

BHOUSING AUTHORITY OF THE TOWN OF BOONTON

MONTHLY MEETING

AGENDA

Administration Building

Wednesday, November 23, 2022

ADEQUATE NOTICE of this meeting, pursuant to the requirement of the Open Meetings Act, the Secretary of the Boonton Housing Authority Board of Commissioners is directed to enter the minutes of this meeting an accurate statement to the effect that:

“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 January 7, 2022** and in the **Citizen of Morris County Newspaper on January 19, 2022** for the new calendar year of **2022**

If you wish to speak during the comment period (Zoom app) and wait to be recognized by the host. If you are speaking via telephone, unmute your phone when you are called on to speak. The host will un mute you if you are on the Zoom call and you will be allowed to speak during public comment period of the agenda.

Announce yourself when you are speaking with your full name, (spell) address and purpose of your comments. There is a five- minute limit per individual on public comments, unless otherwise extended by the Chairperson.

Pursuant to Open Public Meeting Act and Emergency Remote meeting protocol for Local Public bodies, adequate and electronic notice of this remote Zoom meeting have been provided.

CALL MEETING TO ORDER

The meeting will be called to order at ____ by _____ at the Boonton Housing Authority’s Administration Office, 125 Chestnut Street, Boonton, NJ 07005 via Zoom until further notice.

ROLL CALL

- James Plaisted, Chairperson
- Amjad Rashid, Vice Chairperson
- Lynn D. Schinman, Commissioner
- Mildred Ariemma, Commissioner
- Ginny Dolce, Commissioner
- Leonardo Moyoli, Jr. Commissioner
- Duane Zadarosni, Commissioner

OTHERS PRESENT

APPROVAL OF THE MINUTES

MOTION by the Board of Commissioners of the Housing Authority of the Town of Boonton **to APPROVE** Board Minutes for **SEPTEMBER 28, 2022.**

There was no meeting for the month of October 2022.

Motion:

Second:

Rollcall:

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

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) **September and October 2022**

Motion

Seconded

Roll Call:

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

REPORT OF EXECUTIVE DIRECTOR/ADMINISTRATOR

- Revised Personnel Policy pending Attorney final review
- Dec 2, 2022 NJAHRA Holiday Luncheon – Perth Amboy
- Dec 9, 2022 NJNAHRO Holiday Luncheon – Woodbridge
- Decm28, 2022 BHA Board Meeting – Reorganization

CORRESPONDENCE

- None

OLD BUSINESS

- Water overflowing balconies at Chestnut St pending follow up with Architect and Town Planner to resolve

- Drainage problem at Riverview behind the building pending (Town/County resolution of the problem)

NEW BUSINESS

- SEMAP submission approval 11/29/2022
- Research ACH availability for HCV landlords
- Hired Boiler Monitor Firm until one EE gets license
- Hired Messa to write the Boiler Maintenance Policy
- Enrolled 1 EE in Boiler Certification class effective 1/1/2023
- Hired Boiler Maintenance Company for weekly visits to Blow down the Boiler
- Open Waiting List February 6-21, 2023
- RFPs for January Agenda

RESOLUTIONS

RESOLUTION #2177 SEMAP TO BE SUBMITTED 11/29/2022

| RECORD OF COMMISSIONERS VOTE ON FINAL PASSAGE | | | | | | | | | |
|---|-----|-----|------|------|---------------|-----|-----|------|------|
| COMMISSIONER | AYE | NAY | N.V. | A.B. | COMMISSIONER | AYE | NAY | N.V. | A.B. |
| Plaisted | | | | | Moyoli, Jr. | | | | |
| Rashid | | | | | Schinman | | | | |
| Dolce | | | | | Vacant | | | | |
| Ariemma | | | | | | | | | |

RESOLUTION #2178 OPEN WAITING LIST FEBRUARY 6-21, 2023

| RECORD OF COMMISSIONERS VOTE ON FINAL PASSAGE | | | | | | | | | |
|---|-----|-----|------|------|---------------|-----|-----|------|------|
| COMMISSIONER | AYE | NAY | N.V. | A.B. | COMMISSIONER | AYE | NAY | N.V. | A.B. |
| Plaisted | | | | | Moyoli, Jr. | | | | |
| Rashid | | | | | Schinman | | | | |
| Dolce | | | | | Vacant | | | | |
| Ariemma | | | | | | | | | |

RESOLUTION #2179 APPROVE REVISED PAYMENT STANDARD EFFECTIVE JANUARY 1, 2023

TO HUD APPROVED RATE OF 120% OF FAIR MARKET RENTS FOR CALENDAR YEAR 2023

| RECORD OF COMMISSIONERS VOTE ON FINAL PASSAGE | | | | | | | | | |
|---|-----|-----|------|------|---------------|-----|-----|------|------|
| COMMISSIONER | AYE | NAY | N.V. | A.B. | COMMISSIONER | AYE | NAY | N.V. | A.B. |
| Plaisted | | | | | Moyoli, Jr. | | | | |
| Rashid | | | | | Schinman | | | | |
| Dolce | | | | | Vacant | | | | |
| Ariemma | | | | | | | | | |

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

Seconded

Time