

**HOUSING AUTHORITY OF THE TOWN OF BOONTON
MONTHLY MEETING**

Administration Building

MINUTES

Wednesday, June 23, 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

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.

CALL MEETING TO ORDER

Vice-Chairperson called the meeting to order at 7:05PM via Zoom at the Boonton Housing Authority’s Administration Office, 125 Chestnut Street, Boonton, NJ 07005

ROLL CALL

James Plaisted, Chairperson ABSENT
 Amjad Rashid, Vice-Chairperson PRESENT
 Ginny Dolce., Commissioner ABSENT
 Lynn D. Schinman, Commissioner PRESENT
 Mildred Ariemma, Commissioner PRESENT
 Leonardo Moyoli, Jr., Commissioner PRESENT
 Daniel Piccioni, Commissioner ABSENT

OTHERS PRESENT

Terrance Corrison, Attorney; Sherry Sims, Executive Director/Secretary

APPROVAL OF THE MINUTES

MOTION by the Board of Commissioners of the Housing Authority of the Town of Boonton **TABLE the Minutes** for April 28, 2021

Rollcall:

Motion: Commissioner Ariemma
 Seconded Commissioner Schinman

A roll call was taken and all Commissioners present voted in the affirmative.

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								

APPROVAL OF THE MONTHLY VOUCHERS/BILLS

MOTION by the Board of Commissioners to APPROVE the vouchers and bills for BHA Management and the Section 8 Housing Choice Voucher programs for the month(s) April, May and June 2021

Motion: Commissioner Moyoli
 Seconded: Commissioner Rashid

A roll call was taken. All Commissioners present voted in the affirmative. The Bills/Vouchers were paid.

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								

REPORT OF EXECUTIVE DIRECTOR

- Fire June 14,2021 - Tenant Caused – PDQ responded timely to mitigate damages to 4 units and basement area. and the Claim was submitted to Qual-lynk for processing.
- CFP funding via EPIC finally downloaded
- Covid Outstanding rent 10 families
- RTK report due July 15, 2021 (JIFF)
- Gas Meter Certification due June 30, 2021
- 2021-2022 Budget preparations for July Board Meeting
- Repayment Agreements for COVID19 non-rent payers -setting up meetings
- Tenant transfers to appropriate bedroom sizes -2 heartbeats per room/occupancy standards

CORRESPONDENCE

None

OLD BUSINESS

- Outstanding Tenant Eviction since November 2020 – Attorney Corrison advised the Board that the Governor passed another extension on the moratorium to December 31, 2021. Attorney Corrison advised the Board that the lease termination moratorium has been extended to Jan 2022. He will provide us with flyer on an application to be cover delinquent finding
- Sinkhole issue at Riverview needs follow up the hole is getting bigger (Town and County resolution) – rodent infestation
- Status on the Streamline Conversion Update -Sunbelt, Inc.
 Fee Accountant informed to move forward with PBV Application for 74 vouchers.
 Attorney moving forward on removing Declaration of Trust with HUD
 Unit re-inspection scheduled with third-party consultant
 Scheduling a meeting with AHOM, Inc. re Property Management Agreement
 Obtaining 3 quotes for Insurance choices
 Sign all new leases and Briefings by September 1, 2021

NEW BUSINESS

None

RESOLUTIONS

Resolution 2118 A RESOLUTION BY THE BOARD OF COMMISSIONERS OF THE BOONTON HOUSING AUTHORITY TOAUTHORIZE AND APPROVE THE PROPERTY MANAGEMENT AGREEMENT WITH AHOM, INC.

Commissioner Rashid

Commissioner Ariemma seconded

A roll call was taken. All Commissioners present voted in the affirmative. No one 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								

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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.

Noone present to comment.

ADJOURNMENT

Motion to Adjourn by: Commissioner Moyoli, Jr.

Seconded by: Commissioner Rashid

Time: 7:25PM

These Minutes were approved at the October 27th, 2021 meeting .

Sherry L. Sims

Executive Director/Secretary