

HOUSING AUTHORITY OF THE COUNTY OF MORRIS  
MINUTES OF THE REGULAR MEETING  
MARCH 13, 2012

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

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

**PRESENT**

Commissioner Denecke  
Commissioner Dolan  
Commissioner Ricciardelli  
Vice Chairman Tappen  
Chairman Hall

**ABSENT**

Commissioner Koldewyn  
Commissioner Schramm

**Also attending meeting:**

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

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

I hereby announce and state that adequate notice of this meeting being held on this thirteenth day of March, 2012 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 Dolan approving the minutes of February 14, 2012. The following votes were cast:

**AYES**

Commissioner Denecke  
Commissioner Dolan  
Commissioner Ricciardelli  
Vice Chairman Tappen  
Chairman Hall

**ABSTAIN**

**NAYS**

Chairman Hall declared said motion carried.

**Schedule of Warrants** – A motion was made by Commissioner Dolan and seconded by Commissioner Denecke Approving the Schedule of Warrants for March 13, 2012. The following votes were cast:

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

Chairman Hall declared said motion carried.

**Resolution 2012 – 8** – A motion was made by Commissioner Denecke seconded by Commissioner Ricciardelli Revising Personnel Policies and Procedures. The following votes were cast:

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

Chairman Hall declared said motion carried.

**Resolution 2012 – 9** – A motion was made by Vice Chairman Tappen seconded by Commissioner Ricciardelli Approving Change Order #1 for Peer Place. The following votes were cast:

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

Chairman Hall declared said motion carried.

**Resolution 2012 – 10** – A motion was made by Commissioner Dolan seconded by Commissioner Denecke Approving Change Order #4 for Congregate Living Facility. The following votes were cast:

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

Chairman Hall declared said motion carried.

**Resolution 2012 – 11** – A motion was made by Commissioner Denecke seconded by Vice Chairman Tappen Awarding Contract for Landscaping at Morris Mews, Pleasant View Village, Peer Place, Bennett Avenue, Green Pond Village and India Brook Village. The following votes were cast:

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

Chairman Hall declared said motion carried.

**Resolution 2012 – 12** – A motion was made by Commissioner Denecke seconded by Vice Chairman Tappen Approving Change Order #2 for Peer Place. The following votes were cast:

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

Chairman Hall declared said motion carried.

### **Morris County Affordable Housing Corporation**

#### **Peer Place**

Ms. Favale explained the email letter sent from Seth Leeb, Architect. Mr. Leeb and the Building Inspector know this is not a code violation but should be installed based on the type of construction we are building. In Mr. Leeb's professional opinion he feels the OSB plywood and the not rated plywood immediately adjacent to the "party wall" should be covered with 5/8" Type "X" fire rated sheetrock, only in the areas where the overbuilt dormer/gables occur. Mr. Leeb indicated this would be a change order. Ms. Strater contacted Ms. Schleicher-Bravo to discuss the change order and the costs involved. She was not available.

#### **Carlton Street**

Mr. Henshaw reported that the Phase 1 Environmental provided by EcolSciences indicated there are a number of fruit trees on the property. EcolSciences is suggesting we have samples analyzed for pesticides, arsenic and lead.

**Gore**

Mr. Henshaw reported that his firm has filed a motion to amend the description of the property. A presentation was made to the Housing Committee at Community Development for HOME funds. We applied for \$350,000 for this project.

**Committee Reports**

None.

**New Business**

We opened the Housing Choice Voucher waiting list on the web site. We are accepting applications till May 3, 2012. The last time the list was open, was 9 years ago.

**Old Business**

We reviewed the committee member list and made adjustments.



Roberta L. Strater, Director/Secretary

4/10/12  
Date Adopted