

HOUSING AUTHORITY OF THE COUNTY OF MORRIS  
MINUTES OF THE REGULAR MEETING  
NOVEMBER 12, 2013

**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 Denecke  
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  
Gregory Ricciardi, 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 twelfth day of November 2013 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 Denecke seconded by Commissioner Schramm approving the minutes of regular meeting of October 8, 2013. The following votes were cast:

**AYES**

Commissioner Denecke  
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 Vice Chairman Koldewyn and seconded by Commissioner Ricciardelli Approving the Schedule of Warrants for November 12, 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.

**Resolution 2013 - 35** - A motion was made by Commissioner Dolan and seconded by Commissioner Hall Introducing the 2014 Annual Budget. 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 2013 - 36** - A motion was made by Commissioner Schramm and seconded by Vice Chairman Koldewyn Awarding Contract for Turnover and Cycle Painting to **JG Painting and Contracting 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 2013 - 37** - A motion was made by Commissioner Denecke and seconded by Vice Chairman Koldewyn Awarding Contract for Floor Finishes at Housing Authority County of Morris Complexes to **Freddy's Floor Covering, Inc.** 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 2013 - 38** - A motion was made by Commissioner Ricciardelli and seconded by Commissioner Dolan Appointing Attorney to **Porzio, Bromberg & Newman, P.C.** The following votes were cast:

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

Chairman Tappen declared said motion carried.

**Resolution 2013 - 39** - A motion was made by Commissioner Denecke and seconded by Vice Chairman Koldewyn Appointing Auditor to **Hymanson, Parnes & Giampaolo.** 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 2013 - 40** - A motion was made by Vice Chairman Koldewyn and seconded by Commissioner Hall Approving Meeting Dates of the Board of Commissioners of the Housing Authority of the County of Morris. The following votes were cast:

**AYES**

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

**ABSTAIN**

**NAYS**

Chairman Tappen declared said motion carried.

**Morris County Affordable Housing Corporation**

**Carlton Street**

Ms. Strater reported that we should close on the property before the end of the year. We have \$400,000 left over from the anonymous donation, \$91,000 from HOME funds and Morris Habitat has \$70,000 from a project that was earmarked for Denville and was not approved. We have enough funding for this project.

**Morris Plains**

They rescinded the contract with us to develop the Tabor Road project.

**Bennett Avenue/Franklin Road**

We intend to apply for HOME funds for this project next year. We are looking at developing two – two bedroom rental units.

**Report of Committees**

None

**New Business**

Ms. Strater reported that a company has approached the Authority to install an antenna at Pleasant View Village. The company is offering \$700 per month rental to us. We are not sure where they intend to install the antenna. Pleasant View Village is not a large property.

The Board discussed and requested more information on the antenna. They also requested that staff schedule a meeting with them at the site to see where they wish to install the antenna.

December meeting will be at Caffe Navona at 6pm.

**Old Business**

None

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Roberta L. Strater, Director/Secretary

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Date Adopted