

HOUSING AUTHORITY OF THE COUNTY OF MORRIS  
MINUTES OF THE REGULAR MEETING  
JANUARY 14, 2014

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

**PLACE:** Caffè NaVona, 147 Route 46, Rockaway, New Jersey.

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

**ROLL CALL:** Chairman Tappen requested that the roll be called.

**PRESENT**

Commissioner Denecke (arrived 6:05pm)  
Commissioner Dolan  
Commissioner Hall  
Commissioner Ricciardelli  
Commissioner Schramm  
Vice Chairman Koldewyn  
Chairman Tappen

**ABSENT**

**Also attending meeting:**

Roberta L. Strater, Executive Director  
Lucille Favale, Deputy Executive Director  
Douglas Henshaw; Porzio, Bromberg & Newman, P.C.

**Chairman Tappen read adequate notice to the public.**

I hereby announce and state that adequate notice of this meeting being held on this fourteenth day of January 2014 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 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. 10:4-6et. seq. "Open Public Meetings Act."

**Minutes** – A motion was made by Vice Chairman Koldewyn seconded by Commissioner Dolan approving the minutes of regular meeting of November 12, 2013. The following votes were cast:

**AYES**

Commissioner Dolan  
Commissioner Hall  
Commissioner Ricciardelli  
Commissioner Schramm  
Vice Chairman Koldewyn  
Chairman Tappen

**ABSTAIN**

**NAYS**

Chairman Tappen declared said motion carried.

**Schedule of Warrants** – A motion was made by Commissioner Dolan and seconded by Vice Chairman Koldewyn approving the Schedule of Warrants for December 10, 2013. The following votes were cast:

<u>AYES</u>	<u>ABSTAIN</u>	<u>NAYS</u>
Commissioner Denecke		
Commissioner Dolan		
Commissioner Hall		
Commissioner Ricciardelli		
Commissioner Schramm		
Vice Chairman Koldewyn		
Chairman Tappen		

Chairman Tappen declared said motion carried.

**Schedule of Warrants** – A motion was made by Commissioner Dolan and seconded by Vice Chairman Koldewyn approving the Schedule of Warrants for January 14, 2014. The following votes were cast:

<u>AYES</u>	<u>ABSTAIN</u>	<u>NAYS</u>
Commissioner Denecke		
Commissioner Dolan		
Commissioner Hall		
Commissioner Ricciardelli		
Commissioner Schramm		
Vice Chairman Koldewyn		
Chairman Tappen		

Chairman Tappen declared said motion carried.

**Resolution 2014 - 1** - A motion was made by Commissioner Dolan and seconded by Commissioner Hall appointing Accounting Firm to **Polcari & Company**. The following votes were cast:

<u>AYES</u>	<u>ABSTAIN</u>	<u>NAYS</u>
Commissioner Denecke		
Commissioner Dolan		
Commissioner Hall		
Commissioner Ricciardelli		
Commissioner Schramm		
Vice Chairman Koldewyn		
Chairman Tappen		

Chairman Tappen declared said motion carried.

**Resolution 2014 - 2** - A motion was made by Commissioner Denecke and seconded by Commissioner Dolan appointing a Fund Commissioner. The following votes were cast:

<u>AYES</u>	<u>ABSTAIN</u>	<u>NAYS</u>
Commissioner Denecke		
Commissioner Dolan		

Commissioner Hall  
Commissioner Ricciardelli  
Commissioner Schramm  
Vice Chairman Koldewyn  
Chairman Tappen

Chairman Tappen declared said motion carried.

**Resolution 2014 - 3** - A motion was made by Commissioner Dolan and seconded by Commissioner Schramm appointing the current 2013 officers to the Housing Authority of the County of Morris Board of Commissioners for the Year 2014. The following votes were cast:

<u>AYES</u>	<u>ABSTAIN</u>	<u>NAYS</u>
Commissioner Denecke Commissioner Dolan Commissioner Hall Commissioner Ricciardelli Commissioner Schramm Vice Chairman Koldewyn Chairman Tappen		

Chairman Tappen declared said motion carried.

**Resolution 2014 - 4** - A motion was made by Commissioner Dolan and seconded by Commissioner Hall awarding Contract for Electrical Panel Upgrade at Morris Mews to **Vanore Electric, Inc.** Mr. Henshaw informed the Board that the Engineering firm, LAN Associates wished to disclose that their firm was involved with a legal dispute between the low bidder and a general contractor from another project. Mr. Henshaw stated there was no conflict since the low bidder was on another project. The following votes were cast:

<u>AYES</u>	<u>ABSTAIN</u>	<u>NAYS</u>
Commissioner Denecke Commissioner Dolan Commissioner Hall Commissioner Ricciardelli Commissioner Schramm Vice Chairman Koldewyn Chairman Tappen		

Chairman Tappen declared said motion carried.

**Resolution 2014 - 5** - A motion was made by Commissioner Denecke and seconded by Commissioner Dolan for Risk Management Consultant Agreement with **Gallagher Bollinger**. The following votes were cast:

<u>AYES</u>	<u>ABSTAIN</u>	<u>NAYS</u>
Commissioner Denecke Commissioner Dolan Commissioner Hall		

Commissioner Ricciardelli  
Commissioner Schramm  
Vice Chairman Koldewyn  
Chairman Tappen

Chairman Tappen declared said motion carried.

**Morris County Affordable Housing Corporation**

We made an offer of \$100,000 for a vacant piece of property located at 24 Walnut Street, Morris Township. Property is located on the corner of Carlton Street and Walnut Street. Homeless Solutions bid \$120,000 and received the award. Property was listed for \$95,000.

**Report of Committees**

None

**New Business**

Ms. Strater reported that the Neighborhood House Day Care at Peer Place will be closing their doors by the end of March. Reasons concerning salary and benefit costs for the employees. They would like to use the space for their summer camp.

We contacted Head Start to see if they were interested in the space to rent. They declined. They have closed all their day cares except for the Dover location.

We are looking at other uses for the building.

Morris Habitat for Humanity is having their Hearts & Hammers Gala. Ms. Strater is being honored. Every year we purchase a table from the Affordable Housing Corporation. This year we would like the Housing Authority to purchase a table as well. Ms. Laurentino will contact you to see who would like to attend. Commissioner Denecke stated that the Board would also like an ad to be purchased from the Board congratulating Ms. Strater.

**Old Business**

None

---

Roberta L. Strater, Director/Secretary

---

Date Adopted