

HOUSING AUTHORITY OF THE COUNTY OF MORRIS  
MINUTES OF THE REGULAR MEETING  
September 9, 2021

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

**PLACE:** Zoom Meeting, Meeting ID:812 6078 8069, Passcode:477595

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

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

**PRESENT**

Commissioner Feyl  
Commissioner Hall  
Vice Chairman Zaccone  
Chairman Poli

**ABSENT**

Commissioner Meringolo  
Commissioner Ullah

**Also attending meeting via conference call:**

Kate Coffey, Day Pitney LLP  
Kelly A. Stephens, Executive Director  
Gina Bozzi, Finance Manager  
Barbara Anderson, IBV Tenant

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

I hereby announce and state that adequate notice of this remote meeting being held on this the ninth day of September provided by the Executive Director of the Housing Authority County of Morris by preparing a notice specifying the time, date and place of this meeting. The electronic notice has been posted on the Authority's website and mailing the notice to the Daily Record for inclusion in the minutes of this meeting, all the above in accordance with N.J.S.A. 10:4-6 et.Seq. "Open Public Meetings Act."

**Meeting open to public: 6:03PM**

No public comment. Public session closed at 6:03PM.

**Correspondence:** None at this time.

**Committee Report:** Chairman Poli stated that the Personnel Committee met to discuss a sample contract that Executive Director Stephens has requested, based on other Executive Director contracts. The Personnel Committee spoke with Kate Coffey who looked into state regulations which invalidated the contract Executive Director Stephens was looking for. Executive Director Stephens and Chairman Poli discussed this at great length, and she agreed that one is not needed at this time.

Executive Director Stephens stated the Finance Committee would need to meet in the beginning of October. Commissioner Hall and Meringolo and Vice Chairman Zaccone all sit on the Finance Committee. A date will be set for a Zoom Meeting.

**Chairman Report:** Chairman Poli stated that with the new variant, it would be wise to stay virtual and revisit the idea in November. All commissioners were in agreement.

**Executive Director Report:** Executive Director Stephens reported that there was a wedding at the Congregate Living Facility, with just a small gathering of people. It was decorated beautifully and it was nice to have a happy event at the building. There were ice cream trucks at the family sites and school supplies were distributed. The Housing Authority also sponsored a food truck and ice cream truck at the senior buildings since a picnic could not be held this year. Pictures had been emailed to the commissioners regarding the Front Stoop Contest winners. Executive Director Stephens stated that several tenants put in such great effort to decorate their area and it was important for them to take ownership as it was their 'home'. The commissioners were very impressed and discussion ensued about how to continue the program with ideas such as providing the flowers for the tenants or offering a stipend for everyone that participates.

The Housing Authority has been working with Day Pitney on a resolution for the IBV Sidewalks. The contractor finished up the roof at PVV and now we will be moving onto painting and flooring. The playgrounds are also completed, however, Executive Director Stephens will be walking one with Chairman Poli for his opinion. Next week, there is a meeting with Morris Township for review of the generator project. There was vandalism to the dryer at Morris Mews – someone put jello and apple juice containers in the dryer and turned it on. A claim was not submitted to the JIF as the deductible was more than the cost of the dryer. Executive Director Stephens sent out a flyer and picture to everyone in the building as it had to be a tenant or a visitor and let everyone know an investigation was being completed. A representative from the JIF will be coming next week for a Loss Prevention Visit.

The FSS Graduation will be held on Monday, September 13, 2021 – an invitation was emailed as part of the board package. Please RSVP if you would like to join us. The NJNAHRO conference is scheduled for November 15-18 in conjunction with the League of Municipalities. As of right now, there is not much listed on the agenda.

**Regular Minutes** – A motion was made by Commissioner Feyl and seconded by Vice Chairman Zaccone Approving the Regular Minutes for August 12, 2021. The following votes were cast:

**AYES**

Commissioner Feyl  
Vice Chairman Zaccone

**ABSTAIN**

Commissioner Hall  
Chairman Poli

**NAYS**

Chairman Poli declared said motion carried.

**Schedule of Payments** – A motion was made by Commissioner Hall and seconded by Vice Chairman Zaccone Approving the Schedule of Payments for September 9, 2021. The following votes were cast:

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

Chairman Poli declared said motion carried.

**Resolution 2021 – 34** – A motion was made by Commissioner Feyl and seconded by Commissioner Hall Awarding the Contract for HVAC Cleaning at Morris Mews and Congregate. The following votes were cast:

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

Chairman Poli declared said motion carried.

**Legal Update** – Day Pitney has been working with the Authority on the eviction moratorium. Although the federal moratorium is over, New Jersey is extended for residents under 80% of the median income if they self-certify that their income was affected due to COVID. Non-compliance eviction matters should be able to proceed. Kate’s office will call the court tomorrow to see where Day Pitney stands on their eviction matters. Kate Coffey stated she will advance evictions as quickly as the courts allow. Day Pitney also provided notice to the Authority and Executive Director Stephens stated it was emailed to the families, posted on senior buildings and the website.

As previously mentioned, Day Pitney has been working with the Authority on a resolution with the contractor for the IBV Sidewalks. In addition, they will be in attendance for the meeting with Morris Township regarding the generators.

Executive Director Stephens informed the Board that the case against the Housing Authority with Civil Rights was dismissed.


**New Business** – None.

**Old Business** – Executive Director Stephens reported that she followed up with Fred Stewart regarding the Feasibility Study but she has not heard back yet. The Affordable Housing Corporation has a meeting tomorrow and there is a resolution with the Agreement as previously discussed. Therefore, look for a resolution next month.

**Adjournment**

Meeting adjourned at 6:38PM.

10/14/21  
Date Adopted

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Kelly A. Stephens, Director/Secretary