HOUSING AUTHORITY OF THE COUNTY OF MORRIS
MINUTES OF THE REGULAR MEETING
October 8, 2026

TIME: 6:00 P.M.

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

CALL TO ORDER: Vice Chairman Meringolo called the meeting to order at 6:06 PM.

ROLL CALL: Executive Director Brown called roll.

PRESENT	**ABSENT**
Commissioner Oliver	Chairman Poli (Arrived 6:22 PM)
Commissioner Somma	
Commissioner Ullah	
Commissioner Zaccone	
Vice Chairman Meringolo	

Also attending meeting:
Kate Coffey, Day Pitney
Gregory Brown, Executive Director
Gina Bozzi, Finance Director
Barbara Anderson, Public Member

Executive Director Brown read adequate notice to the public: I hereby announce and state that adequate notice of this remote meeting being held on this, eighth day of October 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: The meeting was opened to the public at 6:08 p.m.

There being no further public comment, the meeting was closed to the public at 6:08 p.m.

Correspondence: None.

Chairman Report: None.

Committee Report: None.

Executive Director Report: Executive Director Brown reported activities for the month included chair exercise classes, movie screenings, arts and crafts, a quarter exchange, food pantry services, vegetable pickups, and a Halloween party.

HOTMA training was completed last month, and departmental meetings are being held this month to review the regulatory changes and prepare for implementation. Discussions are focused on eligibility requirements, income and assets determinations, allowable deductions, and reexamination procedures. These meetings are intended to ensure staff readiness, support a smooth transition, and identify and address any outstanding concerns prior to January 1, 2027. The Administrative Plan and (ACOP) Admissions and Continued Occupancy Policies have been reviewed to ensure compliance with HOTMA.

The 2027 Annual Plan is scheduled for submission to HUD this month for review and approval. The plan includes the required HUD documentation, agency operations and policies, housing needs and priorities, goals and objectives for the upcoming year and other operational initiatives.

On September 15th a water leak was reported inside a unit at the Peer Place family complex. A resident returning home after being away for approximately two weeks discovered water damage in the bathroom and living room. Maintenance staff promptly assessed the damage, and an insurance claim was submitted. Two residents are currently displaced while repairs are being completed.

The awarded contractor for the HVAC Upgrades at India Brook Village has successfully installed the required pumps and completed the HVAC system repairs. The system is currently operating as designed, with no further leaks reported, and the newly installed pumps are functioning properly. Day Pitney has assisted with issuing a second demand letter to the contractor seeking reimbursement for water damage resulting from the previously failed pumps, which caused property damage and displaced two residents.

Regular Minutes: A motion was made by Commissioner Oliver and seconded by Commissioner Somma Approving the Regular Minutes for September 10, 2026. The following votes were cast:

AYES	ABSTAIN	NAYS
Commissioner Somma		
Commissioner Oliver		
Commissioner Ullah		
Commissioner Zaccone		
Vice Chairman Meringolo		

Vice Chairman Meringolo declared said motion carried.

Schedule of Payments: A motion was made by Commissioner Ullah and seconded by Commissioner Oliver Approving the Schedule of Payments for October 8, 2026. The following votes were cast:

AYES	ABSTAIN	NAYS
Commissioner Somma		
Commissioner Oliver		
Commissioner Ullah		
Commissioner Zaccone		

Vice Chairman Meringolo

Vice Chairman Meringolo declared said motion carried.

Resolutions:

2026-28– A motion was made by Vice Chairman Meringolo and seconded by Commissioner Somma Approving the Use of the HUD Established Small Area Fair Market Rents (SAFMRS) for 2027 for Flat Rent and Payment Standards. The following votes were cast:

AYES	ABSTAIN	NAYS
Commissioner Somma		
Commissioner Oliver		
Commissioner Ullah		
Commissioner Zaccone		
Vice Chairman Meringolo		

Vice Chairman Meringolo declared said motion carried.

2026-29– A motion was made by Commissioner Ullah and seconded by Vice Chairman Meringolo Certifying Compliance with the PHA Plan and Related Regulations. The following votes were cast:

AYES	ABSTAIN	NAYS
Commissioner Somma		
Commissioner Oliver		
Commissioner Ullah		
Commissioner Zaccone		
Vice Chairman Meringolo		

Vice Chairman Meringolo declared said motion carried.

2026-30– A motion was made by Commissioner Somma and seconded by Commissioner Oliver Awarding Contract for Inspection and Maintenance of Fire Sprinkler Systems for all Housing Authority Properties. The following votes were cast:

AYES	ABSTAIN	NAYS
Commissioner Somma		
Commissioner Oliver		
Commissioner Ullah		
Commissioner Zaccone		
Vice Chairman Meringolo		

Vice Chairman Meringolo declared said motion carried.

2026-31– A motion was made by Chairman Poli and seconded by Commissioner Ullah Authorizing a Shared Service Agreement between CPHA and MCHA. The following votes were cast:

AYES	ABSTAIN	NAYS
Commissioner Somma		
Commissioner Oliver		
Commissioner Ullah		
Commissioner Zaccone		
Vice Chairman Meringolo		
Chairman Poli		

Vice Chairman Meringolo declared said motion carried.

2026-32– A motion was made by Vice Chairman Meringolo and seconded by Commissioner Zaccone Introducing the Housing Authority 2027 Budget. The following votes were cast:

AYES	ABSTAIN	NAYS
Commissioner Somma		
Commissioner Oliver		
Commissioner Ullah		
Commissioner Zaccone		
Vice Chairman Meringolo		
Chairman Poli		

Vice Chairman Meringolo declared said motion carried.

Legal Update: Attorney Kate Coffey reported that Day Pitney assisted the Authority with demand letters addressing HVAC issues at India Brook Village. The contractor's response is due Friday, October 9th.

Day Pitney is also handling six rent collection trials scheduled for this month.

New Business: Vice Chairman Bruce Meringolo said his goodbyes to the Board, noting that this would be his final meeting as Commissioner of the Housing Authority County of Morris under his current term.

Old Business: None.

Adjournment: The meeting adjourned at 6:33 PM.

November 12, 2026

Date Adopted

Gregory Brown

Gregory Brown, Board Secretary