

HOUSING AUTHORITY OF THE COUNTY OF MORRIS
MINUTES OF THE REGULAR MEETING
OCTOBER 13, 2015

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 Koldewyn called the meeting to order at 6:00 P.M.

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

PRESENT

Commissioner Hall
Commissioner Schramm
Commissioner Tappen
Vice Chairman Ricciardelli
Chairman Koldewyn

ABSENT

Commissioner Denecke
Commissioner Dolan

Also attending meeting:

Roberta L. Strater, Executive Director
Lucille Favale, Deputy Executive Director
Douglas Henshaw, Day Pitney LLP

Chairman Koldewyn read adequate notice to the public.

I hereby announce and state that adequate notice of this meeting being held on this thirteenth day of October 2015 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 Ricciardelli and seconded by Commissioner Hall Approving the Minutes of Regular Meeting of September 8, 2015. The following votes were cast:

AYES

Commissioner Hall
Commissioner Schramm
Vice Chairman Ricciardelli
Chairman Koldewyn

ABSTAIN

Commissioner Tappen

NAYS

Chairman Koldewyn declared said motion carried.

Schedule of Payments – A motion was made by Commissioner Tappen seconded by Commissioner Schramm Approving the Schedule of Payments for October 13, 2015. The following votes were cast:

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

Chairman Koldewyn declared said motion carried.

Resolution 2015 - 35 - A motion was made by Commissioner Tappen and seconded by Vice Chairman Ricciardelli Approving the PHA Certifications of Compliance with PHA Plans and Regulations. The following votes were cast:

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

Chairman Koldewyn declared said motion carried.

Resolution 2015 - 36 - A motion was made by Commissioner Hall and seconded by Commissioner Tappen Accepting Certificate of Completion from John Garcia Construction Company. The following votes were cast:

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

Chairman Koldewyn declared said motion carried.

Resolution 2015 - 37 - A motion was made by Vice Chairman Ricciardelli and seconded by Commissioner Schramm Accepting Certificate of Completion from Crossroads Pavement Maintenance, LLC. The following votes were cast:

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

Chairman Koldewyn declared said motion carried.

Resolution 2015 - 38 - A motion was made by Commissioner Hall and seconded by Commissioner Schramm Introducing the 2016 Annual State Budget. The following votes were cast:

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

Chairman Koldewyn declared said motion carried.

Resolution 2015 - 39 - A motion was made by Commissioner Tappen and seconded by Commissioner Hall Approving Change Order No. GC-1 for Morris Mews Door Replacement. The following votes were cast:

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

Chairman Koldewyn declared said motion carried.

Resolution 2015 - 40 - A motion was made by Vice Chairman Ricciardelli and seconded by Commissioner Tappen Approving Change Order No. GC-2 for Morris Mews Door Replacement. The following votes were cast:

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

Chairman Koldewyn declared said motion carried.

Morris County Affordable Housing Corporation

Carlton Street

Ms. Strater reported that the project is moving along.

Monroe Street

Ms. Strater reported that we received the site plans and made some changes to them.

Franklin Road

Ms. Favale reported that the Schommer Engineering informed us of the discussions he has had with NJDEP concerning the Flood Hazard Area of this property. He was advised that the flood elevation on the property would be established at an elevation of about 548 to 549. The actual elevation is about 546 to 547. Their assessment is that the property is subject to flooding. The first floor elevation must be one foot higher than the flood elevation.

Ms. Strater stated that we have to bring this before the Morris County Affordable Housing Board.

Green Pond Road

Mr. Henshaw reported about the project north and east of the Green Pond Village complex. This project was approved to build 28 affordable units. The attorney for Lennar contacted Mr. Henshaw to see if we were interested in managing and developing the 28 units or they would build and would convey the units to the Housing Authority. Mr. Henshaw will contact them the attorney.

Report of Committees

Finance Committee – Commissioner Hall met with Anthony Polcari, Polcari & Company, Fee Accountant for the Authority, to discuss the 2016 State Budget. Commissioner Hall reported that there is little change in this year's budget from the proposed 2016 budget. The risks are snow removal, utilities and maintenance. The Committee recommends acceptance of the 2016 State Budget.

New Business

Ms. Strater reported that Chairman Koldewyn received a letter from a Housing Choice Voucher applicant. Currently the waiting list is closed. Staff researched the applicants name on the waiting list and it is not listed as well as pulling all applications to see if the applicant applied. Ms. Strater will respond to the letter on behalf of the Board.

Old Business

None

Adjournment

A motion was made by Vice Chairman Ricciardelli and seconded by Commissioner Tappen to adjourn the meeting. All were in favor. Meeting adjourned at 6:45pm.

Date Adopted

Roberta L. Strater, Director/Secretary