

HOUSING AUTHORITY OF THE COUNTY OF MORRIS
MINUTES OF THE REGULAR MEETING
March 12, 2019

TIME: 6:00 P.M.

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

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

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

PRESENT

Commissioner Feyl
Commissioner Ullah (Left at 6:35PM)
Commissioner Zaccone
Chairman Hall

ABSENT

Commissioner Ali
Commissioner Koldewyn
Vice Chairman Tappen

Also attending meeting:

Katharine A. Coffey, Day Pitney LLP
Kelly Stephens, Executive Director
Ana Betancourth, Housing Manager
Gregory Brown, Administrative Assistant

Chairman Hall read adequate notice to the public.

I hereby announce and state that adequate notice of this meeting being held on this twelfth day of March 2019 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 at 6:17 PM – Public in attendance

Carolyn Meredith, Tenant
Linda Bertuglia, Tenant
Ketty Bascones, Tenant
Soad Ibrahim, Tenant

Ms. Meredith had several concerns regarding issues in the building:

1. Families/Aides doing laundry in the building. Ms. Stephens requested that she let the office know specifically who it is so that it can be addressed individually. Flyers have been sent out about this issue.

2. The noise overhead is very loud and annoying. The police have come and made statements and advised to take neighbor to court. Ms. Stephens explained that the office has spoken with the tenant involved on several occasions. Tenants are permitted to have visitors but the new flooring does pose a problem with noise and footsteps. Ms. Stephens will have staff walk through the building at various times to see if there is excessive noise coming from the unit.

Ms. Bertuglia voiced the following concerns:

1. There are people in wheelchairs that should be moved as well as one persons in a two bedroom unit. Ms. Bertuglia felt it should be in the lease. Ms. Stephens explained that units were offered to people in wheelchairs, including at Congregate. However, the tenants did not want to move and we cannot force them. The Fire Department also has a chair they have access to in case someone needs to be carried down the stairs. Ms. Bertuglia felt that the people in wheelchairs should have stickers on their doors. Ms. Stephens explained that they have privacy rights and the tenant would have to consent. In terms of a single person in a two bedroom, there is a policy on over-housed. We have spoken to these tenants that the next available unit in their building, they would be transferred.
2. Access by the Police Department: The police have knocked on the windows or called Ms. Meredith and Ms. Bertuglia to gain entrance into the building. Ms. Stephens explained there is a Knox Box on the exterior of the office that the police department has access to. However, we will contact the Police Department to ask that they remind their officers.
3. Fire Department: When there was a gas leak in the middle of the night, tenants did not come down. Ms. Stephens stated they are currently working with the Fire Department and have plans to do a fire drill when the weather is better.
4. Flooring: Ms. Bertuglia said the new floor we started putting in last year is terrible in terms of the noise. She thought it was a law that 80% of the area in garden apartments had to be carpeted. Ms. Stephens did not know of any law but she would have the office look into it. She knows there are other Housing Authorities who have VCT or tile in their apartments. Kate Coffey was not aware of any law requiring this.

Ms. Ibrahim had concerns with a neighbor:

Smoking and Extra Person living in her unit. Ms. Stephens stated that she cannot disclose certain legal actions, however, if a tenant is in violation of their lease, we are issuing a Notice to Cease then a Notice to Quit.

Ms. Bascones indicated that she would like to come into the office to speak with Ms. Stephens. Ms. Stephens stated she was off the rest of the week but they would meet upon her return. She also assured the tenants in attendance that her door was always open and that they did not need to wait for a meeting to express their concerns.

Open Public Session ended at 6:43PM

Minutes – A motion was made by Commissioner Feyl seconded by Commissioner Zaccone Approving the Minutes for February 11, 2019. The following votes were cast:

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

Chairman Hall declared said motion carried.

Schedule of Payments – A motion was made by Commissioner Feyl and seconded by Commissioner Zaccone Approving the Schedule of Payments for March 12, 2019. The following votes were cast:

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

Chairman Hall declared said motion carried.

Report of Committees

None

New Business

Ana Betancourth, Housing Manager gave an overall review of the Housing Choice Voucher Program/ Section 8 (Rental Assistance) and its responsibilities. Next month, Hope Summerset-Neely, Social Service Administrator and Family Self Sufficiency Program Coordinator, will review services provided and FSS Program.

Old Business

None

Adjournment

A motion was made by Chairman Hall and seconded by Commissioner Feyl to adjourn the meeting. All were in favor. Meeting adjourned at 6:50 P.M.

Date Adopted

Kelly A. Stephens, Director/Secretary