

**Board of Commissioners – Housing Authority of the Town of Morristown**  
**Board Meeting Minutes**  
**200 South Street, Morristown, NJ 07960**  
**December 18, 2023 – 6:00 pm**

**Board of Commissioners**

Martha Ballard, Chairperson  
Luma Oweis, Vice Chairperson - Absent  
Nohemy Zabala, Commissioner  
Tina Lindsey, Commissioner  
Eva Turbiner, Commissioner  
Derrick McCoy, Commissioner

**Housing Authority**

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

**Town of Morristown Officials**

Mayor Timothy Dougherty - Absent  
Councilman Robert Iannaccone

**Orbach Affordable Housing Solutions LLC**

Elena Linnik, Director of Operations  
Charlie Eisenberg, Orbach Construction Manager

**Call to Order**

Chairperson Ballard called the meeting to order at 6:03 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 Lindsey were present.

**Pledge of Allegiance - Moment of Silence Observed**

The flag was observed.

**Approval of Regular Meeting Minutes Summary–November 27, 2023**

Commissioner Zabala motioned and Commissioner Lindsey seconded to approved the November 27, 2023 Regular Meeting Minutes Summary. Chairwoman Ballard, Commissioners Turbiner, McCoy, Zabala and Lindsey voted in favor.

**Executive Director Report**

Mr. Kinard reported on the following items:

1. **RAD Update:** Based on the resident concerns brought at previous Board meetings, MHA is working with the contractor to visit each renovated apartment, speak with residents and note their specific concerns in their apartments. The plan is to compile a working list for the contractor to return to each apartment to address the concerns. This review and compilation of the working list will also include the senior units. Visits to the Manahan apartments have started and will continue until all completed renovated units have been addressed. The goal is to address heat, hot water, missing shelves, missing closet rods, etc.

2. **Resident Services Activities:** A holiday event was held at the Marion Sally Resident Center that was extremely well attended by residents and their kids. We provided games, music, face painting and a gift for every child, pictures with Santa, raffles and great food. Also planned for December is a holiday cheer event at 29 Ann Street on the 21<sup>st</sup> for the seniors.
3. **Commissioner Turbiner** asked about the significant flooding issues in the area and what the Town is going to do about it? Mr. Kinard responded that he observed the level of flooding surrounding Manahan and the Town needing to block off streets for traffic to pass through. Mr. Kinard mentioned that he had spoken with the Mayor earlier in the day regarding the flooding matter; and, should the Town provide any insight on flood prevention he would report to the Board. He further stated that should any flood-related damage occur, the responsible party, OAHs Management would address through insurance claims.

### **Board Committee Reports**

None

### **Old Business**

None

### **Resolutions**

#### **- 2023-023 Resolution: Schedule of Bills as of December 13, 2023.**

Commissioner Turbiner motioned and Commissioner Ballard seconded the approval of the Schedule of Bills resolution. Chairwoman Ballard, Commissioners Zabala, Turbiner, McCoy, and Lindsey voted in favor.

#### **- 2023-024 Resolution: Fiscal Year 2023 Audit Report Approval HUD Submission**

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

#### **- 2023-025 Resolution: Fiscal Year 2023 Audit Report Approval NJ Dept. of Community Affairs**

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

Commissioner Turbiner commented that the presentation by the auditors on the report to the Finance Committee was very helpful and hopes next year they will present to the full Board.

#### **- 2023-2026 Resolution: Amend Fixed Asset Capitalization Threshold Policy**

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

### **Public Comments**

1. Jovane Jarrett, 6 Flagler Apt. 6: Moved into apartment in 2021. A lot of issues that management takes a long time to address or do not address at all. She has an issue with her mailbox being broken for 4 months and she has been going back and forth with post office and the management office. First it was locked and couldn't be opened and couldn't retrieve mail, now it is wide open and cannot be closed, so mail is accessible to anyone. Also noted that since the start of renovations, she is seeing mice in her apartment. Also, the tenant below her is a constant smoker and it comes to her apartment. She sent an email regarding the issues and was told it would be resolved but still struggling with the problem cigarette smoke in the bedroom, and bathroom. Parking is also very difficult to obtain and the level of dog litter is unacceptable. There is also an issue of not having consistent hot water and she has to boil water to take a shower.

2. Luz Montoya, 40 Clyde Potts Drive Apt. 8: [Spanish Speaker translated] The main problem is other residents smoking in the building and she can smell in her apartment.
3. Aleya Rios-Martinez, 10 Clyde Potts Drive Apt. 2: [Spanish Speaker translated] No hot water in the apartment and turn it on an hour and half before it gets hot. Recently transferred to this apartment from an apartment on Flagler Street. In the bathroom, the tile grout or sealant needs to be fixed. The last step on the stairs going up inside the apartment, it is causing tripping. The refrigerator is not balanced. The freezer is hitting the wall. The bottom drawer on the stove is not balanced as well. The microwave doesn't have a filter underneath. She was asked to provide a copy of her list and advised it will be reviewed with her when staff visits her apartment. She further stated that she received a notice to come to the Board meeting to express her concerns.
4. Freda Floyd, 10 Flagler Street, Apt 4: Renovation hasn't started yet at her building but she still confused as to who to call for her issues with her apartment. When she calls OAHs they tell her to call MHA and vice versa. There is a lot of mice activity in the area and she was told she will be given mouse traps and that exterminator will be going to her apartment but never shows up and had to buy her own mouse traps. In addition, there are residents that are leaving their trash outside their apartment doors instead of taking to the dumpster which affects the mice issue and request a notice be given to residents to take it to the trash instead of leaving out to sit overnight or days.
5. Sharon Lee-Moore, 8 Flagler, Apt. 17: There is a blue tarp left on the roof of building 8 and building 10 when that work occurred and it's still there. Is a voucher an option to use instead of going to the hotel during renovations and is there a timeline for when renovations will occur at her building and is there an option to pick where their items can be storage.  
Elena Linnik, Director of Operations, Orbach Affordable Housing Solutions, stated that every household will be contacted by a representative of the relocation firm, HOU, to discuss details of her household to determine the best options for relocation including storage. A meeting will be scheduled in January 2024 with the households not yet renovated to discuss more details.
6. William Quiceno, 10 Flagler Apt. 6: The heat is very hot in the apartment and no way to control the heat. Also, sometimes there is an issue with getting hot water.  
Mr. Kinard mentioned that due to the cold season in full swing now, and the buildings are still working on older boiler equipment, it can be difficult to do work to the system to change equipment out for heating controls in the units.
7. Kaydene Henry, 7 Clyde Potts Court temporary transfer to 13 Flagler Street, Apt. 1: Asked what is the protocol for preparing apartments to be moved into because her experience was horrible. There were roaches crawling throughout the kitchen cupboard. She called the Mayor to request that she not be moved into that condition until the roaches are addressed and she didn't want to take them back to her renovated apartment. Elena Linnik stated that the units should be cleaned and exterminated before someone moves in the apartments.
8. Tulane Jones, 32 Flagler Apt. 5: Bathroom tile has been falling off for some time now and door knob falling off the front door, didn't have a working refrigerator for 3 weeks because they had no new ones and was told to wait until the renovations for everything in the apartment to be handled. Ellen Linnik will create a work order for her repairs to occur.
9. Lakeitha Rawls, 23 Clyde Potts Court: In meetings before the renovations about the work, it wasn't mentioned that residents had to stay in place while the installation of the new windows occurred. It was very disruptive and loud while that work occurred. Every day in front of the house there was debris all around that made it had to enter and exit the house. She spoke to Marjorie about the issue but felt her concerns were ignored and since she had nowhere else to go while they did the work,

she stayed in the office until the work was done that day. The day her mom passed away she asked for the work to not occur at her apartment, but work continued with loud banging, which really affected her PTSD. She is now being taking to court for eviction for throwing the construction items off the porch. She stated that after asking to see the temporary apartment she needed to transfer to before she moved in but was not given the opportunity. She spoke to Allison Durham from MHA about it, who viewed the apartment and determined it was not ready for her to move into it until a week later. Feels she is being taken to court for losing her temper and would have been moving into an apartment that was not ready because staff lied and she spoke up for herself. Elena Linnik stated that Ms. Rawls is currently in the legal process and she can present her case in court when the time comes on the eviction matter.

10. Debra Moore, 36 Clyde Potts Drive, Apt. 9: Her renovated apartment was full of dust and dirty. The ceiling is a mess and doesn't look done and paint is already chipped off. The building is a mess with the loud music all night long, beer bottles around. Can't sleep because of the noise. Felt they were thrown into the apartment and so much dust in the apartment. There are a lot of young kids taking over the building and the new front door is going to get broken. There are a lot of mice around due to the garbage outside the building. She mentioned the staff locks the office door, which was never locked before. She has put in a letter requesting to transfer to a large apartment with more bedrooms.
11. Corine Thomas, 10 Clyde Potts Drive, Apt. 1: The cable wires were cut when she returned to her apartment and had to wait until December to get it reconnected which was very inconvenient. It has been 3 weeks without hot water and needs to boil it to take a bath. There are mistakes in the apartment that needs to be addressed liked gashes in the wall, chipped paint, and doesn't want to be charged for things like this. Previously, there was a squatter in the apartment, shades are missing, shelves are missing and it appears the workers are unorganized. Residents were treated better under the previous administration staff.
12. Juanita Hector, 33 Clyde Drive Apt. 5: Having heating issues and sewer backup in the washing machine and on the floor. The water came from under the crawl space. Was told they put a water pump underneath but it broke and they put a temporary pipe but the pipe broke. The water from the neighbor also comes up into their kitchen sink and is damaging the kitchen cabinet. Underneath the radiator heater was broken debris. The paint job was not done well and allot of dust everywhere. The grout in the bathroom is already cracked and lifting up. Renovated units are being left unlocked at the end of the day.  
Mr. Kinard mentioned that MHA will be going to every unit to note all the issues that need to be addressed with the contractor.

### **Mayor's Comments**

None.

### **Council Liaison's Comments –Robert Iannaccone**

The Town of Morristown was given a \$300,000 grant to study the flooding problem and its impact. East Hanover got a \$1.5 Million grant based on a study they did about a month after their study. The Town is being proactive in seeking funding from Federal resources to see what can be done for flood remediation. Suggest that a meeting be schedule with the MHA to discuss what is being covered by the study grant to see the impact on these community areas. Suggested that a meeting be scheduled with the himself, MHA, its General Counsel, and the Mayor for clarification to determine what authority the Town Code Enforcement

department has on the buildings to send inspectors in and level fines where necessary and get a legal opinion on the matter. The Councilman asked that the Board stay after the meeting for an executive session to discuss another matter. Also stated that he believed OAHS was going to give a presentation on its work order system and how it works. Ms. Linnik stated that a work order system is in place and the Councilman stated that he would like to see the system rather than being told about the system. Mr. Iannaccone noted that a new board member was appointed by the Town Council. He further stated that the Code Enforcement Office has been doing inspections of a development called Park Gardens with a large number of Section 8 units. The Councilman also stated that he thought smoking was not allowed on HUD property and, if so, it should be enforced.

Mr. Kinard stated that he is extremely disappointed as the Executive Director with what he has heard and plans to make sure that every unit is visited to make sure the work is done right or will have to bring in other people to make sure the work is done correctly. The complaints are unacceptable and MHA did not put this project in place to get this result and Orbach and the general contractor will hear from MHA immediately after the meeting and moving forward to get this under control to fix.

Commissioner Eva Turbiner asked for an executive session of the Board. The Chairwoman stated she cannot attend due to a prior engagement.

**New Business**

None

**Adjournment**

With no further business, Commissioner McCoy motioned and Commissioner Lindsey seconded a motion to adjourn the meeting. All Commissioners voted yes to adjourn at 7:16pm.



1/22/2024

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Allison Durham, Secretary Date

**Motion: Zabala                      Seconded: Turbiner**

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