

HOUSING AUTHORITY OF THE COUNTY OF MORRIS
MINUTES OF THE REGULAR MEETING
FEBRUARY 14, 2017

TIME: 6:00 P.M.

PLACE: Morris Mews, 99 Ketch Road, Morristown, New Jersey

CALL TO ORDER: Chairman Ricciardelli called the meeting to order at 6:00 P.M.

ROLL CALL: Chairman Ricciardelli requested that the roll be called.

PRESENT

Commissioner Dolan
Commissioner Hall
Commissioner Tappen
Vice Chairman Schramm (arrived at 6:20pm)
Chairman Ricciardelli

ABSENT

Commissioner Denecke
Commissioner Koldewyn

Also attending meeting:

Roberta L. Strater, Executive Director
Lucille Favale, Deputy Executive Director
Douglas Henshaw, Day Pitney LLP

Chairman Ricciardelli read adequate notice to the public.

I hereby announce and state that adequate notice of this meeting being held on this fourteenth day of February 2017 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."

Minutes – A motion was made by Commissioner Hall and seconded by Chairman Ricciardelli Approving the Minutes of Regular Meeting of January 10, 2017. The following votes were cast:

AYES

Commissioner Hall
Chairman Ricciardelli

ABSTAIN

Commissioner Dolan
Commissioner Tappen

NAYS

Chairman Ricciardelli declared said motion carried.

Schedule of Payments – A motion was made by Commissioner Dolan seconded by Commissioner Tappen Approving the Schedule of Payments for February 14, 2017. The following votes were cast:

AYES
Commissioner Dolan
Commissioner Hall
Commissioner Tappen
Chairman Ricciardelli

ABSTAIN

NAYS

Chairman Ricciardelli declared said motion carried.

Resolution 2017 - 4 - A motion was made by Commissioner Tappen and seconded by Chairman Ricciardelli Approving Streamlining Discretionary HUD Regulations. The following votes were cast:

AYES
Commissioner Dolan
Commissioner Hall
Commissioner Tappen
Chairman Ricciardelli

ABSTAIN

NAYS

Chairman Ricciardelli declared said motion carried.

Resolution 2017 - 5 - A motion was made by Commissioner Hall and seconded by Commissioner Tappen Awarding Architectural Contract for Replacement of Kitchen Cabinets and Countertops in the Commercial Kitchen at the Congregate Living Facility. The following votes were cast:

AYES
Commissioner Dolan
Commissioner Hall
Commissioner Tappen
Chairman Ricciardelli

ABSTAIN

NAYS

Chairman Ricciardelli declared said motion carried.

Resolution 2017 - 6 - A motion was made by Commissioner Dolan and seconded by Commissioner Hall Approving the Risk Management Consultant Agreement. The following votes were cast:

AYES
Commissioner Dolan
Commissioner Hall
Commissioner Tappen

ABSTAIN
Chairman Ricciardelli

NAYS

Chairman Ricciardelli declared said motion carried.

Resolution 2017 - 7 - A motion was made by Commissioner Dolan and seconded by Commissioner Hall Approving the Contract for the Exterior Trim Repair at Bennett Avenue Family Complex. The following votes were cast:

AYES
Commissioner Dolan
Commissioner Hall

ABSTAIN

NAYS

Commissioner Tappen
Chairman Ricciardelli

Chairman Ricciardelli declared said motion carried.

Morris County Affordable Housing Corporation

Monroe Street

Ms. Strater reported that Ocean Contractors has received a permit to demo the garage. The Building Inspector is requiring us to install sprinklers and hard wired smoke detectors in the entire building, including the upstairs apartments.

Ms. Strater stated that we are looking for two family houses to purchase and rehabilitate.

The Board discussed the Affordable Housing Corporation contracting with developers to pay the Corporation for the affordable units they are required to build. This would have to be in conjunction with the municipality since they would have to control the developer to make the payment.

Property Adjacent to Morris Mews

Mr. Henshaw reported that the County of Morris has not returned the signed lease.

Report of Committees

None

New Business

Ms. Strater reported the Denville Board of Education is providing tutoring to the Peer Place children in our Community Room. They have a total of 30 children enrolled.

Ms. Strater informed the Board that we will be reviewing a new Smoke Free Policy. The new policy allows the Board to decide if they want to allow smoking 25 feet from the building or no smoking at all on the property. Kelly Stephens has been talking to the tenants that are grandfathered in and those that we know smoke, informing them about the new policy.

Ms. Strater also informed the Board that we will revise the Capitalization Policy. The Fee Accountant suggested we increase it from \$500 to \$3,000.

Old Business

None

Adjournment

A motion was made by Commissioner Tappen and seconded by Commissioner Dolan to adjourn the meeting. All were in favor. Meeting adjourned at 6:30pm.

Date Adopted

Roberta L. Strater, Director/Secretary