

HOUSING AUTHORITY OF THE COUNTY OF MORRIS
MINUTES OF THE REGULAR MEETING
March 11, 2021

TIME: 6:00 P.M.

PLACE: Zoom Meeting, Meeting ID:842 1057 4649, Passcode: 881069

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

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

PRESENT

Chairman Poli
Vice Chairman Zaccone
Commissioner Feyl
Commissioner Hall
Commissioner Ullah

ABSENT

Commissioner Meringolo

Also attending meeting via conference call:

Katharine A. Coffey, Day Pitney LLP
Kelly A. Stephens, Executive Director
Gina Bozzi, Finance Manager
Barbara Anderson, Tenant

Gina Bozzi read adequate notice to the public.

I hereby announce and state that adequate notice of this meeting being held on this eleventh day of March 2021 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, the Housing Authority website 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: 6:02PM

Barbara Anderson, tenant of India Brook Village, asked Executive Director Kelly A. Stephens about the sidewalks at India Brook Village as the courtyard is closed off. Executive Director Stephens explained this was a topic on her ED report but she would discuss now. There is an issue with the sidewalks heaving, with a height of at least 2" in certain areas, necessitating an area of the courtyard to be closed off for safety reasons. We have sent a letter with the Engineer's report to the contractor and are awaiting his response before we involve the attorneys. Meeting closed to public at 6:05PM.

Correspondence: None at this time.

Committee Report: None at this time.

Chairman Report: None at this time.

Executive Director Report – The Morris Mews Senior Clinic had their second vaccination clinic today. India Brook Village will have their second vaccination clinic on 3/26. Pleasant View Village only had about thirty people sign up for the vaccination, therefore, it was not enough people for Zufall to come on site. We teamed up with Dover HA and Spruce Street Senior Housing and those thirty attended their clinic. Either the tenants drove themselves or we provided a van that transported them back and forth.

The Morristown Rotary received a grant to provide meals to the seniors at Morris Mews Senior Citizen Complex and Congregate. They will be working with local restaurants and delivering them every Wednesday for the next three months.

The Housing Authority had a bid opening on Friday for the Bennett Ave and Green Pond Village Playgrounds. We will be utilizing Capital Fund money and a grant from Community Development for this project. There will be a resolution on next month's agenda.

There was a presentation today for Community Development Block Grant where the Housing Authority submitted for Lighting and Fencing at the Peer Place Basketball Court. Chairman Poli reminded Executive Director Stephens to ensure we worked with the township to ensure the lighting did not interfere with local residents. She stated that when she attended the Denville Township Council meeting, this concern was brought up and she assured them they would work with the Planning Board.

Regular Minutes – A motion was made by Commissioner Feyl and seconded by Commissioner Hall Approving the Regular Minutes for February 11, 2021. The following votes were cast:

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

Chairman Poli declared said motion carried.

Schedule of Payments – Finance Manager Gina Bozzi explained the new format of the Financial Statements. All board members were in agreement that they liked the new, concise format. A motion was made by Commissioner Feyl and seconded by Chairman Poli Approving the Schedule of Payments for March 11, 2021. The following votes were cast:

<u>AYES</u>	<u>ABSTAIN</u>	<u>NAYS</u>
Chairman Poli		
Vice Chairman Zaccone		

Commissioner Feyl
Commissioner Hall
Commissioner Ullah

Chairman Poli declared said motion carried.

Resolution 2021 – 7 – A motion was made by Commissioner Hall and seconded by Commissioner Feyl Awarding the Contract for New Interior Finishes in the Community Room at Pleasant View Village. The following votes were cast:

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

Chairman Poli declared said motion carried.

Resolution 2021 – 8 – A motion was made by Vice Chairman Zaccone and seconded by Commissioner Ullah Adopting Remote Meeting Procedures. The following votes were cast:

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

Chairman Poli declared said motion carried.

Legal Update

Kate Coffey reported there is some progress on the Pleasant View Village property. She has spoken with the Municipal Engineer and they would like to see additional property information. It is located in the Highlands which portions have some constraints – Kate Coffey reviewed the Advanced Property Report with the board. PVV is located in an RMF-8 zone, and it is possible based on acreage, there could be 5-8 units. Kate Coffey has sent everything the Planner.

Day Pitney also provided assistance on the Remote Meeting Procedures to ensure it was in accordance with the Open Public Meetings Act. They also have been revising the Protection of Minors Policy which is required by the JIF. Their concern was that it opens the Housing Authority up for liability when they do not have programs that supervise children. It was passed on to the JIF and should be put before the board as a resolution next month.

New Business

None

Old Business

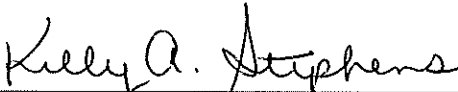
None

Adjournment

Meeting adjourned at 6:38PM.

4/8/2021

Date Adopted



Kelly A. Stephens, Director/Secretary