

HOUSING AUTHORITY OF THE COUNTY OF MORRIS  
MINUTES OF THE REGULAR MEETING  
February 13, 2020

**TIME:** 6:00 P.M.

**PLACE:** Conference Room, Morris Mews Senior Citizen Complex, West Hanover Avenue and Ketch Road, Morris Township, New Jersey.

**CALL TO ORDER:** Chairman Feyl called the meeting to order at 6:01 P.M.

**ROLL CALL:** Chairman Feyl requested that the roll be called.

**PRESENT**

Chairman Feyl  
Vice Chairman Zaccone  
Commissioner Hall  
Commissioner Poli

**ABSENT**

Commissioner Ullah

**Also attending meeting:**

Katharine A. Coffey, Day Pitney LLP  
Kelly A. Stephens, Executive Director  
Gina Bozzi, Finance Manager

**Gina Bozzi read adequate notice to the public.**

I hereby announce and state that adequate notice of this meeting being held on this thirteenth day of February 2020 was provided by the Executive Director of the Housing Authority of the County of Morris by preparing a notice specifying the time, date and place of this meeting. Posting such notice on the bulletin board at Morris Mews Housing Project and filing said notice with the Clerk and the Daily Record, which was published in the Daily Record. I hereby hand a copy of such notice to the Executive Director of the Housing Authority of the County of Morris for inclusion in the minutes of this meeting, all of the above in accordance with N.J.S.A. 10:4-6 et.seq. "Open Public Meetings Act."

**Meeting open to public:** 6:03 PM (No member of the public in attendance)

**Meeting closed to the public:** 6:03 PM

**Minutes** – A motion was made by Commissioner Poli seconded by Commissioner Hall Approving the Minutes for January 9, 2020. The following votes were cast:

**AYES**

Chairman Feyl  
Vice Chairman Zaccone  
Commissioner Hall  
Commissioner Poli

**ABSTAIN**

**NAYS**

Chairman Feyl declared said motion carried.

**Schedule of Payments** – A motion was made by Commissioner Poli and seconded by Commissioner Hall Approving the Schedule of Payments for January 9, 2020. Discussion ensued regarding clarification of a few vendors and PILOT. The following votes were cast:

<u>AYES</u>	<u>ABSTAIN</u>	<u>NAYS</u>
Chairman Feyl		
Vice Chairman Zaccone		
Commissioner Poli		
Commissioner Hall		

Chairman Feyl declared said motion carried.

**Resolution 2020 – 3** – A motion was made by Commissioner Poli and seconded by Vice Chairman Zaccone Approving the Memorandum of Understanding for the Housing Authority County of Morris to Participate in the Morris County Coordinated Entry Project. Discussion ensued regarding the Agreement. The following votes were cast:

<u>AYES</u>	<u>ABSTAIN</u>	<u>NAYS</u>
Chairman Feyl		
Vice Chairman Zaccone		
Commissioner Poli		
Commissioner Hall		

Chairman Feyl declared said motion carried.

**Resolution 2020 – 4** – A motion was made by Commissioner Poli seconded by Vice Chairman Zaccone Awarding the Contract for Landscaping at Morris Mews, Pleasant View Village, Peer Place, Bennett Avenue, Green Pond Village and India Brook Village. The following votes were cast:

<u>AYES</u>	<u>ABSTAIN</u>	<u>NAYS</u>
Chairman Feyl		
Vice Chairman Zaccone		
Commissioner Poli		
Commissioner Hall		

Chairman Feyl declared said motion carried.

**Resolution 2020 – 5** – A motion was made by Commissioner Hall seconded by Commissioner Poli Designating an Official Newspaper. The following votes were cast:

<u>AYES</u>	<u>ABSTAIN</u>	<u>NAYS</u>
Chairman Feyl		
Vice Chairman Zaccone		
Commissioner Poli		
Commissioner Hall		

Chairman Feyl declared said motion carried.

**Resolution 2020 – 6** – A motion was made by Commissioner Hall seconded by Vice Chairman Zaccone Adopting a Cash Management Plan and Designating Official Federal Depositories. Discussion ensued if these are federally approved banks and if they are able to handle our depository amounts. The following votes were cast:

<u>AYES</u>	<u>ABSTAIN</u>	<u>NAYS</u>
Chairman Feyl Vice Chairman Zaccone Commissioner Poli Commissioner Hall		

Chairman Feyl declared said motion carried.

**New Business**

Draft version of the Agreement with Dover Housing Authority was reviewed. This agreement would allow Dover HA to administer vouchers within our jurisdiction pertaining to the Congregate Housing Program, Mainstream Vouchers and any additional mutually agreed upon projects. Commissioner Poli questioned if we would still be responsible for screening tenants and Director Stephens explained we would still handle all aspects of the program and Dover would provide the subsidy. The agreement will be put forth for a vote next meeting.

**Old Business**

1. Kate Coffey made changes to the by-laws based on Commissioner input. Vice Chairman Zaccone had several questions for clarification. The Projects Committee and Leasing/Rehabilitation Committee will be combined into one and the members will be adjusted accordingly.
2. Kate Coffey updated the Board on the status of the PVV Property. Due to the 75 units at PVV, we would need 8.82 acres to be conforming which only gives us about 1.6 acres for a buildable lot. This does not conform with current zoning. Discussion ensued regarding possible usage. Commissioner Hall will send an email to follow-up Rockaway Township litigation and how many units they are required to build.

**Adjournment**

A motion was made by Commissioner Poli and seconded by Vice Chairman Zaccone to adjourn the meeting. All were in favor. Meeting adjourned at 6:58 PM

3/12/2020  
Date Adopted

Kelly A. Stephens  
Kelly A. Stephens, Director/Secretary