

HOUSING AUTHORITY OF THE COUNTY OF MORRIS  
MINUTES OF THE REGULAR MEETING  
March 12, 2026

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

**PLACE:** Zoom Meeting, Meeting ID: 828 1115 9760, Passcode: 430573

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

**ROLL CALL:** Executive Director Kelly Stephens called roll.

**PRESENT**

Commissioner Oliver  
Commissioner Somma  
Commissioner Zaccone  
Chairman Poli

**ABSENT**

Commissioner Ullah  
Vice Chairman Meringolo

**Also attending meeting:**

Kate Coffey, Day Pitney  
Kelly Stephens, Executive Director  
Gregory Brown, Deputy Executive Director  
Gina Bozzi, Finance Director

**Greg Brown read adequate notice to the public.**

I hereby announce and state that adequate notice of this virtual meeting being held on this the twelfth day of March 2026 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 the notice mailed 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 the public:** Meeting was open to public at 6:03PM. No members of the public were present. Meeting closed at 6:03PM.

**Correspondence:** None.

**Chairman Report:** None.

**Committee Report:** The Personnel Committee met with several candidates for the Executive Director position and will be scheduling second interviews with the finalist (s).

**Executive Director Report:** Executive Director Stephens reported that regular monthly activities included chair exercise, quarter exchange, blood pressure screenings, and operation of the food pantry. In addition, the Housing Authority hosted St. Patrick's Day luncheons at all

three senior sites. The Girl Scouts are hosting Bingo at Pleasant View Village, and New Bridge is conducting a program on “Managing Chronic Pain and Stress.”

The Housing Authority has also been able to remove items from an apartment belonging to a resident who was locked out of their unit in early January. The unit will require aggressive treatment for any remaining bedbugs.

Kelly Stephens and Greg Brown have been working with the county and the union on negotiations and are hopeful that an agreement will be reached in the near future. At the last board meeting, a previous snowstorm was discussed. Since then, the area experienced another storm. Although snow removal took several days, the Housing Authority overall fared well.

**Regular Minutes:** Commissioner Oliver and Chairman Poli made a motion to accept the Regular Minutes from the February 11, 2026 meeting. Motion carried by unanimous consent. The following votes were cast:

<u>AYES</u>	<u>ABSTAIN</u>	<u>NAYS</u>
Commissioner Oliver	Commissioner Somma	
Chairman Poli	Commissioner Zaccone	

Chairman Poli declared said motion carried.

**Schedule of Payments:** A motion was made by Commissioner Somma and seconded by Commissioner Zaccone Approving the Schedule of Payments for March 12, 2026. The following votes were cast:

<u>AYES</u>	<u>ABSTAIN</u>	<u>NAYS</u>
Commissioner Oliver		
Commissioner Somma		
Commissioner Zaccone		
Chairman Poli		

Chairman Poli declared said motion carried.

**Resolutions:**

**2026-7** – A motion was made by Chairman Poli and seconded by Commissioner Oliver Extending the Landscaping Contract. The following votes were cast:

<u>AYES</u>	<u>ABSTAIN</u>	<u>NAYS</u>
Commissioner Oliver		
Commissioner Somma		
Commissioner Zaccone		
Chairman Poli		

Chairman Poli declared said motion carried.

**Resolution 2026-8**– A motion was made by Chairman Poli and seconded by Commissioner Somma Awarding and Confirming the Emergency Contract for Hot Water Replacement at the Congregate Living Facility. The following votes were cast:

**AYES**

Commissioner Oliver  
Commissioner Somma  
Commissioner Zaccone  
Chairman Poli

**ABSTAIN**

**NAYS**

Chairman Poli declared said motion carried.

**Legal Update:** Attorney Kate Coffey reported that she will be emailing the Executive Director updated online instructions for public notices in accordance with the new state law. As part of this update, the clause “mailed to the Daily Record” will be removed from the public notice.

Attorney Coffey will also be finalizing the details of the easement with Morris Township and will circulate the agreement for one final review by the Board.

Following the independent investigation conducted several years ago, which resulted in no findings, it was recommended that the Housing Authority establish a policy regarding relationships with tenants. Attorney Coffey has assigned her employment division to draft and review this policy.

Additionally, Day Pitney has researched current state law concerning the issuance of security deposit refunds to an estate. The Housing Authority has been handling these refunds correctly in cases where a tenant has passed away.

With respect to litigation matters, there is currently one open eviction case due to non-compliance with lease terms. There are also three additional complaints that have not yet been filed, as well as one warrant for removal pending.

**New Business:** None.

**Old Business:** Regarding the India Brook Village parking lot, Executive Director Stephens reported that the engineer evaluated the site and determined that up to twelve additional parking spaces could potentially be added. Greg Brown will obtain a cost estimate to help determine whether this option is feasible to pursue.

Regarding the Pleasant View Village property, the project currently appears to be on hold. Rockaway Township did not include any potential units in its fourth-round affordable housing plan. Executive Director Stephens suggested revisiting the project in collaboration with Habitat for Humanity. Previous discussions had paused when conversations began with Garden Home; however, they expressed interest in a potential Memorandum of Understanding (MOU) to partner on the development of affordable housing units in the future.

**Adjournment:** The meeting adjourned at 6:32PM.

April 9, 2026

*Kelly A. Stephens (Original on File)*

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Date Adopted

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Kelly A. Stephens, Board Secretary