

HOUSING AUTHORITY OF THE COUNTY OF MORRIS  
MINUTES OF THE REGULAR MEETING  
JUNE 10, 2014

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

**PLACE:** Conference Room, Morris Mews Senior Citizen Complex, West Hanover Avenue and Ketch Road, Morris Township, 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 Dolan  
Commissioner Hall  
Commissioner Ricciardelli  
Commissioner Schramm  
Vice Chairman Koldewyn  
Chairman Tappen

**ABSENT**

Commissioner Denecke

**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 tenth day of June 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 Commissioner Dolan and seconded by Commissioner Hall Approving the Minutes of Regular Meeting of May 13, 2014. The following votes were cast:

**AYES**

Commissioner Dolan  
Commissioner Hall  
Commissioner Schramm  
Vice Chairman Koldewyn  
Chairman Tappen

**ABSTAIN**

Commissioner Ricciardelli

**NAYS**

Chairman Tappen declared said motion carried.

**Schedule of Warrants** – A motion was made by Commissioner Hall and seconded by Commissioner Dolan Approving the Schedule of Warrants for June 10, 2014. The following votes were cast:

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

Chairman Tappen declared said motion carried.

**Resolution 2014 - 15** - A motion was made by Vice Chairman Koldewyn and seconded by Commissioner Dolan Ratifying the Late Introduction and Submission of the Morris County Housing Authority. The following votes were cast:

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

Chairman Tappen declared said motion carried.

**Resolution 2014 - 16** - A motion was made by Commissioner Ricciardelli and seconded by Commissioner Dolan Appointing Employee to Finance Manager Position. The following votes were cast:

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

Chairman Tappen declared said motion carried.

**Resolution 2014 - 17** - A motion was made by Vice Chairman Koldewyn and seconded by Commissioner Hall Awarding the Preventive Maintenance Contract for Fire Alarm and Nurse Call System. The following votes were cast:

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

Chairman Tappen declared said motion carried.

**Resolution 2014 - 18** - A motion was made by Commissioner Hall and seconded by Vice Chairman Koldewyn Awarding Contract for Mulch Installation. The following votes were cast:

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

Chairman Tappen declared said motion carried.

**Morris County Affordable Housing Corporation**

**Monroe Street**

Ms. Strater reported that we are soliciting estimates for some of the work/repairs necessary at 227 Martin Luther King Avenue. Mr. Jeff Rawding looked at the garage space to be converted at 6 Monroe Street. He felt that we could get the work completed at \$75.00 a square foot approximately \$120,000 for two- one bedroom units.

**Carlton Street**

Chairman Tappen asked if the kitchen issue has been resolved. Ms. Strater informed the Board that we are back to the original plans. The real issue is that COAH requires a room on the first floor be converted to a bedroom, if necessary.

Mr. Henshaw reported that Ms. Strater and he had a meeting with Morris Township to discuss the COAH plan. They are including our projects in their plan. They will have housing trust money available in the near future.

**Report of Committees**

None

**New Business**

Ms. Strater reported that she is recommending a new position in the Finance Department. The job description has been sent to Ms. Allison Stapleton, Labor Relations. Ms. Stapleton will forward it to Morris Council Six Union.

Ms. Strater also reported that a tenant received \$8,000 scholarship from NJNAHRO. This tenant is going to a school in Boston, Massachusetts to be a doctor.

**Old Business**

None

**Adjournment**

A motion was made by Vice Chairman Koldewyn and seconded by Commissioner Hall to adjourn the meeting. Meeting adjourned at 6:35pm.

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Roberta L. Strater, Director/Secretary

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Date Adopted