

HOUSING AUTHORITY OF THE COUNTY OF MORRIS
MINUTES OF THE REGULAR MEETING
September 10, 2026

TIME: 6:00 P.M.

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

CALL TO ORDER: Chairman Poli called the meeting to order at 6:07 PM.

ROLL CALL: Executive Director Brown called roll.

PRESENT

Commissioner Oliver
Commissioner Somma
Vice Chairman Meringolo
Chairman Poli

ABSENT

Commissioner Ullah
Commissioner Zaccone

Also attending meeting:

Kate Coffey, Day Pitney
Gregory Brown, Executive Director
Karine King, 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, tenth day of September 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. Karine King inquired about housing information and the application process. Executive Director Brown provided Ms. King with the Authority's contact information and advised her to contact the office the following morning for additional information and assistance.

There being no further public comment, the meeting was closed to the public at 6:12 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, a quarter exchange, food pantry services, vegetable pickups, bingo, game night, and hot dog socials. The annual senior picnic was held while celebrating community milestones. Morris Mews celebrated 45 years, India Brook Village celebrated 40 years, and the Congregate Living Facility celebrated 30 years. A Resolution of Honor was presented to the Housing Authority County of Morris at the event by Morris County Commissioner Deborah Smith.

A resident of the Housing Authority has been selected to receive a 2026 NJNAHRO scholarship award in the amount of \$1,500. Scholarship recipients were selected from a competitive pool of applicants submitted by Housing Authorities across the State of New Jersey. The award may be renewed for a second year, if the resident maintains the required 2.5 GPA throughout the first two years of their studies.

Housing Authority staff are scheduled to complete HOTMA training this month, an In-Depth Review of Programmatic Changes that is scheduled to take effect January 1st, 2027. Focusing on eligibility, income and asset determinations, deductions, and reexaminations. This two-day in-person course will provide practical, hands-on guidance for implementing HOTMA across Public Housing, Housing Choice Voucher, and multi-family programs. The Housing Authority has invited other local housing agencies to participate. Representatives from Dover, Madison, Boonton, and Summit authorities will be present.

The Housing Authority will participate in the 5th Annual Morris County Community Resource Exchange on September 18th. This annual networking and educational event bring together community organizations and service providers to share information, resources, and programs that support residents throughout Morris County. Participation in this event will provide an opportunity to increase community awareness of the Housing Authority's programs and services to strengthen connections with local community partners.

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

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

Chairman Poli declared said motion carried.

Schedule of Payments: A motion was made by Vice Chairman Meringolo and seconded by Chairman Poli Approving the Schedule of Payments for September 10, 2026. The following votes were cast:

<u>AYES</u>	<u>ABSTAIN</u>	<u>NAYS</u>
Commissioner Somma		

Commissioner Oliver
Vice Chairman Meringolo
Chairman Poli

Chairman Poli declared said motion carried.

Resolutions:

2026-27– A motion was made by Commissioner Oliver and seconded by Vice Chairman Meringolo Awarding the Contract for Dryer Vent Cleaning at Housing Authority Properties. The following votes were cast:

AYES

Commissioner Somma
Commissioner Oliver
Vice Chairman Meringolo
Chairman Poli

ABSTAIN

NAYS

Chairman Poli declared said motion carried.

Legal Update: Attorney Kate Coffey reported that she is working with Executive Director Brown and is in the final stages of revising the Authority's Personnel Policies and Procedures Manual. The employee acknowledgement form has been completed and will be distributed for signature upon completion of the revised manual. All employees will be required to sign the acknowledgement form.

A resident raised concerns regarding handicapped-accessible parking at the Peer Place property in Denville. The Housing Authority addressed the matter by designating two parking spaces closest to the residents' unit. Both spaces provide a barrier-free path of access from the parking area to the unit.

Attorney Coffey further discussed the importance of keeping all cameras on during Board meetings as a best practice for public meetings. She explained that maintaining visible participation helps foster a positive relationship with members of the public.

Day Pitney has assisted the Authority with demand letters and responses concerning HVAC issues at India Brook Village. The awarded contractor has responded appropriately and has taken responsibility for addressing the issues identified by the Housing Authority. Day Pitney will continue to assist the Authority until all outstanding matters are successfully resolved.

Day Pitney has also assisted with a few OPRA requests. The requests have been reviewed and addressed in a timely manner, including responses concerning records that constitute governmental records subject to OPRA.

The Authority has requested that Day Pitney assist with drafting a service agreement with another agency to provide temporary operational support on an as-needed basis.

Day Pitney received six new rent collection matters for handling.

New Business: None.

Adjournment: The meeting adjourned at 6:33 PM.

October 8, 2026

Date Adopted

Gregory Brown

Gregory Brown, Board Secretary