

**MINUTES  
MADISON HOUSING AUTHORITY  
January 21, 2010 REGULAR MEETING**

Chairperson Lois Bhatt called the meeting to order at 4:30 PM in the Conference Room of the Barbara W. Valk Firehouse Apartments. The following Commissioners answered as present:

Lois Bhatt, Jeffrey Smith, Diane Driscoll, Mark Chiarolanza, Melissa Elias, Mark McBride and Gary Ruckelshaus.

Also present were Louis Riccio, Executive Director, Tanya Van Order, Deputy Director, Carmela Vitale, Council Liaison & Mayor Robert Conley.

Mr. Riccio read the NJ Open Public Meetings Act Notice.

**Approval of the Minutes**

Commissioners Driscoll and Ruckelshaus moved and seconded approval of the Minutes of the Regular Meeting of December 17, 2019. The minutes were approved by voice vote.

At this point in the meeting Ms. Bhatt relinquished the Chair to Mr. Riccio who asked for nominations for Chairperson and Vice-Chairperson of the housing authority for calendar year 2020. Ms. Van Order reported that Commissioner Bhatt self-nominated via email for Chairperson and Commissioners Elias and Ruckelshaus self-nominated via email for Vice-Chairperson. There were no other nominations. Voting ballots were distributed, completed & tabulated. The vote results for Chairperson were seven votes for Ms. Bhatt. The vote results for Vice-Chairperson were 6 votes for Mr. Ruckelshaus and one vote for Ms. Elias.

20-21-1-1      Resolution Approving the Election of Lois Bhatt as Chairperson of the Housing Authority.

Commissioners Driscoll and Chiarolanza moved and seconded the resolution. The roll call was unanimous and the Resolution was approved.

20-21-1-2      Resolution Approving the Election of Gary Ruckelshaus as Vice-Chairperson of the Housing Authority.

Commissioners Chiarolanza and Driscoll moved and seconded the resolution. The roll call was unanimous and the Resolution was approved.

**Council Liaison**

Ms. Vitale reported that the council continue to work various parties to obtain the diversion approval needed to develop affordable housing on Ridgedale Avenue. Mayor Conley noted that with recent decision by NJ Department of Environmental Protection to assert authority in the case there has been a setback to the timeline. He noted that the Borough will make requests to county and state bodies concurrently in order to have the property removed from green acres and open space designations.

## **Report of Chairperson**

Ms. Bhatt allotted her time to Vice-Chairperson Ruckelshaus who reported on the Public Housing Authorities Directors Association (PHADA) Commissioners Conference he attended this month in Phoenix, Arizona. Mr. Ruckelshaus reported on information from the “Financials for Commissioners” workshop he attended. He suggested the Board implement some of the suggested reporting formats and review procedures outlined in the course. Mr. Ruckelshaus, Ms. Elias and Mr. McBride also attended “Building a Sustainable Future” presentation and discussion last week in Madison. Discussion ensued.

## **Report of Executive Director**

Mr. Riccio acknowledged receipt of a joint letter from residents of Belleau Avenue objecting to any development on the housing authority parcel that includes the Rexford S. Tucker Senior Apartments. Mr. Riccio noted for the record that at present there are no plans to build on Chateau Thierry or Belleau Avenue. Mr. Riccio also noted that HUD has clarified that the RAD User Agreement does not permit the creation of additional affordable homes on RAD property without first subdividing the property. Mr. Riccio stated that Morris Habitat for Humanity is eager to partner with the housing authority if we decide to subdivide along Loantaka Way and John Avenue to build a for-sale duplex home adjacent to those RAD properties. Mr. Riccio noted that the Belmont Avenue concept involves building at the rear of the property, complicating the subdivision question which ordinarily requires frontage. Discussion ensued on strategies to subdivide at Belmont Avenue.

Lastly, Mr. Riccio reported that the bid opening for the John Avenue conversion is tomorrow. At the next Board meeting the Board will consider the low bidder on this project as well as the quotes for professional services which are due later in the month.

## **Report of Deputy Executive Director**

Ms. Van Order’s report is attached and made a part of these Minutes.

## **Committee Reports**

**50<sup>th</sup> Anniversary:** Ms. Bhatt thanked Mr. Smith for his company’s event sponsorship and reminded Board members to consider their connections for additional sponsorship leads.

**Finance:** Mr. Smith reported that the Finance Committee met with Mr. Katchen last week and reviewed both HUD and state budget forms for FYE 3/31/21. Year-to-year variances were examined in detail and the committee’s questions were answered. The proposed budget includes a conservative surplus of \$70,000 and a modest increase in the Replacement & Reserve. Lastly, Mr. Smith noted that the authority has \$1,540,000 in operating reserves. Mr. Riccio explained that the budget is introduced in January, sent to the state for comments and adopted in March after any comments from the state have been addressed.

## **Public Comment**

- Mr. Saverio Allocca, 17 Belleau Avenue, reiterated comments made at December Board meeting regarding development on housing authority property near Belleau Ave.
- Ms. Lydia Swanson, 23 Belleau Avenue, voiced concerns about development along Belleau Ave & CTA including increased traffic, loss of wooded area providing homes to animals.

- Mr. David Carver, 29 Belleau Avenue, commented on the importance of the wood buffer between Belleau Ave homes and the Rexford S. Tucker Apartment building.
- Ms. Caridad Reyes, 20A John Avenue, commented in support of creating additional affordable homes in Madison and shared her personal story of living in Madison in an affordable apartment with her disabled brother.
- Mr. Louis Chiarolanza, 15 Belleau Avenue, commented on the history of the development of the senior building and perceived promises of no further development at this location.

**Old Business**

None.

**New Business**

None.

**Correspondence**

Memo - Use of Existing MHA Property  
 Approval of 5 Year Plan  
 Letter from Belleau Ave Residents  
 Central Ave School property transfer letter to neighboring properties

**Resolutions**

20-21-1-3 Resolution Approving Payment of Invoices

Commissioners Driscoll and Ruckelshaus moved and seconded approval of the resolution; The roll call was unanimous and the Resolution was approved.

Consent Agenda for Resolutions 20-21-1-4 through 20-21-1-14:

- 20-21-1-4 Resolution Appointing a Qualified Purchasing Agent
- 20-21-1-5 Resolution Approving the Cash Management Plan
- 20-21-1-6 Resolution Authorizing a Policy Respecting Reimbursement of Authority Commissioner/Employees for Costs of Defending Against Criminal Charges
- 20-21-1-7 Resolution Indemnifying Commissioners and Employees Consistent with N.J.S.A. 59:10-4
- 20-21-1-8 Resolution Adopting a Form Required to be Used for the Filing of Notices of Tort Claims Against the Authority in Accordance the Provisions of the NJ Tort Claims Act, N.J.S.A. 59:8-6
- 20-21-1-9 Resolution Introducing the Operating Budget for FYE 3-31-20
- 20-21-1-10 Resolution Designating Official Newspaper of the Housing Authority for Publication of Legal Notices
- 20-21-1-11 Resolution Approving Monthly Meeting Dates for 2020
- 20-21-1-12 Resolution Designating Tanya Van Order as the Madison Housing Authority Public Agency Compliance Officer
- 20-21-1-13 Resolution Approving a Lease Agreement with the Morris County Dept. of Human Services for a Nutrition Program
- 20-21-1-14 Resolution Approving Deed Restrictions for MHA Properties

Commissioners Ruckelshaus and Driscoll moved and seconded consent agenda; The roll call was unanimous with Commissioner Elias abstaining on Resolution 20-21-1-14 and the Consent Agenda was approved.

**Adjournment**

There being no further business before the Board, Commissioner Bhatt moved for adjournment at 5:50 P.M.

**Next meeting: February 11, 2020 at 4:30 PM in the Conference Room of the Barbara W. Valk Firehouse Apartments.**

Respectfully submitted,

Tanya Van Order  
Deputy Director