

HOUSING AUTHORITY OF THE TOWN OF BOONTON  
MONTHLY MEETING

Administration Building

MINUTES

Wednesday, April 28, 2021



**This meeting will take place via Zoom.us in lieu of the normal scheduled meeting location due to the statewide health concerns and meeting restrictions.**

**ADEQUATE NOTICE**

“Notice of this meeting has been provided by filing a Notice of this meeting with the Town of Boonton Town Hall, by posting a Notice of this meeting on the bulletin board of the Boonton Housing Authority’s Riverview Apartments, the Administration Building, and by publication of this Notice in in the **Daily Record on December 16 2020 and in the Citizen of Morris County Newspaper on January 15, 2020** for the new calendar year of **2021**

The Housing Authority of the Town of Boonton will conduct its January 23 , 2021 meeting electronically, in accordance with the Open Public Meetings Act, N.J.S.A. 10:4-6 et seq. and in consideration of Executive Order No. 103, issued by Governor Murphy on March 9, 2021, declaring a State of Emergency and a Public Health Emergency in the State of New Jersey.

**OPEN PUBLIC MEETINGS ACT STATEMENT OF COMPLIANCE**

In accordance with the Open Public Meetings Act and Emergency Remote Meeting Protocol for Local Public Bodies, adequate notice and electronic notice of this remote meeting were provided by:

- I. sending sufficient notice herewith to the Daily Record and The Citizens newspaper
- II. filing advance notice of this meeting; and
- III. posting notice on the Boonton Housing Authority website – [www.boontonhousing.org](http://www.boontonhousing.org)

Public comment may be made as follows:

1. Public comment may be given either during the public comment portion of the meeting or in writing prior to the meeting within 24 hours before the meeting date.
2. All members of the public shall be muted during the meeting, except that members of the public shall be unmuted when called upon by the Chairman during the public comment portion of the meeting.
3. Any member engaged in disruptive behavior may be muted or removed from the meeting.

Please be advised that this public meeting is being recorded.

Dolce				x	Moyoli	x			
Ariemma	x								

**REPORT OF EXECUTIVE DIRECTOR**

**Verbal**

- Waitlist/FSS report
  - Monthly Report
  - Income limits 2021
  - All Tenant files and waitlist are now uploaded to PHA WEB- paperless
  - All Monthly Financials are uploaded to PHA-Web
  - Rewriting all leasing documents for the SVC Conversion – Board Approval will be needed
  - Preparing tenant and waitlist files for conversion tenant meetings to sign new documents
- Property Manager – no report
- Maintenance Report – no report
  
- HCV Report
  - Admin Fees 2021 -\$113.83
  - Annual Utility Allowances 2021
  - Monthly Report

**CORRESPONDENCE**

4/14/2021 IRS Exemption Letter – Section 501 C3

**OLD BUSINESS**

- Sinkhole issue at Riverview needs follow up (Town and County resolution) – rodent infestation
- Status on the Streamline Conversion Update -Sunbelt, Inc.

**NEW BUSINESS**

- Annual NJ State Certification due 4/30/3021
- IRS Exempt Status Letter received for AHOM,INC(Section 501(c ) (3) -exempt from Federal Tax

**RESOLUTIONS**

**Resolution #2114 Authorize and Approve the CFP funding ACC iin the amount of \$141,165.00**

**Commissioner Piccioni motioned to approve Resolution #2114 as presented. Commission Schinman seconded the Motion. All Commissioner’s present voted in the affirmative. No one present was opposed.**

RECORD OF COMMISSIONERS VOTE ON FINAL PASSAGE									
COMMISSIONER	AYE	NAY	N.V.	A.B.	COMMISSIONER	AYE	NAY	N.V.	A.B.
Plaisted				x	Piccioni	x			
Rashid	x				Schinman	x			
Dolce				x	Moyoli	x			
Ariemma	x								

A roll call was taken. All Commissioner’s present voted in the affirmative. No one present was opposed Resolution #2114 was passed.

Plaisted				x	Piccioni	x			
Rashid	x				Schinman	x			
Dolce				x	Moyoli	x			
Ariemma	x								

**Resolution 2118** Authorize and approve the Property Leasing and Management Agreement with AHOM, Inc **TABLED**

Commissioner Piccioni motioned to approve Resolution #2114 as presented. Commission Schinman seconded the Motion. All Commissioner's present voted in the affirmative. No one present was opposed.

RECORD OF COMMISSIONERS VOTE ON FINAL PASSAGE									
COMMISSIONER	AYE	NAY	N.V.	A.B.	COMMISSIONER	AYE	NAY	N.V.	A.B.
Plaisted				x	Piccioni	x			
Rashid	x				Schinman	x			
Dolce				x	Moyoli	x			
Ariemma	x								

**RESOLUTION 2096 AMENDED – PAYMENT STANDARDS FOR 2021**

Commissioner Piccioni motioned to approve Resolution #2114 as presented. Commission Schinman seconded the Motion. All Commissioner's present voted in the affirmative. No one present was opposed.

RECORD OF COMMISSIONERS VOTE ON FINAL PASSAGE									
COMMISSIONER	AYE	NAY	N.V.	A.B.	COMMISSIONER	AYE	NAY	N.V.	A.B.
Plaisted				x	Piccioni	x			
Rashid	x				Schinman	x			
Dolce				x	Moyoli	x			
Ariemma	x								

**COMMENTS FROM THE PUBLIC:**

Any other business that may properly come before the Board of Commissioners of the Housing Authority of the Town of Boonton.

**ADJOURNMENT**

Motion to Adjourn by: Commissioner Piccioni  
 Seconded: Commissioner Schinman  
 Time: 7:27PM