

HOUSING AUTHORITY OF THE COUNTY OF MORRIS  
MINUTES OF THE REGULAR MEETING  
November 9, 2023

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

**PLACE:** Zoom Meeting, Meeting ID: 830 0961 8340

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

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

**PRESENT**

Commissioner Bevacqua (6:05PM)  
Commissioner Rubino  
Commissioner Ullah  
Commissioner Zaccone  
Chairman Poli

**ABSENT**

Vice Chairman Meringolo

**Also attending meeting via conference call:**

Kelly A. Stephens, Executive Director  
Erin Hodgson, Day Pitney LLP  
Gina Bozzi, Finance Director

**Oath of New Commissioner:** Attorney Erin Hodgson swore in the new Commissioner, Ronald Rubino.

**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 November 2023 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:** Opened at 6:05PM. No member of the public was present. The public portion was closed at 6:05PM.

**Correspondence:** None.

**Committee Report:** No Committees met.

**Chairman Report:** None.

**Executive Director Report:** Executive Director Stephens reported the activities for the month included chair exercise, blood pressure screening, food pantry and a COVID vaccination clinic at

Morris Mews. The Ruth Bass Foundation is having their annual Thanksgiving Dinner for the seniors at Morris Mews – this has been an event for about thirty years. There is also a Medicare workshop being held. For Thanksgiving, Chabad of SE Morris is providing a hot Thanksgiving meal for all of the seniors, and the Randolph Rotary and municipalities are providing turkeys and gift cards for the families and seniors.

The Family Self Sufficiency Graduation was held last week in conjunction with Madison and Dover Housing Authorities as well as Norwescap. MCHA had twenty-three graduates. Senator Bucco, Kellie Doucette from Congresswoman Sherrill’s Office, Commissioner Selen and Dillon Chorba from Assemblywoman Aura Dunn’s Office.

There have been quite a few turnovers recently due to the eviction cases and settlement agreements. Executive Director Stephens and Mayra Gonzalez will be conducting a presentation for Human Services on Monday. Executive Director Stephens will also be taking intermittent family leave in December for a few weeks but will be working every day to respond to emails, address issues, etc.

**Regular Minutes** – A motion was made by Commissioner Zaccone and seconded by Chairman Poli Approving the Regular Minutes for October 19, 2023. The following votes were cast:

**AYES**

Commissioner Bevacqua  
Commissioner Ullah  
Commissioner Zaccone  
Chairman Poli

**ABSTAIN**

Commissioner Rubino

**NAYS**

Chairman Poli declared said motion carried.

**Schedule of Payments** – A motion was made by Commissioner Zaccone and seconded by Commissioner Bevacqua Approving the Schedule of Payments for November 9, 2023. The following votes were cast:

**AYES**

Commissioner Bevacqua  
Commissioner Ullah  
Commissioner Zaccone  
Chairman Poli

**ABSTAIN**

Commissioner Rubino

**NAYS**

Chairman Poli declared said motion carried.

**Resolution 2023–31** –A motion was made by Chairman Poli and seconded by Commissioner Rubino Adopting the 2024 Housing Authority Budget. The following votes were cast:

**AYES**

Commissioner Bevacqua  
Commissioner Rubino

**ABSTAIN**

**NAYS**

Commissioner Ullah  
Commissioner Zaccone  
Chairman Poli

Chairman Poli declared said motion carried.

**Resolution 2023-32** –A motion was made by Commissioner Zaccone and seconded by Commissioner Ullah to Write Off Uncollectible Tenant Accounts Receivable. The following votes were cast:

**AYES**  
Commissioner Bevacqua  
Commissioner Rubino  
Commissioner Ullah  
Commissioner Zaccone  
Chairman Poli

**ABSTAIN**

**NAYS**

Chairman Poli declared said motion carried.

**Resolution 2023-33** –A motion was made by Commissioner Rubino and seconded by Commissioner Bevacqua Approving the Meeting Dates for 2024. The following votes were cast:

**AYES**  
Commissioner Bevacqua  
Commissioner Rubino  
Commissioner Ullah  
Commissioner Zaccone  
Chairman Poli

**ABSTAIN**

**NAYS**

Chairman Poli declared said motion carried.

**Legal Update** – Attorney Erin Hodgson reported Day Pitney assisted with a transaction and development of the Work from Policy. They are in the process of drafting four new complaints and three individuals were in court today. One was in default and will be expected to vacate, one entered a repayment agreement with 50% down and one was adjourned for three weeks as they seek assistance. Executive Director Stephens pointed out that the cases being heard now are post COVID cases and although we do not want anyone to be homeless, we are now requiring repayments agreements to include 50% down payment, back rent paid off in 12 months and current on current rents. Erin Hodgson stated the courts are finally catching up with their cases and they are seeing court dates within weeks.

**New Business** – None

**Old Business** – Executive Director Stephens thanked Commissioner Zaccone for facilitating communication with Rockaway Township. After our meeting, she received a call from Rockaway Township on Monday and a meeting was set for Tuesday. Executive Director

Stephens met with the Business Administrator, Planner and Engineer and they seemed to like many facets of the project (access to public utilities and main road, assisting with COAH obligation numbers, etc.) There have also been encouraging emails back and forth for additional information. Executive Director Stephens has a phone conference with the new CEO for Morris Habitat next Friday.

**Adjournment:**

The meeting adjourned at 6:37PM.

12/14/23  
Date Adopted

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Kelly A. Stephens, Board Secretary