

Board of Commissioners – Housing Authority of the Town of Morristown
Board Meeting Minutes
23 Clyde Potts Drive, Morristown, NJ 07960
January 22, 2024 – 6:00 pm

Board of Commissioners

Martha Ballard, Chairperson
Luma Oweis, Vice Chairperson – Arrived at 6:15 pm
Nohemy Zabala, Commissioner
Brian Carroll, Commissioner
Eva Turbiner, Commissioner
Derrick McCoy, Commissioner

Housing Authority

Allison Durham, Deputy Director
Frank Borin, Esq., MHA General Counsel Office

Town of Morristown Officials

Mayor Timothy Dougherty
Councilwoman Tina Lindsey

Orbach Affordable Housing Solutions LLC

Jay Reinhard, President, Orbach
Kamisha Holdman, Regional Manager, Orbach
Charlie Einsberg, Construction Manager, Orbach

Call to Order

Chairperson Ballard called the meeting to order at 6:05 p.m. The meeting was properly noticed under the New Jersey Open Public Meetings Act. Roll call was taken and Chairwoman Ballard, Commissioners Turbiner, McCoy, Zabala, and Carroll were present.

Pledge of Allegiance - Moment of Silence Observed

The flag was observed.

Approval of Regular Meeting Minutes Summary–December 18, 2023

Commissioner Zabala motioned and Commissioner Turbiner seconded to approved the December 18, 2023 Regular Meeting Minutes Summary. Chairwoman Ballard, Commissioners Turbiner, McCoy, Zabala and Carroll voted in favor.

Deputy Director Board Report

Ms. Durham reported on the following items:

1. **RAD Update:** The main focus for the last couple of months has been the renovations at Manahan Village, since residents started returning to their apartments. A list of corrections was created for the contractor and/or property maintenance to address in all the units. Ms. Durham stated that she has either visited each unit or called the residents to ensure their matters are being addressed. MHA will continue to monitor the renovations and maintenance work in all apartments.
2. **Resident Services Activities:** Ms. Durham further reported on the various activities and events that occurred in January 2024 at the senior sites and the Marion Sally Resident Center. She also

spoke on the upcoming activities and events planned for February 2024. A calendar of activities will be sent to the Commissioners.

Board Committee Reports

None

Old Business

None

Resolutions

- 2024-001 Resolution: Appoint Interim Executive Director/Authority Secretary

General Counsel Frank Borin presented resolution. Commissioner Ballard motioned and Commissioner McCoy seconded the approval. Commissioner Turbiner spoke in favor of the appointment of a new Interim Executive Director and noted that extra resources may be needed to provide support to the appointee for identified areas needing assistance. Chairwoman Ballard agreed that Ms. Durham will advise the Board if extra resources are needed. Chairwoman Ballard, Commissioners Oweis, Zabala, Turbiner, McCoy, and Carroll voted in favor.

- 2024-002 Resolution: Schedule of Bills as of January 18, 2024

Commissioner Oweis motioned and Commissioner Zabala seconded the approval. Chairwoman Ballard, Commissioners Oweis, Zabala, Turbiner, McCoy, and Carroll voted in favor.

- 2024-003 Resolution: Appoint NJ-Joint Insurance Fund Commissioner (JIF)

Commissioner Turbiner motioned and Commissioner Ballard seconded the approval. Chairwoman Ballard, Commissioners Oweis, Zabala, Turbiner, McCoy, and Carroll voted in favor.

- 2024-004 Resolution: Certificate of Appreciation – Tina Lindsey

Commissioner Ballard motioned and Commissioner Oweis seconded. Chairwoman Ballard, Commissioners Oweis, Zabala, Turbiner, McCoy, and Carroll voted in favor.

New Business

None

Public Comments

1. Sharitha Dawkins, 31 Clyde Potts Drive, Apt 5: Has not had heat in her apartment for several months. Also, her moving damage claims were denied. Building 34 Flagler has no lights in the hallways. Ms. Dawkins asked the process for getting new mailbox keys if lost. The post office says talk to the property management office and the property management says to talk to the post office.
2. Debra Moore, 36 Clyde Potts Drive, Apt. 9: Has made three work orders because her bathroom sink is leaking and running water and the toilet barely flushes. Also, her windows do not have screens. The child safety guard that was being put up by maintenance staff fell down. Ms. Moore asked if renovation work purposely removed the kitchen table? Ms. Durham noted that kitchen tables were never provided by the Authority. Ms. Moore stated that there's no room for her kitchen table anymore as the room was made smaller. Ms. Durham stated that some space had to be used for the new cabinets, the new dishwashers and the laundry machines.
3. Wanda Kennedy, 31 Clyde Potts Drive Apt. 2: Has heat issues in her upstairs and downstairs of her apartment that she has been trying to get resolved for several weeks now.
4. Jenifer Harris, 9 Flagler Street, Apt 6: Property Management needs to give proper notice to residents about work affecting their apartments and not the night before at 8:00 pm for work on the hot water the next day. Contractors need to pay attention if they turn the heat off to do work in a

building that they must turn it back on before they leave for the day. Ms. Harris talked about the excessive amount of trash along Flagler Street that is not being taken care of properly and has been like that for weeks.

5. Gracie Dawkins, 40 Clyde Potts Drive, Apt. 1: Her kitchen ceiling has cracks and was not properly treated. Around the bottom of her tub and around the tub, the caulk is already cracking. Her tub, kitchen and bathroom sink are constantly clogging up because of construction debris in the pipes. The property management office doesn't give out work order numbers anymore. She is unable to put things away because she doesn't have enough shelves in the closets. The one shelf they did put in bedroom closet fell down one night. The shelf was not properly installed. The contractor used glue instead of nails or screws. The sliding doors were too big for the closet to the point that she could not go into the closet because they're too big. There was a lot of dust in the bathroom by the radiator.
6. Walter Robinson, (Son of Katie Robinson), 14-02 Clyde Potts Drive: Stated that the work seems shoddy. Who is following up on the work that's being done? He asked the process of getting a voucher and it appears residents are not being communicated to properly. Daughter-in-law spoke and mentioned that Ms. Robinson and her niece cannot walk up the stairs because they lean. The microwave doesn't work and seem dangerous. The response she receives when asked about the issues in her apartment is "we will get to it." It has been five months. It was also mentioned that there are no rails on the exterior of the apartment.
7. Chante Hylton, 5 Clyde Potts Court: Ms. Hylton mentioned that she previously had a flood in her apartment many years ago and the repair work done was done beautifully. However, the renovation work is being done poorly and everything is now messed up in the apartment. She said the laundry machine and microwave is being used during the renovation. The Chairwoman mentioned that the work is still occurring in the apartment and not down. She's not sure when the work is going to get down.
8. Shanee Dawkins, Daughter of 40-01 CPD Resident: The new intercom is a problem at building 40. Residents can't use it. Are they going to get a key to the front door if the power goes out in the building. The front doors are heavy and not used to a building with three stories without an elevator.
9. Brittany Robinson, 36 Clyde Potts Drive, Apt. 10: Hasn't had hot water since she moved back and her window won't stay open, they slide down.
10. Annette Dutton, 14 Clyde Potts Drive, Apt. 14: Her apartment washing machine has not worked properly since she moved back. She has asked for it to be fixed or changed for a while now. Her front railing is missing and was told it is on back order. Her kitchen window screen also needs to be replaced because it has a hole in it.
11. Mr. Reinhard, Kamisha Holman and Charlie Einsberg addressed the board and the public. Ms. Holman noted that the property management office has started providing work order numbers to residents when they report an issue. The work order numbers are given to the residents to be used by the residents and staff to better track and monitor the work reported items. In addition, Orbach has hired an individual to work with the general contractor and the residents to ensure renovation work is performed appropriately. A punch list of items for the contractor to address in renovated units was compiled and they are returning to units to handle them. The property management office is working with the post office to arrange for maintenance workers to have access to the box so they can get the mailbox locks and replace lost keys. Residents should call the office to put in a work order for lost mailbox keys. Ms. Durham also noted that the list compiled of issues in the renovated

units were given to construction and property management team to resolve. Ms. Durham further stated that the exterior of the development has not been worked on as yet and landscaping, railings, steps and other areas will be worked on at a later date. Mr. Robinson asked if anyone is inspecting the renovated units prior to the residents returning. Commissioner Turbiner stated that maybe she doesn't understand how the Town's building department works as the contractor had to pull and pay for permits from that office to do the work and should be inspected by them. The Mayor responded that he will address that question and elaborate on the Town's inspections and how it works. Ms. Moore asked who designed the kitchen to the point that kitchen tables had to be taken away? Ms. Durham responded that depending on the size of the kitchen, some space had to be taken up by new kitchen cabinets, new dishwashers and new laundry machines that were not provided previously by management. Commissioner McCoy asked if the issue of no or limited heat is being addressed by management? Chairwoman Ballard stated that all persons that discussed a heating issue must be addressed the following day. Commissioner Turbiner asked how many work orders are open? Ms. Holman stated that approximately 35 are open. Mr. McCoy asked if work orders are prioritized such as heat? Ms. Holman said yes, heat is a priority. Mr. Reinhard stated that property management will be scheduling regular meetings with the residents moving forward to address questions and concerns directly with the residents. Commissioner Turbiner asked if the work orders can be shared with the housing authority. Ms. Holman stated that a monthly report will be issued to Ms. Durham. A resident mentioned that there is a mice problem in her apartment. Ms. Holman stated she will get her information to place a work order for extermination to address the issue.

Mayor's Comments

Mayor Dougherty stated that he went into some of the vacated renovated units recently. He explained that construction inspections are performed by the Town Building Department for electrical and other permit related matters. The Building Department doesn't inspect for things that another division must inspect for which is habitability. Orbach must have the Town's Maintenance Division perform a Certificate of Habitability inspection prior to every move back to ensure the apartment passes first. The apartment must pass that inspection which includes the installation of fire extinguishers, the heat is working, hot water is present, holes are filled, among other things before a resident is allowed to move back into the unit. The Mayor stated that these issues cannot continue to happen and must be taken care of and the Town's Maintenance Division inspections must be scheduled and arranged for all the apartments. The Mayor stated that he has been meeting with Ms. Durham weekly and instructed her to hold Orbach, management and the construction firm responsible and is confident in her abilities to keep focused on this matter.

Council Liaison's Comments –Tina Lindsey

Ms. Lindsey stated that she toured some of the vacated renovated apartments recently. She stated that she believes that all the complaints will be fixed and that herself and Ms. Durham will be staying on top of the issues. She saw a new boiler being installed recently, so work is happening. Ms. Lindsey further stated that the big issues need to be fixed such as heat, hot water and rodents.

Adjournment

With no further business, Commissioner McCoy motioned and Commissioner Oweis seconded a motion to adjourn the meeting. All Commissioners voted yes to adjourn at 7:14pm.

Motion: _____ Seconded: _____

Commissioner Vote	AYE	NAY	Abstain	Absent
Martha Ballard, Chairwoman				
Luma Oweis, Vice Chairwoman				
Eva Turbiner				
Nohemy Zabala				
Derrick McCoy				
Brian Carroll				
Gregg Washington				