR. CABELLO:  Microphone so --

17          MR. MOREJON:  -- give your name and your  
18 address, sir.

19          MS. DILLON:  And I'm going to ask you to  
20 spell your name for me.

21          MR. BORRERO:  Sure.

22          It's Heriberto Borrero.  It's H-E-R-I-B-E-  
23 R-T-O.  Borrero, B-O-R-R-E-R-O.  And I live at  
24 305 44<sup>th</sup> Street, 1<sup>st</sup> floor.

25          MS. DILLON:  305 44<sup>th</sup>?



1 MR. BORRERO: Yes, --

2 MS. DILLON: Thank you.

3 MR. BORRERO: -- 4<sup>th</sup> floor -- 1<sup>st</sup> floor.

4 MS. DILLON: Thank you.

5 MR. BORRERO: Well, all I could say is the  
6 last time -- I wasn't here the last time; my wife  
7 was here. I don't know really what went on, so  
8 -- nothing was resolved is what I -- why I'm here  
9 now again. 'Cause every time I'm outside she  
10 calls the cops and -- for anything. I whisper,  
11 the cops come. The cops don't do anything. They  
12 say we don't hear no noise.

13 CHAIRPERSON MARTINETTI: Could you just  
14 state who she is?

15 MR. BORRERO: Oh, Toni. I'm sorry. My  
16 neighbor Toni Beshara.

17 And I just want it to get resolved. That's  
18 all I -- that's all I want. I don't want to -- I  
19 don't want to not be outside. I can't even come  
20 out in my own house. You know? 'Cause she has a  
21 problem with it. She'll come out the window.  
22 She'll come downstairs. Harass my neighbors; all  
23 my -- all my friends. You know? Whoever I'm out  
24 there with. And she tells me to go upstairs, go  
25 inside, go somewhere else and she can't do that.

1 I live there, too. You know? She's not the  
2 owner.

3 So, I just want something, you know, to get  
4 resolved. When the Police come they can't do  
5 anything 'cause I'm not doing anything. So, --  
6 and they constantly come. It's like twice, three  
7 times a night. And it's only one night; it's  
8 only either a Friday or a Saturday that I sit out  
9 there. You know? It's not every day.

10 We sit out there everyday to a respectable  
11 time because it's the -- it's a weekday. But on  
12 the weekend I feel like I can sit out there. You  
13 understand?

14 So, that's what I have to say.

15 COMMISSIONER GUTIERREZ: Thank you, sir.

16 MR. MOREJON: Anybody else?

17 MR. CABELLO: Who's next?

18 COMMISSIONER DeMARTINEZ: Who's next?

19 MR. CABELLO: Gentlemen?

20 Anyone else over there before --

21 No?

22 CHAIRPERSON MARTINETTI: Don't be shy.

23 MR. PALLAZZO: You know I'm not.

24 A VOICE: You sure you don't want to say  
25 something?

1 MR. CABELLO: Okay, Miss Beshara, you want  
2 to go?

3 'Cause it's like --

4 MS. BESHARA: Okay.

5 MR. CABELLO: Okay.

6 MS. BESHARA: I'm Toni Beshara; Eddie  
7 Borrero's neighbor on the 2<sup>nd</sup> --

8 MS. DILLON: Address?

9 MS. BESHARA: 305 44, 2<sup>nd</sup> floor.

10 MS. DILLON: Go ahead.

11 MS. BESHARA: Okay.

12 After the meeting in June we left it that  
13 we were supposed to be mindful of each other and  
14 also that we would take it somewhere else for a  
15 while. That never really happened. It never  
16 really stuck.

17 Some -- I'm not saying they've never sat on  
18 the other porches but 305 has continued to be the  
19 main hangout. During the -- especially during  
20 the weekend we have, most of the day, revolving  
21 visitors. It's -- it's annoying but the thing  
22 that really disturbs me is thereafter when Eddie  
23 would like to continue with his friends or with  
24 other people who might be coming, whether they  
25 were the original people or not. This goes past

1 | midnight. That's what bothers me.

2 |           If you listen to my voice, that's  
3 | exhaustion. Okay? Exhaustion.

4 |           This does happen, lately especially, on the  
5 | weekends. During the summer, not so much; it was  
6 | a lot more.

7 |           Right after the meeting, for example, there  
8 | was the party that they were given permission.  
9 | Nothing wrong with that party. They had --  
10 | nobody -- there was alcohol in the side yard, the  
11 | courtyard, where Captain Luster said it was not  
12 | supposed to be. Nobody cared.

13 |           What bothered me -- I even stayed away. I  
14 | came home two o'clock in the morning, he --  
15 | actually one o'clock in the morning I came home,  
16 | even just prior to that; two o'clock in the  
17 | morning and begins to fire up the grill. And the  
18 | Police apparently were not informed of the things  
19 | that Captain Luster was speaking about because  
20 | nothing was said about the alcohol. I had to go  
21 | back to her and explain.

22 |           She was asking me what -- what are the  
23 | rules in the lease, et cetera.

24 |           This past weekend I did go downstairs and  
25 | very nicely -- three times I went and I thought

1 Eddie was down there but his neighbors were just  
2 there, as I often find them, and I said, you  
3 know, you're a little loud. And they said, okay,  
4 okay. Then Eddie came out. I went down closer  
5 to 12 and I said to Eddie, as I did on the  
6 previous week, Eddie, we've been having a little  
7 agreement here, can we -- can we just do that --  
8 like after midnight.

9           And he told me, no, I don't give a shit --  
10 just, you know, do what you got to do.

11           Prior to that it was my birthday and he --  
12 he did, he went in, it was great. Even on  
13 another occasion, on two occasions. So I thought  
14 maybe this was gonna continue.

15           Well, what happened on one of those  
16 occasions is the people who he was with came back  
17 -- they're actually neighbors, two of the kids --  
18 good kids, they came back at quarter to two in  
19 the morning, sat in the side yard instead of  
20 across the street where they live.

21           So this is now the dynamic.

22           That's not the only sort of thing that goes  
23 on.

24           There was one time on 7/11 -- okay, that  
25 was the date, ten people -- that's the only time

1 I called prior to like midnight or 11:30 or  
2 something like that. It was 10:30. I came home  
3 from work on a Friday. Ten people were there.  
4 Okay? The cacophony was too much.

5 I come home sometimes, eight, nine, ten, 11  
6 o'clock. Last night I came home past 11.

7 So I did call the Police. The Police  
8 themselves, you know, wrote up a report. I had  
9 to call the Police two times on several  
10 occasions.

11 On 9/1 Eddie left -- went, you know, after  
12 I called the Police at 12:30 and then he  
13 returned. There were more people than original.  
14 Instead of it being one person, now it was two or  
15 three. And Eddie had been drinking.

16 Okay, so I called the second time. They  
17 did say, oh, it was relatively quiet. He went  
18 away, right? But he stayed -- the people went  
19 away and Eddie continued, are you ready, --

20 Eddie, tell me if this is not the truth?

21 -- he whistled Peter Cottontail and Whistle  
22 While You Work by the Seven Dwarfs, all by  
23 himself until 2:30 in the morning.

24 MR. BORRERO: And she still called the  
25 cops.

1 MS. BESHARA: No, I didn't call the cops --

2 MR. BORRERO: And I'm by myself.

3 MS. BESHARA: -- after that; they had  
4 already been called twice.

5 But this is what he does. Yeah, was it  
6 funny? Was it funny for me that night? I was  
7 like, oh, man. But I didn't call the cops the  
8 third time.

9 CHAIRPERSON MARTINETTI: Sorry. Have the  
10 Police taken any action?

11 MS. BESHARA: The Police, a couple times --

12 CHAIRPERSON MARTINETTI: Have they issued  
13 any summons?

14 MS. BESHARA: -- have corrected it.

15 Yes, they told him he is disturbing --

16 CHAIRPERSON MARTINETTI: But did they issue  
17 a summons?

18 MS. BESHARA: No. You're talking --

19 MR. CABELLO: No.

20 MS. BESHARA: -- about criminal activity.

21 No. Captain Luster said it doesn't have to be  
22 criminal activity.

23 MR. CABELLO: No it doesn't.

24 MS. BESHARA: As a matter of fact, if it's  
25 noise, --

1 CHAIRPERSON MARTINETTI: Could be a VCO.

2 Could be a lot of --

3 MS. BESHARA: You weren't here.

4 What?

5 MS. MOREJON: It doesn't have to be, Ms.  
6 Beshara.

7 MS. BESHARA: They -- yes, --

8 MS. MOREJON: Ms. Beshara?

9 There's -- criminal activity would be if  
10 they're going to charge them anything under the -  
11 - what's called the 2C Code.

12 MS. BESHARA: Yes, there are a couple of --

13 MR. MOREJON: However, there's also a town  
14 ordinance regarding the regulation of noise and  
15 disturbance, --

16 MR. CABELLO: Right.

17 MR. MOREJON: -- that's what the VCO means.

18 MS. BESHARA: Yes. On a couple -- I don't  
19 know what VCO means but on a couple --

20 MR. MOREJON: It means --

21 MS. BESHARA: -- of occasions --

22 CHAIRPERSON MARTINETTI: Violation of --

23 MS. BESHARA: -- it is corrected.

24 CHAIRPERSON MARTINETTI: -- City Ordinance.

25 MR. MOREJON: Right.



1 MS. BESHARA: On other occasions, the  
2 incident reports note gated.

3 For example if they come and he's there  
4 with one person --

5 MR. MOREJON: Right.

6 MS. BESHARA: -- and it's not too loud, --

7 However, remember, I'm telling you that  
8 after midnight this sound carries upstairs.  
9 Especially if he's in the front. I haven't had  
10 the all-night clubhouse in the house the way he  
11 used to do it. But outside I hear it. Okay?

12 Very frequently neighbors and their guests,  
13 -- Richie Pallazzo and one of his guests -- is  
14 out there unattended.

15 Another occasion --

16 Very often.

17 On another occasion -- this was 8/16 after  
18 the -- there was a block party. Okay? Okay.  
19 Afterward --

20 MR. MOREJON: Ms. Beshara, you have ten  
21 seconds.

22 MS. BESHARA: Okay.

23 -- there were -- Nancy, Evelyn, was  
24 outside. I had to call the Police. Okay? And  
25 then Eddie came back again with another group

1 thereafter.

2           So, it's not -- it's just the -- his  
3 insistence on -- on being out there and  
4 continuing past the time.

5           I have tried to speak with him. On a  
6 couple of weekends, this most recently maybe in  
7 the early September, they've been -- he had --

8           I'll just finish up.

9           -- he had been working with me and now he's  
10 making it sound as if I'm going down and  
11 harassing him when this is the first time in  
12 months and months and months I've even spoken to  
13 him. This I thought was good; we were working.

14           But I'm hearing something else here. And I  
15 don't think he's going to take it seriously until  
16 the Housing Authority --

17           He doesn't own it. I don't own it. And I  
18 don't think he's going to take it seriously that  
19 quality of life is a real issue until the Housing  
20 does something. There's been a notice issued in  
21 the past.

22           Thank you.

23           MR. CABELLO: Thank you.

24           Julio, you want to address that?

25           COMMISSIONER GUTIERREZ: Thank you.

1 MR. CABELLO: Because Miss Beshara hired an  
2 attorney. She has an attorney representing her,  
3 so --

4 She spoke to Waldo today. I said, look, I  
5 know it's between the attorney and, you know, --

6 MR. MOREJON: Well, I --

7 MR. CABELLO: -- a legal representative on  
8 this matter.

9 MR. MOREJON: Yeah, I haven't had any  
10 communications of any substance with Miss  
11 Beshara's attorney.

12 I mean he wrote to --

13 I don't have the file with me. He wrote to  
14 us -- to me earlier in the year, you know, with  
15 these complaints. Miss Beshara came -- I think  
16 it was like her third or fourth time before the  
17 Board. Her attorney's requested copies of  
18 minutes, you know, of meetings.

19 MR. CABELLO: It was provided to them.

20 MR. MOREJON: Right.

21 MS. BESHARA: No, not the last one; not the  
22 last two. There were two more --

23 MS. DILLON: You can't speak from there,  
24 Miss Beshara.

25 MS. BESHARA: I apologize.

1           MR. MOREJON: I sent to your attorney this  
2 week, ma'am, the -- the last two minutes that he  
3 requested.

4           MS. BESHARA: Okay.

5           MR. MOREJON: Nevertheless, you know we had  
6 Captain Luster here earlier this summer and, you  
7 know, there was some form of it appeared to be a  
8 neighborhood resolution. I thought, you know,  
9 something got worked out. You know, -- and  
10 obviously it hasn't to Miss Beshara's liking and  
11 Mr. Borrero.

12           You know the Chairman Martinetti asked a  
13 question regarding what the Police did.  
14 Apparently no summonses were issued, so to the  
15 Police's police standards if you will, their  
16 probable cause standards, there isn't sufficient  
17 credible evidence for them to issue a summons.

18           You call the Police, they are arrive, you  
19 tell them what your complaints are. The --  
20 obviously the complaints can't be replicated when  
21 the Police are there and, you know, life goes on.

22           I've -- I told you, Miss Beshara, and I'll  
23 -- again I'll tell you nothing prevents you from  
24 going to the municipal court and filing your own  
25 complaint if you feel that these allegations

1 merit a complaint. In which case all the parties  
2 will appear before this municipal court judge and  
3 present the case. The municipal court does have  
4 access to alternate dispute resolution, you know,  
5 if you want to avail yourself of that. However,  
6 the Board -- this Board oversees the activities  
7 of -- you know, of this Agency, the Housing  
8 Authority, and they have no instructed me to send  
9 any notices of -- notices to cease or anything of  
10 the like because there hasn't been sufficient  
11 proof perhaps presented.

12 But that's -- that's where we stand. You  
13 know, that's where we stand. You've made your  
14 allegations, they've been substantiated by, you  
15 know, your reports to the Police and the end  
16 result, as we know, the Police has not issued any  
17 summonses.

18 MS. BESHARA: May I ask a question?

19 MR. CABELLO: Sure.

20 Yeah, go ahead.

21 MR. MOREJON: Yes, ma'am, go ahead.

22 MS. BESHARA: So that means --

23 MS. DILLON: Up to the microphone, Ms.  
24 Beshara.

25 MS. BESHARA: Oh. I'm sorry.

1 MS. DILLON: It's just so your comments can  
2 be recorded.

3 MS. BESHARA: Okay.

4 Thank you.

5 So that means -- or I'm asking for  
6 clarification -- that because the Police -- I've  
7 shown that he has been outside at those hours.  
8 I've told you that it only happens at that hour  
9 mainly with the most frequency at 305 44<sup>th</sup>. So I  
10 am the most effected by it.

11 Therefore, the quality of life issue is  
12 diminished by the fact --

13 I'm asking --

14 MR. MOREJON: I'm listening.

15 MS. BESHARA: -- by the fact that there is  
16 no summons issued. They have correct -- I have  
17 reports saying corrected, et cetera. Other times  
18 they say, as you said, they can't replicate it.  
19 So to them when they come, if they just see two  
20 people and they're talking quieter, as Captain  
21 Luster said could happen, then they -- I have the  
22 report that shows he has been out there.

23 So, I have to live with someone -- the  
24 Housing, I know, has a -- like a ten o'clock or a  
25 10:30 noise issue. If they are continuing to

1 entertain people past that hour, past 10:30 or  
2 even 12 -- I try not to call before 12, then what  
3 happens? Then I just have to live with it? Is  
4 that what you're telling me?

5 MR. MOREJON: Well, I mean if you're -- if  
6 you're directing the question to me, ma'am, -- I  
7 don't know how to answer your question to be  
8 honest with you, you know, that you have to live  
9 with it? You know I don't know what that means.  
10 You know? Because I'm not there.

11 I mean I hear you have complaints. They  
12 have a difference of opinion. The complaints are  
13 coming from you. Obviously there are rules and  
14 regulations in place. I think earlier this year  
15 I sent out a letter to all the -- all the  
16 residents reminding them of the rules and  
17 regulations.

18 The only time the Board would act is if the  
19 Board believes that rules and regulations that it  
20 promulgates are being violated. And I have not  
21 been instructed by the Board to act on that,  
22 so --

23 MS. BESHARA: Well, can someone on the  
24 Board answer me?

25 After ten o'clock, even though there is a

1 rule, -- I've heard this rule spoken to me many,  
2 many times -- if I am being woken or being kept  
3 from sleeping at a certain hour consistently, you  
4 guys -- that is a quality of life issue that is  
5 diminished by the fact that no summons has been  
6 issued.

7 I mean would you guys have these people in  
8 front of your house at that hour?

9 Can somebody answer --

10 CHAIRPERSON MARTINETTI: Our counsel will  
11 continue answer the question.

12 MR. MOREJON: Well, as I said, I'm -- yes,  
13 I'm the attorney and I act according to my  
14 client's instructions. And as I said to you  
15 before --

16 MS. BESHARA: I'm asking the client.

17 MR. MOREJON: -- I have -- I'm not --

18 Well, they're instructing me to answer.

19 And I'm telling you, Miss Beshara, that  
20 they have -- I've not been instructed to act on  
21 -- on your complaints.

22 MS. BESHARA: Even though there was a  
23 previous notice to cease issued in July of 2012?

24 MR. MOREJON: I mean I'm not aware of  
25 any --



1 MS. BESHARA: July or shortly thereafter.

2 MR. MOREJON: That was before my taking  
3 over as General Counsel, so I'm not aware of  
4 anything.

5 You say it went out --

6 MS. BESHARA: Okay, so --

7 MR. CABELLO: I have to check that out.

8 MS. BESHARA: -- no one on the Board will  
9 answer me?

10 MS. DILLON: Please allow him to finish.

11 MS. BESHARA: I apologize.

12 MR. MOREJON: This is July of 2012 you --

13 MS. BESHARA: That --

14 MR. MOREJON: -- a notice to cease was  
15 issued?

16 MS. BESHARA: Or some time thereafter.

17 MR. MOREJON: Well, to whom? To whom?

18 MS. BESHARA: To the Borreros.

19 MR. BORRERO: I didn't get a notice from  
20 her.

21 MR. MOREJON: Well, --

22 COMMISSIONER GONZALEZ: Who issued that  
23 notice?

24 MS. BESHARA: I was told --

25 This Housing Authority.

1 CHAIRPERSON MARTINETTI: I don't remember.

2 MR. CABELLO: I don't remember.

3 MS. BESHARA: I was told that it went out.

4 MR. CABELLO: Well, I'll check it out  
5 tomorrow.

6 You're saying August of '12?

7 MS. BESHARA: It was some time after July  
8 of 2012.

9 MR. CABELLO: All right, so August --

10 MS. BESHARA: Some time --

11 MR. CABELLO: -- I guess.

12 MS. BESHARA: -- that summer; August,  
13 September, some time it had gone out. I was told  
14 that it was.

15 MR. CABELLO: It was a general notice to  
16 everyone or just --

17 MS. BESHARA: No. Directly -- I was told  
18 that they were issued -- they -- a notice.

19 MR. CABELLO: Oh, you were to told.

20 Who -- who told you, you remember?

21 MS. BESHARA: It was Renee. Because I had  
22 been complaining to Renee --

23 MR. CABELLO: All right.

24 MS. BESHARA: -- and Pat.

25 MR. CABELLO: And Pat.

1           Okay. I'll check it out. I'll --

2           MR. MOREJON: Miss Beshara, --

3           MR. CABELLO: -- check it out for you, sir.

4           MR. MOREJON: -- when you -- when you were  
5 all here in June, early June, --

6           MS. BESHARA: Right.

7           MR. MOREJON: -- Captain Luster was very --  
8 very involved, very instrumental, I thought, in  
9 what appeared to be, you know, a resolution. I  
10 think she also left you her contact information,  
11 right?

12          MS. BESHARA: Absolutely not.

13          MR. MOREJON: Have you reached out to her?

14          MS. BESHARA: I have reached out to her  
15 four times.

16          MR. MOREJON: Has she responded?

17          MS. BESHARA: No.

18          MR. MOREJON: I see.

19          MS. BESHARA: As a matter of fact one of  
20 her Sergeants took and texted her three of those  
21 times my contact information. No, twice he  
22 texted her and another time he asked me, can you  
23 write down your information and I did. And she  
24 did not respond.

25                 I also tried -- I know you guys have been

1 busy in the summer, I tried to reach Waldo. I  
2 wasn't able to get him so one -- one single time  
3 I left him a voicemail. The rest of the times I  
4 had tried to reach Renee. I had tried to work it  
5 out. I had tried not to -- I had tried not to  
6 call the Police. But after midnight, I'm sorry.  
7 I work very hard, long hours and I ask -- I think  
8 after midnight is pretty reasonable. One single  
9 time I apologize for that. One single --

10 CHAIRPERSON MARTINETTI: Reasonable for  
11 what?

12 MS. BESHARA: To stop entertaining so that  
13 the rest of the residents -- especially right in  
14 front of the house that they're -- I will not be  
15 disturbed. He knows it disturbs me.

16 CHAIRPERSON MARTINETTI: Are you bothered  
17 by --

18 Just so I can get this clear in my head.

19 MS. BESHARA: The sound.

20 CHAIRPERSON MARTINETTI: -- them sitting in  
21 front of their house at night?

22 A VOICE: Um-hum.

23 MS. BESHARA: The speaking.

24 A VOICE: Yes.

25 CHAIRPERSON MARTINETTI: The speaking.

1 MS. BESHARA: Yes. The speaking.

2 A VOICE: We're all neighbors.

3 MS. BESHARA: Now when you're drinking for  
4 a couple of hours it goes up, the volume, down  
5 the volume, up. Sometimes there's laughter.  
6 Sometimes there's a burst --

7 It's called beer talk in the vernacular.

8 Other times it is quieter. Then it will  
9 bubble up again.

10 MR. MOREJON: Miss Beshara, --

11 MS. BESHARA: Yes?

12 MR. MOREJON: -- I mean I remember the  
13 Captain -- and I can tell you, you know drinking  
14 in public -- what's public, is not allowed. All  
15 right?

16 If they sit in their apartments, if they  
17 sit anything that's deemed to be private property  
18 or within their domain, you can consume alcohol.

19 MS. BESHARA: It is not private.

20 MR. MOREJON: Okay?

21 MS. BESHARA: It is -- belongs --

22 MR. MOREJON: All right.

23 MS. BESHARA: -- it doesn't belong --

24 MR. MOREJON: But if they sit --

25 MS. BESHARA: -- to Eddie.

1 A VOICE: I want to start putting it in a  
2 cup.

3 MS. BESHARA: It doesn't belong to me.

4 MR. MOREJON: Ma'am?

5 You know I'm just letting you know -- okay?  
6 If, you know, --

7 MR. PALLAZZO: I'm getting up.

8 MR. MOREJON: Yeah.

9 MS. BESHARA: The Police tell me to go to  
10 the landlord.

11 MR. MOREJON: Okay. And you're here.

12 MS. BESHARA: I've been here.

13 MR. MOREJON: Right. I understand that.

14 MR. CABELLO: I have a question.

15 Are you finished? I'm sorry, I don't mean  
16 to cut you off.

17 MS. BESHARA: Speak.

18 CHAIRPERSON MARTINETTI: I think the  
19 municipal court --

20 MR. CABELLO: Okay.

21 I have a question for Mr. Borrero.

22 I know a couple --

23 MS. DILLON: He's going to have to  
24 approach.

25 MS. BESHARA: Oh, sorry.

1 Thank you.

2 MR. CABELLO: I have a question for you.

3 I know that you call us a couple of weeks  
4 ago stating that you were down -- in order to  
5 avoid a problem of the noise situation, right, --

6 MR. BORRERO: Right.

7 MR. CABELLO: -- you went to the basement  
8 to play cards with your friends?

9 MR. BORRERO: To the basement, correct.

10 MR. CABELLO: In the basement. So that  
11 noise will not travel, --

12 MR. BORRERO: So the noise won't --

13 MR. CABELLO: -- right?

14 MR. BORRERO: Right.

15 MR. CABELLO: And you stated, too, well  
16 that Miss Beshara came down and was --

17 MR. BORRERO: Yes. She came down and she  
18 started yelling that this wasn't a living area.

19 And I told her to -- you know, that I -- the  
20 reason I was there was so that I don't bother  
21 her. And she -- twice she came down. I've had  
22 poker night twice and twice she come down and --  
23 and harassed my -- my family, 'cause they're my  
24 family who comes play.

25 And she always does it. All the time. It

1 | doesn't matter -- like she said I was by myself.  
2 | Okay, I was whistling but I was by myself not  
3 | making any -- you know, any loud noise. When the  
4 | cops come, we tell them -- they see, they -- they  
5 | drive by, they just don't stop. And we don't see  
6 | them. Sometimes they park on the corner and they  
7 | walk over and they don't hear anything.

8 |           We whisper. If she sits by her window,  
9 | she's gonna hear me. You know what I'm saying?

10 |           I mean I don't see -- she's talking a lot  
11 | but I really -- I'm really not doing anything  
12 | wrong. I gave her the benefit of the doubt  
13 | twice. It was her birthday one week, okay, I  
14 | respect that. I'm the nice guy. I'm really  
15 | nice. I'm not a bad guy. But when you continue  
16 | and continue to poke and poke, then of course,  
17 | you know, I'm gonna get upset. So, --

18 |           COMMISSIONER GUTIERREZ: Now, he live on  
19 | the 1<sup>st</sup> floor, right?

20 |           COMMISSIONER CORNELIO: Um-hum.

21 |           MR. CABELLO: Second floor.

22 |           MR. BORRERO: I live on the 1<sup>st</sup> floor.

23 |           MR. CABELLO: Oh, the 1<sup>st</sup> floor.

24 |           COMMISSIONER CORNELIO: Um-hum.

25 |           MR. CABELLO: I'm sorry.



1           COMMISSIONER GUTIERREZ: You live on the  
2 2<sup>nd</sup> -- he live on the 2<sup>nd</sup>, the 1<sup>st</sup> floor?

3           COMMISSIONER CORNELIO: No, the 1<sup>st</sup> floor.

4           MR. CABELLO: No, 1<sup>st</sup> floor.

5           MR. NATERA: First. It's only 1 and 2.

6           COMMISSIONER GUTIERREZ: So, if he was in  
7 the basement, what's the problem?

8           MS. BESHARA: Okay.

9           May I speak?

10          MS. DILLON: No. You have to come to the  
11 microphone.

12          COMMISSIONER GUTIERREZ: It doesn't make no  
13 sense.

14          MS. BESHARA: Okay.

15          COMMISSIONER DeMARTINEZ: Yeah. Inside.

16          MS. BESHARA: Here's my problem in the  
17 basement.

18                 This is Toni Beshara again.

19                 The problem with the basement -- I went  
20 down, not to check, all right, I went to do my  
21 laundry. I -- I told you I keep very, very late  
22 hours. I came home at that time, either 9:30 or  
23 10. I did one quick load so that the next day I  
24 wouldn't have to do all my laundry and they were  
25 down there.

1           There's something pretty spooky, terrifying  
2 about seeing seven guys drinking in the basement.

3           To my understanding in the past it's not an  
4 entertaining area. And when I did raise my voice  
5 it was because my pipe was taken out of the --  
6 the thing, out -- my washing machine water thing  
7 goes into a pipe that they used to use.

8           CHAIRPERSON MARTINETTI: And you were doing  
9 laundry at --

10          A VOICE: Used to use?

11          CHAIRPERSON MARTINETTI: -- 9:30, ten  
12 o'clock p.m.?

13          MS. BESHARA: Nine-thirty, yeah. Yeah.

14          And so I was trying to -- it was just like  
15 one quick load. Also, I don't have a dryer. So  
16 it's just one quick wash and then I hang it in  
17 the house. I can't in the basement if he's  
18 smoking and I can't in the basement if it's like  
19 really wet and mildewy; I'll just hang a few  
20 things in the house.

21          CHAIRPERSON MARTINETTI: Okay, anybody else  
22 who would --

23          MS. BESHARA: Okay? So if I go  
24 downstairs --

25          CHAIRPERSON MARTINETTI: -- like to speak?

1 Five minutes is --

2 MR. CABELLO: Yeah.

3 CHAIRPERSON MARTINETTI: -- exceeded.

4 MR. CABELLO: Okay.

5 CHAIRPERSON MARTINETTI: Anybody else like  
6 to speak?

7 MS. BESHARA: Anyway --

8 MR. CABELLO: Anybody else?  
9 The lady?

10 CHAIRPERSON MARTINETTI: We have to award  
11 them opportunity to speak.

12 MS. BESHARA: I'm sorry?

13 CHAIRPERSON MARTINETTI: There's a five  
14 minute --

15 MS. BESHARA: Okay.

16 CHAIRPERSON MARTINETTI: We've extended  
17 courtesy --

18 MR. CABELLO: Right.

19 MS. BESHARA: Thank you.

20 MS. DILLON: Name and address for the  
21 record.

22 MR. PALLAZZO: Richard Pallazzo, 304 44<sup>th</sup>  
23 Street, Apartment 1.

24 To answer your question, Toni, Adele was in  
25 the house cooking dinner for me and my friend.

1 So you don't know what you're talking about.

2 What you tend to do and what they don't  
3 seem to understand or know is that you  
4 exaggerate, you lie and --

5 MS. BESHARA: Oh.

6 MR. PALLAZZO: -- and --

7 MS. BESHARA: Okay.

8 MR. PALLAZZO: Yeah.

9 MS. BESHARA: I take umbrage.

10 MR. CABELLO: Easy. Easy.

11 MR. PALLAZZO: Well, you know what? I took  
12 umbrage with you the other night when the Police  
13 came and I was sleeping and you happened to wake  
14 me up. And I came out the window and you said,  
15 yeah, and he's another one. I take umbrage for  
16 that. I was sleeping.

17 So, what am I? Another what?

18 You never seem to want to answer those  
19 questions. You called us --

20 MS. BESHARA: Can I speak?

21 MR. PALLAZZO: -- names.

22 No.

23 MS. BESHARA: No, I don't call you names.

24 MR. PALLAZZO: No, you -- you're a liar and  
25 -- and --

1 MR. CABELLO: Okay. Okay.

2 MR. PALLAZZO: -- you --

3 COMMISSIONER GUTIERREZ: Okay, --

4 MR. PALLAZZO: -- exaggerate --

5 COMMISSIONER GUTIERREZ: -- okay, --

6 MR. PALLAZZO: -- the truth.

7 COMMISSIONER GUTIERREZ: -- watch your  
8 mouth.

9 MR. CABELLO: Refrain from insults.

10 MR. PALLAZZO: Eddie is sitting there  
11 smoking a cigarette by himself, the cops come.

12 MS. BESHARA: Not by himself at night.

13 MR. PALLAZZO: If I'm sitting there, the  
14 cops come.

15 If anybody is sitting there, -- me and  
16 Adele were sitting there one night, Mrs. Borrero,  
17 smoking a cigarette. I was in my pajamas. And  
18 the cops rolled up on us.

19 I don't get it. We don't bother you. We  
20 don't -- we don't pay you nothing. But you just  
21 keep picking -- and, as Eddie said, when you poke  
22 the bear, they bite back. And this is the only  
23 place we get to bite back. Because you just keep  
24 poking.

25 And you -- it's not just one -- you keep

1 | saying Eddie. You do it with Nancy. You do it  
2 | with Artie.

3 | MS. BESHARA: No, I don't call on them.

4 | MR. PALLAZZO: You do it with me.

5 | MS. BESHARA: No I don't.

6 | MR. PALLAZZO: You do it with anybody that  
7 | comes near that house.

8 | I'm not a stranger. I have keys to their  
9 | house. I don't -- I don't understand.

10 | I'm done.

11 | COMMISSIONER MARINEZ: Excuse me?

12 | Could I ask --

13 | MR. PALLAZZO: I'm done.

14 | COMMISSIONER MARINEZ: Could I ask you a  
15 | question?

16 | MR. PALLAZZO: You most certainly can.

17 | COMMISSIONER MARINEZ: Has there been any  
18 | other complaints lodged against yourself or -- or  
19 | Eddie by the Police or by any other neighbors?

20 | MR. BORRERO: No.

21 | MR. PALLAZZO: No.

22 | COMMISSIONER MARINEZ: Only -- only --

23 | MR. PALLAZZO: Only her.

24 | COMMISSIONER MARINEZ: Only by Toni.

25 | MS. BESHARA: And I only call --

1 A VOICE: Only by Toni.

2 MS. BESHARA: -- when it happens in  
3 front --

4 CHAIRPERSON MARTINETTI: We checked that at  
5 prior meetings; there was nothing.

6 COMMISSIONER MARINEZ: There's nothing  
7 prior? Okay.

8 Thank you.

9 My question was answered.

10 MR. CABELLO: Okay.

11 COMMISSIONER MARINEZ: Thank you.

12 MR. MOREJON: One at a time.

13 MR. PALLAZZO: Thank you.

14 MR. CABELLO: Okay, it has been suggested  
15 by three people -- this is not the first time  
16 it's suggested, so I'm going to bring it up to  
17 your attention.

18 Since this is -- seems to be not to be  
19 resolved in any way, perhaps if we separate you  
20 folks. You go to another apartment, Miss Beshara  
21 and you go to another apartment, if you'd be  
22 willing --

23 MS. BESHARA: I will stay where I am.

24 MR. CABELLO: You'll stay where you are.  
25 Okay.

1           COMMISSIONER GUTIERREZ: That's the only  
2 way we're going to resolve the problem.

3           MR. BORRERO: I tried in the past, but they  
4 wouldn't move me.

5           MR. CABELLO: Okay, will you be willing to  
6 do that if something came up?

7           MR. BORRERO: In that same area.

8           MS. DILLON: I can't get him from there.  
9 Please.

10          MR. BORRERO: In that same apartment --

11          COMMISSIONER GONZALEZ: You need to come up  
12 here.

13          MR. MOREJON: Mr. Beshara (sic), -- Mr.  
14 Borrero, they can't hear you.

15          MS. DILLON: I have to make a record. I'm  
16 sorry.

17          CHAIRPERSON MARTINETTI: Sorry.

18          MR. BORRERO: I'm sorry.

19          MS. DILLON: It's got to be somewhat  
20 orderly.

21          CHAIRPERSON MARTINETTI: You would have to  
22 relocate --

23          COMMISSIONER CORNELIO: Then you need to  
24 move --

25          CHAIRPERSON MARTINETTI: -- five or seven



1 other families.

2 COMMISSIONER DeMARTINEZ: Yeah.

3 CHAIRPERSON MARTINETTI: Correct?

4 COMMISSIONER JETTER: No. Only him.

5 MR. BORRERO: Yeah, that -- I feel like --

6 CHAIRPERSON MARTINETTI: Because it's not  
7 just against him the complaint.

8 MS. DILLON: Name for the record.

9 MR. BORRERO: Heriberto Borrero.

10 MS. DILLON: Thank you.

11 MR. BORRERO: I -- I even thought about  
12 that. We came -- I asked my wife come to the  
13 Housing to see if maybe when there was a couple  
14 apartments empty, maybe we could move there. In  
15 the same area but just away from her apartment,  
16 you know, from the building.

17 So, -- and they said -- they told us, no.

18 MR. CABELLO: Yeah, it's true. Yeah, I  
19 understand. But if we also have the same problem  
20 with everybody, --

21 COMMISSIONER JETTER: Yeah, --

22 COMMISSIONER GUTIERREZ: Yeah, --

23 MR. CABELLO: -- so it's -- it's going to  
24 be like, --

25 COMMISSIONER GUTIERREZ: -- move everybody.

1 MR. CABELLO: -- like a domino thing.

2 Yeah, it's not going to work.

3 Thank you, sir.

4 MR. BORRERO: Um-hum.

5 MR. CABELLO: Okay.

6 CHAIRPERSON MARTINETTI: It would be a  
7 tougher location.

8 MS. MUNDORF: May I say something?

9 CHAIRPERSON MARTINETTI: Unless Miss  
10 Beshara --

11 MR. CABELLO: Yes, ma'am.

12 CHAIRPERSON MARTINETTI: -- (indiscernible)  
13 -- locate.

14 MR. CABELLO: Please come up here.

15 COMMISSIONER GUTIERREZ: Come to the  
16 microphone please.

17 MS. MUNDORF: Yes.

18 MR. CABELLO: Good question.

19 MS. MUNDORF: Debra Mundorf.

20 MS. DILLON: Get right to the microphone  
21 there.

22 MS. MUNDORF: Okay.

23 MS. DILLON: And just state your address  
24 for me.

25 MS. MUNDORF: All right.

1 Debra Mundorf, 300 44<sup>th</sup> Street.

2 First of all, Toni, when you said about the  
3 quality of life, what about the cat that is out  
4 in the street and goes up in the hallway all the  
5 time with you?

6 That is --

7 MS. BESHARA: The door was left open twice  
8 today.

9 MS. MUNDORF: Toni, I see you bring the cat  
10 in.

11 MS. BESHARA: I don't bring it in.

12 MS. MUNDORF: It follows you.

13 MS. BESHARA: Once in a while.

14 MS. MUNDORF: That's disgusting.

15 Adele has three children downstairs. You  
16 could bring fleas in, whatever.

17 When you talk about quality of life, all  
18 right?

19 That's all I have to say.

20 MR. CABELLO: Thank you, ma'am.

21 COMMISSIONER GUTIERREZ: Thank you.

22 COMMISSIONER DeMARTINEZ: Thank you.

23 MS. BESHARA: May I speak?

24 The door was left open twice tonight alone  
25 and the cat got in. The door is always left open

1 and the cat --

2 MR. CABELLO: Is this the only time that  
3 the cat went in, --

4 MS. BESHARA: No.

5 MR. CABELLO: -- just tonight?

6 MS. BESHARA: No.

7 MR. PALLAZZO: No.

8 A VOICE: Every day.

9 MS. BESHARA: Sometimes he comes --

10 MR. PALLAZZO: No. Every night she -- you  
11 --

12 MS. BESHARA: Sometimes he comes in.

13 CHAIRPERSON MARTINETTI: The City could  
14 have the cat removed.

15 MR. CABELLO: Yeah.

16 A VOICE: No, they tried that.

17 MR. CABELLO: They --

18 A VOICE: They never came to do it.

19 MR. CABELLO: Waldo, let's call the Health  
20 Department tomorrow.

21 MR. PALLAZZO: Hi, it's Richard Pallazzo.

22 CHAIRPERSON MARTINETTI: There's a service.  
23 I'll give you a number.

24 MR. PALLAZZO: Toni, --

25 MR. CABELLO: We'll call them tomorrow.

1 MR. PALLAZZO: -- let's get real here, you  
2 bring --

3 MR. CABELLO: No, insults please.

4 MR. PALLAZZO: No, no, I'm gonna --

5 MR. CABELLO: Okay.

6 MR. PALLAZZO: -- be good this time.

7 MR. CABELLO: Thank you.

8 MR. PALLAZZO: You sit on the porch; you  
9 pet the cat.

10 MS. BESHARA: Yeah.

11 MR. PALLAZZO: You put flea thing on the  
12 cat. You bring the cat upstairs. I see you  
13 11:30 at night bringing the cat upstairs. I see  
14 you in the morning letting the cat out the door.

15 MS. BESHARA: The kids let him in in the  
16 morning.

17 MR. PALLAZZO: The kids do not let him in  
18 the morning.

19 MS. BESHARA: Oh, yes they do. I'm taking  
20 a bath and I hear him.

21 MR. PALLAZZO: All right, I'm done. This  
22 ain't gonna get nowhere.

23 MR. CABELLO: Okay.

24 Thank you, sir.

25 MR. PALLAZZO: I'm sorry.

1 I'm sorry.

2 MR. CABELLO: All right, the lady with  
3 the --

4 MR. PALLAZZO: I'm sorry.

5 A VOICE: Nancy.

6 MR. PALLAZZO: It didn't work. Won't work.

7 MS. CRESPO: Nancy Crespo, 301 44<sup>th</sup> Street,  
8 Apartment 1.

9 MS. DILLON: I'm sorry; what was the  
10 address again?

11 MS. CRESPO: 301 44<sup>th</sup> Street, Apartment 1.

12 MS. DILLON: Thank you.

13 MS. CRESPO: Well, about the day that she  
14 called the cops on me and Evelyn, Adele was  
15 outside with us and she had went inside 'cause  
16 one of the kids asked for something and she went  
17 inside to go get it.

18 COMMISSIONER MARINEZ: I'm sorry. I'm  
19 sorry. Who's Adele?

20 MS. CRESPO: Adele is Eddie Borrero's wife.

21 MR. PALLAZZO: Mrs. Borrero.

22 COMMISSIONER MARINEZ: Okay.

23 Thank you.

24 MS. CRESPO: So, we -- so she had went  
25 inside, so we were sitting outside and it was

1 | just me and Evelyn and I forgot the other kid's  
2 | name that was -- Jimmy. We were just talking and  
3 | we were talking low. And she come outside and  
4 | she's like, well are you gonna leave now or do I  
5 | need to call the cops? Because Adele's not out  
6 | here, you shouldn't be out here, because this and  
7 | this and that. And we were like, all right, so  
8 | -- we was like, all right, so then -- then call  
9 | the cops.

10 |           But then when Adele comes out the window  
11 | she goes, listen, I don't want no problems, I --  
12 | you know I have to finish doing something for my  
13 | daughter, just -- just leave. So we left. And  
14 | we went to our -- and the cops still came. We  
15 | went to -- we went to where I live. We sat  
16 | outside and the cops still came over.

17 |           Pertaining to the party, yes, there was  
18 | alcohol. But all the alcohol beverages were  
19 | inside a cup, just like the officer -- that was  
20 | here said that as long as there was no beer  
21 | bottles and there was nothing in the open and  
22 | they were all in a red cup, that we were able to  
23 | drink. And that's what we did. They were all in  
24 | a red cup.

25 |           But everything bothers her. Because even

1 when the kids were outside she went and she  
2 locked the door. Now we had to go across the  
3 street, -- Adele had to go across the street to  
4 Richie's house, get the key and open the door  
5 because she felt like locking the door. 'Cause  
6 she just felt like locking it. And the door was  
7 closed but she felt like putting the lock on it.

8 I don't understand.

9 A VOICE: And we're all sitting there.

10 MS. CRESPO: Why can't we all just -- we  
11 were all outside, so it's not like no strangers  
12 are gonna go inside the house and nobody gonna do  
13 anything 'cause they -- they were outside, it was  
14 -- we all had a party going on.

15 The door wasn't wide open. But she want to  
16 complain about the door wide open because when  
17 Adele's not there and when Eddie's not there,  
18 that day I go to a family member's house and she  
19 comes and leaves the door wide open and she's  
20 watering and she goes to the back and the door's  
21 wide open but that she doesn't close, that she  
22 doesn't worry about. She ain't worrying about  
23 that.

24 And, yes, the cops don't -- do get called  
25 and they do come to our house but because they



1 don't see any beer bottles and they don't see  
2 anything, they don't issue summons because  
3 there's nothing going on.

4           And the officers tell us -- because they  
5 have come to my house, too, and they has -- and  
6 it's not my neighbor calling. 'Cause my neighbor  
7 calls me up and says, Nancy, please, lower the  
8 music or Nancy, please, you're making too much  
9 noise. Okay, no problem; click. And I turn off  
10 the radio, turn off whatever, so it doesn't  
11 bother my neighbor. And it doesn't bother her  
12 when we're outside 'cause she sleeps in the back  
13 room. 'Cause if you sleep in the back room  
14 there's no -- there's no reason for anybody to  
15 hear what's going on in the front room. 'Cause  
16 if you're sleeping in the back, you can't.  
17 Unless, why? Unless you're by the window  
18 listening on what everything is being said and  
19 you're writing everything down that everything's  
20 being said.

21           So, like I just -- I don't understand what  
22 is -- what is the problem that she always -- they  
23 always -- the cops always get called. And just  
24 like the officer said, when the cops come, and  
25 the calls were being called and nothing was --

1 and nothing was happening, that those people will  
2 be issued summons and no summons have gotten  
3 issued for that either.

4 And the officer also said that they would  
5 have come and pick up all the stray cats that  
6 they feed because they feed the cats, along with  
7 the other neighbor that's in the corner, --

8 What's his name? Richie?

9 MR. PALLAZZO: Richie.

10 MS. CRESPO: That they come from Shop-Rite,  
11 that Mr. Madonna -- who's not here today, comes  
12 -- goes from Shop-Rite with his bags of cat food  
13 and brings them over to Richie and feed the stray  
14 cats. And when they're pooping and they're doing  
15 everything in our yard, where's the quality of  
16 life in that when we have smell poop all day  
17 long. And when it's going like that and all the  
18 poop is in our nose.

19 That we can't complain about though, right?

20 That she doesn't complain about. She  
21 doesn't complain about that. About the cats.  
22 Why? Because the Morris cat -- the one that  
23 looks like Garfield is the one that she -- that  
24 she take after and lets upstairs and cures him of  
25 whatever fleas or whatever things that he has

1 she'll go and she'll cure him. But that --  
2 that's not quality of life. I don't understand  
3 -- then I don't understand what is.

4 COMMISSIONER MARINEZ: Thank you.

5 MS. CRESPO: I think we all need to get  
6 along. And she -- she's one of them that don't  
7 want to get along.

8 COMMISSIONER MARINEZ: I'd like to make one  
9 more recommendation.

10 I mean today with technology, you have all  
11 the -- the phones and have everything, recording.  
12 You know, --

13 MS. CRESPO: We did.

14 COMMISSIONER MARINEZ: -- just cover --

15 MS. CRESPO: You know what? We did --

16 COMMISSIONER MARINEZ: -- just cover  
17 yourselves.

18 MS. CRESPO: -- have the recording --

19 COMMISSIONER MARINEZ: Just cover  
20 yourselves --

21 MS. CRESPO: -- but then --

22 COMMISSIONER MARINEZ: -- for when the  
23 Police --

24 MS. CRESPO: We did. We have them.

25 COMMISSIONER MARINEZ: -- come and then --

1 I mean the eye in the sky don't lie.

2 CHAIRPERSON MARTINETTI: Yeah. We brought  
3 that up one time for Miss Beshara because she  
4 wasn't able to produce anything.

5 MS. BESHARA: Well, there's an umbrella, et  
6 cetera, and you can't record anything.

7 COMMISSIONER MARINEZ: On cell phones.

8 MR. PALLAZZO: There you go.

9 MR. CABELLO: All right, Mr. Attorney, your  
10 suggestion was since this seems to be -- first of  
11 all since there are no --

12 CHAIRPERSON MARTINETTI: Could I -- I just  
13 have one comment.

14 Miss Beshara says she feels threatens. Do  
15 we have an obligation to relocate her to a  
16 different apartment?

17 MS. BESHARA: No. We will not relocate --  
18 I only feel --

19 MS. DILLON: You can't speak from there, --

20 COMMISSIONER CORNELIO: She's the problem.

21 MS. DILLON: -- Ms. Beshara.

22 CHAIRPERSON MARTINETTI: As the Authority?

23 MS. BESHARA: I'm sorry.

24 MS. DILLON: Ms. Beshara, I need to get you  
25 on the record.

1 MS. BESHARA: Okay.

2 MS. DILLON: And I can't from the audience.

3 MR. CABELLO: Over here. You got to go  
4 here.

5 MS. BESHARA: The only time --

6 CHAIRPERSON MARTINETTI: Maybe Counsel  
7 could answer that or --

8 MS. BESHARA: -- I felt threatened --

9 CHAIRPERSON MARTINETTI: Do we have an  
10 obligation, if she says she feels threatened, to  
11 relocate her?

12 MS. BESHARA: No. The only time I felt  
13 threatened --

14 MR. CABELLO: Protection.

15 CHAIRPERSON MARTINETTI: For her  
16 protection, correct.

17 MS. BESHARA: -- was when I went to the  
18 basement --

19 COMMISSIONER GUTIERREZ: Um-hum.

20 MS. BESHARA: -- and there were men in the  
21 basement.

22 Don't try to relocate me. I do not feel  
23 threatened. The only time I felt threatened was  
24 when there were seven -- seven men in the  
25 basement on more than one occasion at night.

1 CHAIRPERSON MARTINETTI: So you don't feel  
2 threatened?

3 MS. BESHARA: I do not --

4 Physically threatened? The only time that  
5 happened was when Evelyn came at me a couple of  
6 times because she was in the group and she was --  
7 and she was drinking. That's the only time I --

8 MS. CRESPO: I'm gonna to protect Evelyn.  
9 Because she was drinking 'cause you went -- you  
10 went and you started yelling at her daughter in  
11 the face and that's why --

12 MS. BESHARA: No.

13 MS. CRESPO: -- you got attacked.

14 MS. BESHARA: No.

15 MS. CRESPO: 'Cause you were yelling at her  
16 daughter.

17 MS. BESHARA: Shall I clarify that  
18 situation?

19 MS. CRESPO: She ain't -- no, she ain't  
20 here --

21 CHAIRPERSON MARTINETTI: Yeah, could you --

22 MS. CRESPO: -- to defend herself, so let's  
23 not talk about her.

24 CHAIRPERSON MARTINETTI: Could you clarify?  
25 Do you or do you not feel threatened?

1 MS. BESHARA: No, I do not feel threatened.

2 CHAIRPERSON MARTINETTI: Okay.

3 MS. BESHARA: Harassed but not threatened.

4 MR. CABELLO: Is that grounds for

5 perhaps --

6 MS. BESHARA: No, it's not. 'Cause

7 they're --

8 MR. CABELLO: I'm asking the attorney.

9 CHAIRPERSON MARTINETTI: She feels

10 harassed.

11 MS. BESHARA: When they make comments and  
12 everything; they haven't done it for a while.

13 MR. MOREJON: It's something that the Board  
14 would have to consider.

15 COMMISSIONER GONZALEZ: Well, yeah, because  
16 she stated, for the record, that she feels  
17 threatened when he has his friends over.

18 MS. BESHARA: No, in the basement. When I  
19 went down to the basement and found seven men in  
20 the enclosed place drinking.

21 A VOICE: That ain't even an enclosed  
22 place.

23 MS. BESHARA: That's -- that was what I  
24 meant, for the record.

25 MR. MOREJON: Well you did say you felt

1 | harassed by your neighbors.

2 |           MS. BESHARA: When they are acting up and  
3 | making comments, yes. But that hasn't happened  
4 | in a while.

5 |           MR. MOREJON: Well, to address the  
6 | Chairman's question regarding threatened, Miss  
7 | Beshara says she doesn't feel threatened, however  
8 | she does feel harassed in certain circumstances.  
9 | It might be something the Board might have to  
10 | consider in order to accommodate one of its  
11 | tenants is perhaps a relocation.

12 |           MS. BESHARA: No, I will not be moved.

13 | This is --

14 |           CHAIRPERSON MARTINETTI: Well, we are -- we  
15 | are looking out for --

16 |           MR. MOREJON: Right.

17 |           CHAIRPERSON MARTINETTI: -- your quality of  
18 | life --

19 |           MS. BESHARA: No, you don't need to look  
20 | out for --

21 |           CHAIRPERSON MARTINETTI: -- because you're  
22 | saying you're being harassed.

23 |           MS. BESHARA: You need to correct --

24 |           MS. DILLON: Please let him finish --

25 |           MS. BESHARA: I apologize.



1 MS. DILLON: -- his statement.

2 MS. BESHARA: I apologize.

3 No, I feel something very freaky is going  
4 on here right now.

5 CHAIRPERSON MARTINETTI: No, nothing  
6 freaky's going on. You came here, you made a  
7 statement you felt threatened, you made --

8 MS. BESHARA: I will not be moved.

9 CHAIRPERSON MARTINETTI: -- made another  
10 statement you felt harassed.

11 MR. NATERA: All right. You won't be  
12 moved.

13 CHAIRPERSON MARTINETTI: It's on the  
14 record. It's in the minutes --

15 COMMISSIONER DeMARTINEZ: Yeah. Um-hum.

16 CHAIRPERSON MARTINETTI: -- by the  
17 stenographer.

18 MS. BESHARA: When they make comments and  
19 get --

20 CHAIRPERSON MARTINETTI: So, we -- we have  
21 to take action if you feel threatened and  
22 harassed.

23 MS. BESHARA: No.

24 CHAIRPERSON MARTINETTI: And maybe the  
25 action is to relocate you.

1 MS. BESHARA: How you need to action is  
2 to --

3 COMMISSIONER CORNELIO: Locate her.

4 MS. BESHARA: Listen, I --

5 CHAIRPERSON MARTINETTI: We can't relocate  
6 seven other families. It's technically --

7 MS. BESHARA: When I --

8 CHAIRPERSON MARTINETTI: -- infeasible.

9 COMMISSIONER CORNELIO: Yeah.

10 MS. BESHARA: -- am --

11 MR. CABELLO: It's impossible, yeah.

12 COMMISSIONER CORNELIO: She's only one.

13 MS. BESHARA: When they are drinking  
14 outside past midnight, that -- and speaking and  
15 entertaining, that's what you need to address.  
16 And that's the only thing I came here for.

17 I never --

18 The other day Adele told me that I called  
19 the Police about the animals. I never called the  
20 Police about the dog.

21 MR. BORRERO: She did once.

22 MS. BESHARA: No. I called because he took  
23 a picture of me taking -- getting the cat out of  
24 the hall. That was Richie.

25 A VOICE: I took her --

1 MS. BESHARA: The cat ran in the house. I  
2 took the cat out and he snapped a picture.

3 A VOICE: (Indiscernible) -- a bully.

4 MS. BESHARA: That's why I called --

5 Because I was being -- I felt that was  
6 harassment.

7 COMMISSIONER GONZALEZ: I have a question.

8 Do we have a record, either the Authority  
9 or the Police, of other neighbors complaining,  
10 similar complaints?

11 MR. CABELLO: No.

12 COMMISSIONER GONZALEZ: So, --

13 COMMISSIONER GUTIERREZ: No.

14 COMMISSIONER DeMARTINEZ: No.

15 COMMISSIONER GUTIERREZ: No.

16 MR. NATERA: We have none.

17 COMMISSIONER GONZALEZ: So Miss Beshara's  
18 the only --

19 COMMISSIONER CORNELIO: No, she's the only  
20 one.

21 MR. CABELLO: Yes.

22 MS. BESHARA: It occurs in front of my  
23 apartment. After midnight; it disturbs me. It  
24 goes upstairs.

25 COMMISSIONER DeMARTINEZ: Okay.

1 MS. BESHARA: The other people -- I've told  
2 you, many of them, I've even spoken to, they do  
3 not want to get involved.

4 CHAIRPERSON MARTINETTI: Seeing this has  
5 been ongoing for --

6 MS. BESHARA: So I don't call --

7 COMMISSIONER GONZALEZ: And that's -- and  
8 that's the issue. I mean the issue here is that  
9 this is -- I mean this has been going on for a  
10 while and, you know, this Board can't entertain  
11 your complaints constantly.

12 COMMISSIONER CORNELIO: No.

13 MS. BESHARA: If --

14 COMMISSIONER GONZALEZ: And so there has to  
15 be a resolution. And if the resolution is that  
16 you -- that you because the issue is that you  
17 feel harassed, that you feel at times threatened,  
18 that the problem is --

19 MS. BESHARA: I said that was not the main  
20 issue. The main issue is I'm being kept awake.

21 Why don't they move the entertaining to  
22 another porch where someone else is -- is not  
23 disturbed? That's much simpler.

24 COMMISSIONER GONZALEZ: Well, ma'am, we  
25 have to go by what we know. And what we know is

1 that we have no other complaints. The Police  
2 have no other complaints. The Police have --  
3 have been to -- every time you call them they  
4 show up.

5 MS. BESHARA: And sometimes it's corrected.

6 COMMISSIONER GONZALEZ: And -- yeah.  
7 But -- I mean it's not -- and we've met with the  
8 Police. I mean -- and the Police tell us that  
9 this is not a big issue, that you know they have  
10 no --

11 COMMISSIONER GUTIERREZ: No record.

12 COMMISSIONER GONZALEZ: -- no record, no --  
13 I mean, you know, this -- at some point  
14 this has to end. You know we cannot, as the --  
15 as an Authority, --

16 I mean, look, now we've taken up over a  
17 whole hour of this meeting just on this issue  
18 alone.

19 MS. BESHARA: So you're telling me that  
20 rather -- you're entertaining the -- what I  
21 consider a threat to move me, rather than dealing  
22 with somebody entertaining people outside after  
23 midnight that disturbs a neighbor?

24 MR. MOREJON: Hold on a second.

25 MR. CABELLO: Attorney?

1 MR. MOREJON: You used the word threat  
2 again?

3 MR. CABELLO: Um-hum.

4 MS. BESHARA: I feel threatened --

5 COMMISSIONER CORNELIO: Um-hum.

6 MS. BESHARA: -- tonight, yes. I --

7 MR. MOREJON: In what capacity?

8 MS. BESHARA: Because it sounds like you're  
9 entertaining the thought of moving me because I  
10 have an issue --

11 MR. MOREJON: We're trying to find --

12 MS. BESHARA: -- that --

13 MR. MOREJON: -- a solution, so that's --  
14 that's one of the options --

15 COMMISSIONER CORNELIO: That's our only  
16 solution.

17 MS. BESHARA: That is not a solution. No  
18 it's not.

19 MR. MOREJON: It's not a solution that you  
20 like but it is a solution.

21 MS. BESHARA: It is not a solution.

22 MR. MOREJON: It's not a solution that you  
23 like but it is a solution, ma'am.

24 MS. BESHARA: It is not a solution, Mr.  
25 Morejon.

1 MR. MOREJON: No, that is a solution. But  
2 it's not one that you like.

3 COMMISSIONER GONZALEZ: It is if we have --

4 MR. MOREJON: But it is --

5 COMMISSIONER GONZALEZ: -- the authority.

6 MR. MOREJON: -- it is a solution.

7

8 (Whereupon, Commissioner Marinez left the  
9 meeting at 6:07 p.m.)

10

11 COMMISSIONER GONZALEZ: We have the  
12 authority to make -- to take -- to take action  
13 that will resolve an issue. The action that  
14 resolves an issue is one that you necessarily do  
15 not agree with but --

16 MS. BESHARA: Well, I --

17 COMMISSIONER GONZALEZ: -- the issue has to  
18 be resolved.

19 MS. BESHARA: We --

20 MS. DILLON: Let him finish, please.

21 MS. BESHARA: I apologize.

22 MR. MOREJON: Yeah.

23 MS. BESHARA: During the Captain Luster --

24 COMMISSIONER CORNELIO: One hour.

25 MS. BESHARA: -- meeting when she was --

1 COMMISSIONER CORNELIO: Need to go.

2 MS. BESHARA: -- here in June, she said  
3 let's try to take it elsewhere. And it was never  
4 taken elsewhere. Never.

5 MR. MOREJON: All right.

6 Ms. Beshara, look, we've heard you, we've  
7 given you an opportunity, you've had ample time  
8 today, you've communicated --

9 MS. BESHARA: Understood.

10 MR. MOREJON: -- with this Board. The  
11 Chairman just -- you know one of the options he  
12 threw out there was perhaps a relocation. A  
13 decision isn't being made; it's just an option  
14 that's been thrown out there. You voiced your  
15 objection.

16 MS. BESHARA: And Eddie said that he would  
17 have --

18 MR. MOREJON: Yeah.

19 MS. BESHARA: -- gone. So why don't you  
20 move him instead?

21 MR. MOREJON: Okay, well I'm speaking now,  
22 ma'am, if you don't mind.

23 CHAIRPERSON MARTINETTI: I could answer  
24 that because it's not just one individual.

25 MR. MOREJON: Yes.



1 CHAIRPERSON MARTINETTI: It's several. And  
2 it would be technically infeasible. It's  
3 impossible --

4 MR. MOREJON: But the point is --

5 MR. CABELLO: It's impossible to --

6 CHAIRPERSON MARTINETTI: -- for the  
7 Authority to relocate --

8 COMMISSIONER GUTIERREZ: Um-hum.

9 CHAIRPERSON MARTINETTI: -- all those  
10 individuals.

11 MR. MOREJON: The point is this.

12 MS. BESHARA: There's an apartment open  
13 right --

14 MR. MOREJON: Okay.

15 MS. BESHARA: Isn't it Hector's?  
16 I apologize.

17 MR. MOREJON: It's okay.

18 Why don't we -- I think, you know, end this  
19 discussion for now.

20 MR. CABELLO: Mr. Borrero --

21 MR. MOREJON: Yeah.

22 MR. CABELLO: -- had one more thing -- so.  
23 And then we'll close it.

24 Go ahead.

25 MR. MOREJON: We do have other business to

1 attend to.

2 MR. CABELLO: Yeah.

3 Go ahead.

4 MS. DILLON: Mr. Borrero, just state your  
5 name.

6 MR. BORRERO: Heriberto Borrero.

7 MS. DILLON: Thank you.

8 MR. BORRERO: Just for the record it's --  
9 she keeps saying that after midnight, after  
10 midnight; it's not only at nighttime. She has  
11 called even during the day at --

12 A couple years ago she called on me and my  
13 kids. We were playing the X-Box in the living  
14 room on New Year's Eve, 12:30 in the afternoon,  
15 -- and you could look it up at the Police  
16 Department -- 12:30 in the afternoon she called  
17 the cops on me. And they told me to please lower  
18 the music -- or the -- the game.

19 COMMISSIONER CORNELIO: Wow.

20 MR. BORRERO: On New Year's Eve.

21 COMMISSIONER CORNELIO: Wow.

22 MS. BESHARA: It was shaking the floor.

23 MR. BORRERO: So, -- that's all.

24 MR. CABELLO: Thank you.

25 MS. BESHARA: I'm sorry; clarification.

1           That time it was shaking the floor. That's  
2 the volume.

3           MR. MOREJON: Miss Borrero (sic), --  
4 Beshara, I'm sorry. How long have you lived at  
5 this address?

6           MS. BESHARA: My entire life.

7           MR. MOREJON: And so you --

8           COMMISSIONER GUTIERREZ: How long --

9           MS. BESHARA: Fifty-four years.

10          MR. MOREJON: -- you were born there?

11          MS. BESHARA: Yeah.

12          MR. MOREJON: Okay.

13                 So your parents, when you were a child --  
14 you were born and then your parents moved on and  
15 you stayed living there?

16          MS. BESHARA: Well, they died. Yeah.

17          MR. MOREJON: Okay, --

18          MS. DILLON: At the microphone, please.

19          MR. MOREJON: -- so you've been living  
20 there your whole life?

21          MS. BESHARA: Yes.

22          MR. MOREJON: Mr. Cabello, that -- that  
23 sound --

24          MR. CABELLO: Oh. I'm sorry?

25          MS. BESHARA: Go up? You want me to --

1 MR. MOREJON: No, no, that sound can be  
2 heard.

3 MS. BESHARA: Oh.

4 MR. CABELLO: Sorry.

5 MR. MOREJON: Okay. I just -- I didn't  
6 know your history there very well.

7 Thank you.

8 All right. Mr. Chairman, can we move on  
9 with this or --

10 CHAIRPERSON MARTINETTI: Sure.

11 MR. CABELLO: You have my one suggestion  
12 that perhaps that you individually file a  
13 complaint in the municipal court.

14 MR. MOREJON: Well, it wasn't a suggestion.  
15 I don't want to be, --

16 MR. CABELLO: I'm sorry.

17 MR. MOREJON: -- you know, accused of  
18 anything. I'm not suggesting. I'm just telling  
19 you what's available if you wish to avail  
20 yourselves.

21 Just like Miss Beshara complains of the  
22 tenants, the tenants can complain of her. You  
23 certainly can go to the municipal court, the  
24 court administrator. You can discuss that with  
25 him or her; I don't know who's the court

1 administrator there anymore. And explain to them  
2 the situation.

3 They have the capacity to listen and  
4 determine whether or not there is probable cause  
5 for a summons to be issued or perhaps to present  
6 your complaints to the judge to have the judge  
7 determine if there's probable cause, to have a  
8 summons issued.

9 Obviously that would be the last recourse.  
10 However, it doesn't appear to be that anything  
11 can be worked out. So you might have to go that  
12 route. But I'm not suggesting; I'm just telling  
13 you it's there if you wish to avail yourself of  
14 that. That's up to you strictly to decide what  
15 you want to do, both sides, all sides.

16 MR. CABELLO: All right.

17 Thank you.

18 MS. MUNDORF: Can I --

19 MR. MOREJON: Well, I think -- yeah, sure,  
20 but I think they want to move on -- we want to  
21 move to next business.

22 MS. MUNDORF: I'm sorry, --

23 MR. MOREJON: That's all right.

24 MS. MUNDORF: -- I'll only be a minute.

25 Debra Mundorf, 300 44<sup>th</sup> Street.

1           First of all I just want to say that I'm  
2 here to support Adele and Eddie. I feel sorry  
3 for them because they can't move -- they can't  
4 make like a little sound. Anything they do,  
5 whatever, Toni doesn't like.

6           She doesn't want nobody to sit outside.  
7 It's not fair. It's not right. Nobody does  
8 anything to her. We just leave her alone -- you  
9 know she goes about her business, whatever, and  
10 we just stick to ourselves. We don't bother.

11           And, Waldo, how'd that work out with the --

12           MR. MORIN: Just --

13           MS. MUNDORF: Ask them?

14           MR. MORIN: Ask them --

15           MS. MUNDORF: Yes and I -- this is getting  
16 off the subject but I live there 22 years now and  
17 we have separate thermostats because years ago  
18 when my mother-in-law lived downstairs, the  
19 thermo -- if you would put the heat up -- for us  
20 to get heat upstairs you have to put it up to 90  
21 for us to get a little heat.

22           So 17 years ago they -- they gave us two  
23 separate thermostats because I'm on the corner  
24 and it's very cold in my bedroom. And I just  
25 hope that it's gonna be like that, continue like

1 that. Because the lady downstairs can't put her  
2 thermostat up to 90 for me to get some heat;  
3 she'll suffocate down there.

4 CHAIRPERSON MARTINETTI: Right now you have  
5 your separate.

6 Right? Correct?

7 MS. MUNDORF: Yes.

8 MR. MOREJON: You've had it for 17 years  
9 you said.

10 CHAIRPERSON MARTINETTI: We're not taking  
11 it away.

12 MS. MUNDORF: Yes. And we pay the bill.

13 CHAIRPERSON MARTINETTI: No, there's no --

14 MS. MUNDORF: The woman downstairs --

15 MR. MOREJON: So, why is there -- why is  
16 that an issue now?

17 CHAIRPERSON MARTINETTI: Nobody wants to  
18 take it away.

19 MS. MUNDORF: No, it's not an issue but it  
20 was connected wrong.

21 Am I saying it right?

22 MR. MORIN: It's a problem with the boiler  
23 now -- then we just switch it and we put it one  
24 thermostat because of the zone down inside the  
25 walls. So one of the zones have to be --

1           The problem is that we just change the  
2 thermostat and put on the first floor of all the  
3 apartments. All the apartments have the  
4 thermostat on the first floor and that's the way  
5 we -- that's the way it was done.

6           So, if she wants the thermostat back, I  
7 don't know what we can do to accommodate that.  
8 So we're looking into the -- with the boiler  
9 mechanic to find out what can we do.

10           MR. CABELLO: Because the kitchen seems to  
11 be the problem. Right, --

12           MS. MUNDORF: Excuse me?

13           MR. CABELLO: The kitchen was a problem  
14 with the --

15           MS. MUNDORF: The kitchen and the bedroom.  
16 And the bedroom -- the thermostat, technically,  
17 should really be in the bedroom -- my bedroom.  
18 It's the coldest room and on the corner there.  
19 So I have to cover my windows -- I got the old  
20 windows --

21           MR. CABELLO: Yeah, we'll --

22           MS. MUNDORF: -- with plastic.

23           MR. CABELLO: We spoke --

24           MS. MUNDORF: And --

25           MR. CABELLO: -- about that this morning.



1 I'm sorry.

2 MS. MUNDORF: That's all right.

3 MR. CABELLO: We'll look into it.

4 MS. MUNDORF: No, no. All right, as long

5 as --

6 MR. CABELLO: It's not a major problem.

7 MS. MUNDORF: -- she's working on it.

8 Thank you.

9 MR. CABELLO: Very welcome.

10 Okay, that's it.

11 Thank you.

12 (Whereupon, there was a pause in the  
13 proceedings.)

14 MS. BESHARA: Can I get the minutes to this  
15 meeting? Do I have to fill out one of those OPRA  
16 requests?

17 MR. MOREJON: One thing I noticed, whatever  
18 minutes you're going to get they have to first be  
19 approved by the Board.

20 MR. CABELLO: Yeah, right.

21 MR. MOREJON: So, you know, you can make  
22 your request but until the minutes are formally  
23 approved by the Board it can't be released.

24 But, yes, to answer your question, you  
25 could make a formal request.

1 MS. BESHARA: Okay.

2 MR. MOREJON: Your attorney's been doing  
3 that.

4 MR. CABELLO: Yeah, we send him the bill  
5 also, so --

6 MS. BESHARA: Okay.

7 MR. CABELLO: -- for the minutes.

8 MS. BESHARA: Yeah, the first -- the first  
9 bill we have --

10 CHAIRPERSON MARTINETTI: Except the, I  
11 think, Executive Session is held.

12 Right?

13 MR. MOREJON: Yeah.

14 MS. BESHARA: Yeah, you --

15 MR. CABELLO: Right.

16 MS. BESHARA: -- you take it out.

17 MR. CABELLO: Yeah, we take that out.

18 MR. MOREJON: Executive Session become  
19 public --

20 MR. CABELLO: After they're approved.

21 MR. MOREJON: -- after they're approved.  
22 Yeah.

23 MR. CABELLO: Yeah but, you know, we are  
24 sending a bill for \$75.00 for the last one, so.

25 MR. BESHARA: For the last two?

1 MR. CABELLO: Yeah, for the last two.

2 MR. MOREJON: Yes, he -- he received the  
3 last two requests.

4 MS. BESHARA: Okay.

5 MR. CABELLO: We're still waiting for the  
6 check.

7 MS. BESHARA: All right.

8 MR. MOREJON: It only went out this week.

9 MR. CABELLO: Oh, okay. Or else you got to  
10 pay this lady.

11 MR. MOREJON: Thank you, Miss Beshara.

12 MS. BESHARA: Thank you.

13 MR. CABELLO: Okay.  
14 Thank you.

15 COMMISSIONER GUTIERREZ: All right, --

16 COMMISSIONER DeMARTINEZ: Okay, --

17 COMMISSIONER GUTIERREZ: -- thank you.

18 COMMISSIONER DeMARTINEZ: -- thank you.

19 MR. CABELLO: All right.

20 MS. BESHARA: Did I leave anything?

21 MR. CABELLO: No, you're okay.

22 MS. BESHARA: Okay, thank you.

23 COMMISSIONER CORNELIO: Good-bye.

24 MR. CABELLO: All right, --

25 MR. MOREJON: Now, we still have to

1 | leave the --

2 | MR. CABELLO: -- any further --

3 | MR. MOREJON: We're still in public.

4 | CHAIRPERSON MARTINETTI: So much for the  
5 | five minutes.

6 | MR. CABELLO: I know.

7 | But this is it. We're done here, man. No  
8 | more.

9 | CHAIRPERSON MARTINETTI: That's it.

10 | COMMISSIONER GUTIERREZ: No, we're done.

11 | MR. CABELLO: That's it.

12 | CHAIRPERSON MARTINETTI: We're going to  
13 | have to relocate --

14 | MR. CABELLO: What else can we to do? This  
15 | lady's got problems.

16 | CHAIRPERSON MARTINETTI: We have still  
17 | Report of Counsel.

18 | MR. CABELLO: First she's being harassed,  
19 | right?

20 | COMMISSIONER DeMARTINEZ: Yeah, she's the  
21 | problem.

22 | MS. DILLON: We're on the record.

23 | MR. MOREJON: We're on the record and we  
24 | have a meeting. So, let's --

25 |

1 **REPORT OF COUNSEL:**

2

3 MR. CABELLO: Go ahead, Julio.

4 MR. MOREJON: No, no, I just want -- we  
5 still have -- we still want to go over Report of  
6 Counsel.

7 MR. CABELLO: Yeah, please.

8 MR. MOREJON: All right.

9 You have in your possession Report of  
10 Counsel.

11 COMMISSIONER GUTIERREZ: Um-hum.

12 MR. MOREJON: There's -- the first item  
13 there's a letter from the new town attorney,  
14 Monica de los Rios. She wrote to me on September  
15 the 5<sup>th</sup> directing me to immediately forward a list  
16 of members who were present and absent from  
17 Housing Authority meetings to the Mayor's Office.

18 I forwarded the letter to Mr. Cabello for  
19 the Board's information and consideration.

20 COMMISSIONER JETTER: Just got one.

21 MR. MOREJON: Okay?

22 So the Mayor has requested --

23 MR. CABELLO: Everybody got a copy.

24 MR. MOREJON: Yeah.

25 The Mayor has requested of the Board that

1 we provide his office with basically an  
2 attendance -- attendance.

3 The next item is a letter I wrote to Donald  
4 Scarinci in response to his letter of July 9<sup>th</sup>  
5 where he wrote to me, you know, regarding the  
6 Housing Authority/Sewer Authority litigation.

7 I just followed up because there was some  
8 -- a conversation that I had with the Mayor that  
9 he indicated he might want to meet with me or  
10 members of the Board or the Executive Director.

11 MR. CABELLO: Yeah, by the way,--

12 MR. MOREJON: So I responded back that, you  
13 know, if they wanted to that we were available.

14 MR. CABELLO: If there's no objection, I  
15 would like to -- by anyone -- participate in the  
16 meeting since I knew the inside/out of this whole  
17 thing --

18 MR. MOREJON: Well, --

19 MR. CABELLO: -- of what went on there, you  
20 know?

21 MR. MOREJON: I wouldn't --

22 MR. CABELLO: But what really concerns me,  
23 the language that Mr. Donald Scarinci use, that  
24 because of what transpired here that was going to  
25 have an adverse or a negative impact on the

1 taxpayers of the City.

2 I'm a taxpayer here, as most of you folks  
3 are, and I would like to clarify what actually  
4 that exactly means, that language. Because the  
5 City did not contribute any money to -- to this,  
6 you know, organization.

7 What that leads me to believe is that  
8 perhaps it has set up a precedent with the City  
9 and the Sewer Authority that the City perhaps  
10 hasn't paid bill in five, six, seven years and  
11 now this precedent has been set that the City  
12 might have to pay all bills and there is no money  
13 for it.

14 That's the only thing I could read. That's  
15 why I would like to be there and, you know, ask  
16 Donald exactly what that's supposed to mean, that  
17 negative impact.

18 MR. MOREJON: Yes, I mean --

19 MR. CABELLO I mean --

20 MR. MOREJON: -- it was actually -- just so  
21 you can -- folks can follow a timeline.

22 I had received a letter of June 30<sup>th</sup> from  
23 Mr. Scarinci and then I responded on July the 9<sup>th</sup>  
24 in detail.

25 And then I spoke to the Mayor regarding the

1 | correspondence and the nature of the case with  
2 | the Sewer Authority. And the Mayor had intimated  
3 | that, you know, he might want to meet -- not  
4 | necessarily with me per se but yes, of course,  
5 | with me a representative of this Board.

6 | MR. CABELLO: Illustrious body.

7 | MR. MOREJON: -- whether it's the Chairman,  
8 | whether it's the Commissioners, whether it's Mr.  
9 | Cabello, whomever. But -- and I just responded  
10 | saying, you know, if that's the case, then so be  
11 | it. You know, basically putting it back in their  
12 | lap if they wanted to follow through. But I  
13 | haven't --

14 | CHAIRPERSON MARTINETTI: Have you received  
15 | any other notice --

16 | MR. MOREJON: No.

17 | CHAIRPERSON MARTINETTI: -- of meeting?

18 | MR. MOREJON: No. That was it.

19 | And if you look through this whole package,  
20 | you'll see the sequence; their letter, my  
21 | response, my letter.

22 | MR. CABELLO: Right.

23 | CHAIRPERSON MARTINETTI: Yeah. Speaking  
24 | the Sewer Authority, back in one of the meetings  
25 | was -- right after the case was settled, when we



1 | voted on a payment we discussed --

2 | COMMISSIONER GUTIERREZ: Yeah, the --

3 | CHAIRPERSON MARTINETTI: -- pursuing  
4 | further litigation and you were going to look  
5 | into --

6 | MR. MOREJON: Right.

7 | COMMISSIONER GUTIERREZ: Um-hum.

8 | CHAIRPERSON MARTINETTI: -- how we  
9 | should --

10 | MR. MOREJON: Yeah.

11 | CHAIRPERSON MARTINETTI: -- proceed.

12 | MR. MOREJON: Right. I do --

13 | CHAIRPERSON MARTINETTI: Not an appeal --

14 | MR. MOREJON: Um-hum.

15 | CHAIRPERSON MARTINETTI: -- but an actual  
16 | lawsuit --

17 | MR. MOREJON: Right.

18 | CHAIRPERSON MARTINETTI: -- for charging --

19 | MR. MOREJON: Right.

20 | CHAIRPERSON MARTINETTI: -- the way things  
21 | are charged. You said there were vast  
22 | irregularities --

23 | MR. MOREJON: Um-hum.

24 | CHAIRPERSON MARTINETTI: -- in the way  
25 | the --

1 MR. MOREJON: Well, I mean I haven't -- I  
2 have a law clerk who's doing that research for me  
3 right now.

4 CHAIRPERSON MARTINETTI: Okay.

5 MR. MOREJON: You know that's one of the  
6 discussions I had with the Mayor and also -- I  
7 also wrote to the Office of the General Counsel  
8 of the HUD, as required, to let them know. But  
9 that is one of the -- one of the matters we're  
10 researching now is that.

11 CHAIRPERSON MARTINETTI: Okay.

12 MR. MOREJON: And if there's any  
13 possibility that we could undertake any legal  
14 action.

15 MR. CABELLO: Would State legislation help  
16 in this? If the Assembly or the Senate or  
17 whatever works, is that how that would work? Or  
18 how -- you have no idea?

19 CHAIRPERSON MARTINETTI: We're not sure.

20 MR. MOREJON: Well, that's a good -- that's  
21 an interesting point --

22 CHAIRPERSON MARTINETTI: -- originally set  
23 up.

24 MR. MOREJON: -- because remember this  
25 Agency's created by law. And the laws can be

1 changed.

2           They have a lot of power. Just so you  
3 know --

4           MR. CABELLO: They have a lot of money,  
5 that's what they have.

6           MR. MOREJON: -- the Sewer -- they have a  
7 lot of money because they have a lot of power.

8           The Sewer Authority -- one of the things I  
9 did find out from my research is there are --  
10 they're a utility agency, obviously, because they  
11 charge us for, you know, consumption of water.  
12 And it's totally unregulated by the State Board  
13 of Public Utilities.

14           Imagine that?

15           You know the cell phone companies, PSE&G,  
16 water, any rate increase, anything of the sort,  
17 they're regulated. These folks are totally  
18 created by law and as you saw during the  
19 litigation --

20           Was it 30 million, 40 million, --

21           How many million dollar surplus?

22           MR. NATERA: Forty-two.

23           MR. CABELLO: Forty-two million dollar.

24           MR. MOREJON: Forty-two million dollar  
25 surplus.

1 MR. CABELLO: Surplus.

2 MR. MOREJON: And, you know, very heavy-  
3 handed as we saw. You're late, late fees.  
4 That's all their concerned about are those late  
5 fees. You know.

6 They -- the work that they do, I'm not  
7 saying they don't do their work, I mean the way  
8 they bill -- they bill their customers is totally  
9 based on your water consumption.

10 So if you have a water leak, your bill goes  
11 up with the sewer. You know then you got to go  
12 back to the water company, correct the problem,  
13 go back to the Sewer. And in the meantime you  
14 could just be assessed late fees because maybe  
15 you can't make your payment. You know this --  
16 I'm talking about consumers.

17 In our case, you know, we saw what it was.  
18 You know it was dispute over bills. We weren't  
19 getting anywhere. We withheld payment and, you  
20 know, that's all they talked about --

21 CHAIRPERSON MARTINETTI: Right.

22 MR. MOREJON: -- was their late fees.

23 CHAIRPERSON MARTINETTI: During the  
24 litigation we discovered definite irregularities  
25 in billing.

1 Correct?

2 MR. MOREJON: Right. Because there's the  
3 sole reason why -- you know, the sole reason why  
4 payments weren't made was because we discovered  
5 irregularities. You know we looked at water  
6 consumption, looked what they were charging and  
7 they weren't matching.

8 MR. CABELLO: Discrepancies.

9 MR. MOREJON: Discrepancies, yeah.

10 MR. CABELLO: More than irregularities.  
11 Discrepancies.

12 MR. MOREJON: Yeah, discrepancies. That's  
13 the proper word.

14 And you know we could never get anywhere.  
15 I mean wasn't the day to day; Rafael was. But,  
16 you know, even during the litigation you know  
17 there were promises made and it's just -- it's a  
18 mess.

19 And you know what? When you -- when you  
20 know or when you act -- or you know that you can  
21 act in such a way because you know who do you  
22 answer to but yourself, right?

23 So, yeah, the legislation -- that was a  
24 conversation I had with the Mayor. I said, you  
25 know, --

1 MR. CABELLO: Oh.

2 MR. MOREJON: You know I said, look, you're  
3 a State Senator. He goes it's something that's  
4 -- and he confessed, he -- you know, he said it's  
5 something that's been considered but you know  
6 there's a lot of -- not everybody feels the same  
7 way in other words. Because this is not the only  
8 Sewer Authority in New Jersey; there are others.  
9 You know, there's the one in Passaic and --

10 CHAIRPERSON MARTINETTI: (Indiscernible).

11 MR. MOREJON: Yeah. So, it's --

12 MR. NATERA: One thing that we were able to  
13 -- they admitted in court was their billing  
14 system. They admitted that they didn't care if  
15 there was -- of any corrections on the  
16 adjustment. They didn't -- they would not have  
17 to act on it. Okay. It was the consumer  
18 responsibility to take care of that. Okay? Even  
19 --

20 CHAIRPERSON MARTINETTI: We're the  
21 consumer, that's why we should look at -- further  
22 into the litigation.

23 I know you have a law clerk working on  
24 it --

25 MR. NATERA: No but I'm talking about the

1 way that the billing system was created. And  
2 even the lawyer admitted that.

3 Okay. When the water company will provide  
4 or give you an adjustment, they will just double  
5 bill you automatically. That's the way they were  
6 set up.

7 And also what I'd like to -- the Board to  
8 --

9 CHAIRPERSON MARTINETTI: That's something  
10 maybe --

11 MR. NATERA: -- to keep in mind --

12 CHAIRPERSON MARTINETTI: -- a court of law  
13 should look into also.

14 MR. CABELLO: Yeah anything from the water  
15 company is an automatic charge.

16 CHAIRPERSON MARTINETTI: And, Julio, I know  
17 you have a private practice also, we're not your  
18 only client, if you need any assistance or any  
19 resources let us know, we'll provide them to you.

20 MR. MOREJON: No, I understand. I mean  
21 that was addressed last time. I mean -- you know  
22 I think we also have to deal -- we also have to  
23 be mindful of expenses. You know me, I'm not  
24 just going to go out and you know hire, you know,  
25 --

1 CHAIRPERSON MARTINETTI: Right.

2 MR. MOREJON: I mean I have to justify  
3 that. I mean I think -- you know the initial  
4 question -- right now, you know, I'm -- you know  
5 we're also handling some appeals that are coming  
6 up; the Molinar (phonetic) issue.

7 So, yes, I mean simultaneously this is  
8 being researched.

9 But to be honest I don't know that there's  
10 going to be a positive answer, you know, that we  
11 might have a cause of action.

12 You know they are a regulatory agency; they  
13 regulate --

14 I mean on paper they do their job. That we  
15 don't like how it's processed, --

16 CHAIRPERSON MARTINETTI: Yeah, but if  
17 they're double-billing, they're not giving  
18 credits to customers, that's --

19 MR. MOREJON: You --

20 CHAIRPERSON MARTINETTI: -- a consumer  
21 issue.

22 MR. MOREJON: You do -- you do get credits  
23 but you got to go and get your credits. And  
24 that's we found.

25 COMMISSIONER GUTIERREZ: You have to fight



1 | for it.

2 |           MR. MOREJON: Right. You have to fight for  
3 | it.

4 |           MR. CABELLO: Yeah, you have to inform  
5 | them --

6 |           MR. MOREJON: Right.

7 |           MR. CABELLO: -- and then they go.

8 |           MR. MOREJON: So they'll give them to you  
9 | but you gotta go --

10 |           MR. CABELLO: Yeah, but what got me on this  
11 | is that they gave us some credits --

12 |           Right we were calling them; said, look, we  
13 | have a problem here, we got a credit, never gave  
14 | it to us. And then all of a sudden they credit  
15 | us with X-amount of dollars like.

16 |           Remember that first meeting?

17 |           MR. NATERA: Right.

18 |           MR. CABELLO: Where did this come from?  
19 | Oh, an adjustment. But you just told me that you  
20 | have to be told about an adjustment and we never  
21 | told you, so where did they come from?

22 |           By the way this last quarter, Rafael  
23 | personally delivered the payment.

24 |           MR. NATERA: Yeah.

25 |           MR. CABELLO: It was very --

1 COMMISSIONER GUTIERREZ: To make sure.

2 They wouldn't have money to --

3 MR. CABELLO: Right. Right.

4 COMMISSIONER GUTIERREZ: -- charge.

5 MR. CABELLO: So then --

6 MR. NATERA: I went and I asked for Miss  
7 Vega (phonetic). That's who I asked for.

8 CHAIRPERSON MARTINETTI: I have --

9 MR. NATERA: And she didn't show up --

10 MR. CABELLO: Yeah.

11 MR. NATERA: -- she just take it.

12 CHAIRPERSON MARTINETTI: I have Passaic  
13 County Sewer Authority sitting in the Building  
14 Department three days a week, because they took  
15 control of pretty much a third of the City. And  
16 let me tell you, a very professional agency.

17 MR. CABELLO: Oh, not this place.

18 CHAIRPERSON MARTINETTI: No issues.

19 Seamless.

20 MR. NATERA: (Indiscernible).

21 CHAIRPERSON MARTINETTI: Their charges,  
22 their cost of hookups are a third, a quarter --

23 MR. CABELLO: Really?

24 CHAIRPERSON MARTINETTI: -- third, max.

25 COMMISSIONER JETTER: Why can't we get

1 | them?

2 |           CHAIRPERSON MARTINETTI: I just don't  
3 | understand.

4 |           MR. MOREJON: I mean that's -- it's  
5 | probably more politics than law. You know, it's  
6 | really -- what I mean by that is, you know,  
7 | it's --

8 |           MR. CABELLO: That much of a difference?

9 |           MR. MOREJON: Yeah. I mean, you know, --

10 |          MR. CABELLO: Wow.

11 |          MR. MOREJON: Has anyone complained --

12 |          CHAIRPERSON MARTINETTI: We have issues  
13 | that they've collected payments already on  
14 | properties that shouldn't have been in Passaic  
15 | County, so now there's a --

16 |          MR. MOREJON: Right.

17 |          MR. CABELLO: Between them.

18 |          CHAIRPERSON MARTINETTI: -- another issue  
19 | going on.

20 |          MR. MOREJON: It's a turf war.

21 |          CHAIRPERSON MARTINETTI: To try to -- yeah  
22 | but that's been ruled on already.

23 |          MR. MOREJON: Yeah that was with the  
24 | hookups.

25 |          CHAIRPERSON MARTINETTI: Yeah.

1 MR. MOREJON: Right. I found that out.

2 All right, well, --

3 MR. CABELLO: All right, anything else?

4 Thank you.

5 MR. NATERA: One thing that I'd like to  
6 mention is that on some of those letters, okay, I  
7 -- somebody mention like the Housing Authority  
8 lost something and the big number, \$3 million,  
9 whatever it was.

10 I'd like the Board to know that in our  
11 books, in our account's payables, we had 2.7  
12 million accrued to pay the balance of the  
13 consumption they were charging us for. Okay?  
14 That's why we thought it was right. Okay?

15 They didn't care about that. They were  
16 looking for the interest.

17 The total lawsuit was \$4.3 million I think  
18 it was.

19 Right? Right?

20 And they got 3.4. And out of that we were  
21 responsible, we had in our books 2.7.

22 CHAIRPERSON MARTINETTI: Right. What was  
23 the total interest they collected on this --

24 MR. NATERA: They collected about six  
25 eighty.

1 CHAIRPERSON MARTINETTI: Six eighty.

2 MR. NATERA: Six eighty all together.

3 Seven -- yeah, about --

4 MR. CABELLO: Yeah.

5 Well they knew that we said, look, we'll  
6 pay the thing, let's try to resolve it. Because  
7 we had the money here, man, as you saw. So -- we  
8 pay them. I mean it's not that we were --

9 COMMISSIONER GUTIERREZ: Yeah.

10 MR. NATERA: But they didn't get the 1.3  
11 million that they were looking for.

12 MR. CABELLO: Yeah they weren't too happy  
13 about that but, hey, --

14 COMMISSIONER GUTIERREZ: They just want the  
15 interest. That's what it is.

16 COMMISSIONER CORNELIO: Wow.

17 MR. CABELLO: That's all they care. They  
18 told us.

19 MR. NATERA: Yeah.

20 MR. CABELLO: Basically, that's what they  
21 told us.

22 COMMISSIONER DeMARTINEZ: How they want it.

23 MR. CABELLO: I don't care we're billing.  
24 I don't care wrong. We just want the interest.

25 COMMISSIONER GUTIERREZ: But that's why

1 | they got --

2 | MR. NATERA: That's it.

3 | MR. CABELLO: That's how they build the 42  
4 | million bucks.

5 | I think the legislative is the only way to  
6 | go through this, you know, to get this done.

7 | COMMISSIONER GONZALEZ: Yeah but  
8 | sometimes --

9 | MR. CABELLO: Yeah.

10 | COMMISSIONER GONZALEZ: -- in order to --

11 | MR. CABELLO: Legislate.

12 | COMMISSIONER GONZALEZ: -- create awareness  
13 | or have the legislature realize that there's a  
14 | problem here is to go the litigation route.

15 | You know even if it's -- you know even if  
16 | we don't have a strong case in terms of, you  
17 | know, -- to litigate. Sometimes that's what it  
18 | takes to --

19 | MR. CABELLO: You know honestly, --

20 | MR. MORIN: Put it out there.

21 | MR. CABELLO: in this climate, --

22 | MR. MORIN: Put it out there.

23 | MR. CABELLO: -- you know what works?

24 | That's very nice in the movies.

25 | You know, Hudson County. You'll send a

1 letter to every consumer that deals with these  
2 folks and tell them they're getting ripped off.  
3 And you get a little march up and down from 90<sup>th</sup>  
4 Street to First Street. You see how quickly  
5 politicians react to that. You get their  
6 attention. If you know what I mean.

7 COMMISSIONER GONZALEZ: Isn't there an  
8 Association of Housing Authorities?

9 MR. CABELLO: You could create one  
10 tomorrow. You have a great attorney here.

11 COMMISSIONER GONZALEZ: No, but there is.

12 MR. CABELLO: This is America, man.

13 MR. NATERA: Yeah, we have a whole bunch of  
14 them.

15 COMMISSIONER GONZALEZ: If I'm not mistaken  
16 I spoke to them last year at ObamaCare.

17 MR. CABELLO: Oh, really?

18 COMMISSIONER GONZALEZ: And --

19 MR. MOREJON: You want to close the meeting  
20 or?

21 CHAIRPERSON MARTINETTI: Yeah.

22 MR. CABELLO: Yeah, let's close the  
23 meeting --

24 COMMISSIONER GUTIERREZ: Yeah, yeah, yeah.

25 MR. CABELLO: -- and go home.

1 COMMISSIONER GUTIERREZ: Because --

2

3 **ADJOURNMENT**

4

5 MR. CABELLO: Okay, motion to close the  
6 meeting; Mr. Chairman.

7 Everybody.

8 COMMISSIONER DeMARTINEZ: Everybody close,  
9 yes.

10 MS. DILLON: All in favor?

11

12 (Whereupon, there was a chorus of ayes.)

13

14 (Whereupon, the proceedings were concluded  
15 at 6:30 p.m.)

16

17

18

19

20

21

22

23

24

25



1 STATE OF NEW JERSEY:

2 :

3 COUNTY OF ESSEX :

4

5 I, KAREN A. MARINO, assigned transcriber,  
6 do hereby affirm that the foregoing is a true and  
7 accurate transcript in the matter of the REGULAR  
8 MEETING of the CITY OF UNION CITY HOUSING  
9 AUTHORITY, held on Thursday, September 25, 2014,  
10 and digitally recorded.

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25 Monitored and Proofread by: Deborah Dillon