

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

**Administration Building**

**AGENDA**

**REORGANIZATIONAL MEETING**

**Wednesday, January 25, 2023**



**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.**

**OPEN PUBLIC MEETINGS ACT**

**ADEQUATE NOTICE** of this meeting, pursuant to the requirement of the Open Meetings Act, I direct the Secretary of the Boonton Housing Authority Board of Commissioners 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 10, 2023** and in the **Citizen of Morris County Newspaper on January 18, 2023** for the new calendar year of 2023

**CALL MEETING TO ORDER**

The meeting will be called to order at \_\_\_\_\_ at the Boonton Housing Authority’s Administration Office, 125 Chestnut Street, Boonton, NJ 07005 and via Zoom for those who could not appear in person

**ROLL CALL 2022**

James Plaisted, Chairperson

Amjad Rashid, Vice-Chairperson

Ginny Dolce., Commissioner

Lynn D. Schinman, Commissioner

Mildred Ariemma, Commissioner

Dwayne Zadarosni, Commissioner

**ELECTION OF NEW OFFICERS – Attorney Corrison**

**Open floor for Chairperson**

**Open floor for Vice President**

**OTHERS PRESENT**

**APPROVAL OF THE MINUTES**

**MOTION** by the Board of Commissioners of the Housing Authority of the Town of Boonton to **APPROVE July 27 2022 and TABLE November 30, 2022 Minutes until the next Board meeting.**  
**There was no meeting in December 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					Zadarosni				
Rashid					Schinman				
Dolce					Moyoli				
Ariemma									

**APPROVAL OF THE MONTHLY VOUCHERS/BILLS**

**MOTION** by the Board of Commissioners to TABLED the vouchers and bills for BHA Management and the Section 8 Housing Choice Voucher programs for the month(s) **November 2022, December 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					Zadarosni				
Rashid					Schinman				
Dolce					Moyoli				
Ariemma									

## **REPORT OF EXECUTIVE DIRECTOR**

- Waiting List Opened February 6-21, 2023
- Utility Allowances 2023
- Audit 2022 RFP due
- Legal 2023 Contract

## **CORRESPONDENCE**

None

## **OLD BUSINESS**

- Sinkhole issue at Riverview needs follow up (Town and County resolution) – rodent infestation

## **NEW BUSINESS**

- ACH system set up with Lakeland Bank for Landlords (optional)
- Reserve account set up with PNC bank effective October 2022
- Authorized Signatures : Lakeland Bank and PNC
- Approved Board Members by Mayor and Counsel
- Verizon replacement of copper network in our area -
- Personnel Policy addendum approval 2023
- Write Off Breann McKlin Ndiaye
- Commissioner Mandatory Trainings Schedule – on-line Zoom

## **CLOSED SESSION: EXECUTIVE SESSION FOR SPECIFIC PURPOSE: CONTRACT NEGOTIATIONS AND PERSONNEL MATTERS, LITIGATION AND/OR CLAIMS**

### **1. OTHER LEGAL SERVICES**

## **RESOLUTIONS**

### **RESOLUTION # 2179- VOID**

### **RESOLUTION #2179A AUTHORIZE AND APPROVE THE NEW FMR'S EFFECTIVE JANUARY 1, 2023**

Resolution #	AYE	NAY	N.V.	A.B.	COMMISSIONER	AYE	NAY	N.V.	A.B.
COMMISSIONER									



Plaisted					Zadarosni				
Rashid					Schinman				
Dolce					Moyoli				
Ariemma									

**RESOLUTION #2180 - RESOLUTION APPROVING THE WRITE OFF OF OUTSTANDING DEBT OWED BY BREANNA MCKLIN NDIAYE TO THE BOONTON HOING AUTHORITY IN THE AMOUNT OF \$13,501.97**

Resolution # COMMISSIONER	AYE	NAY	N.V.	A.B.	COMMISSIONER	AYE	NAY	N.V.	A.B.
Plaisted					Zadarosni				
Rashid					Schinman				
Dolce					Moyoli				
Ariemma									

**RESOLUTION #2181 AUTHORIZE AND APPROVE THE LEGAL PROPOSAL SUBMITTED BY TERRENCE CORRISTON, ATTORNEY AT LAW FOR A RETAINER IN THE AMOUNT OF \$14,000.00 TO BE PAID MONTHLY EFFECTIVE FEBRUARY 1, 2023**

Resolution # COMMISSIONER	AYE	NAY	N.V.	A.B.	COMMISSIONER	AYE	NAY	N.V.	A.B.
Plaisted					Zadarosni				
Rashid					Schinman				
Dolce					Moyoli				
Ariemma									

**RESOLUTION 2182 AUTHORIZE AND APPROVE THE AMMENDED PERSONNEL POLICY DATED MAY 25, 2022**

Resolution # COMMISSIONER	AYE	NAY	N.V.	A.B.	COMMISSIONER	AYE	NAY	N.V.	A.B.
Plaisted					Zadarosni				
Rashid					Schinman				
Dolce					Moyoli				
Ariemma									

**RESOLUTION 2183 AUTHORIZE AND APPROVE THE AMENDED/ UPDATED MAINTENANCE CHARGE LIST 2023**

Resolution # COMMISSIONER	AYE	NAY	N.V.	A.B.	COMMISSIONER	AYE	NAY	N.V.	A.B.
Plaisted					Zadarosni				
Rashid					Schinman				

Dolce					Moyoli				
Ariemma									

**RESOLUTION 2184      RESOLUTION TO AUTHORIZE AND APPROVE AUTHORIZE  
SIGNATORS**

**FOR THE LAKELAND BANK AND PNC BANKS**

Resolution # COMMISSIONER	AYE	NAY	N.V.	A.B.	COMMISSIONER	AYE	NAY	N.V.	A.B.
Plaisted					Zadarosni				
Rashid					Schinman				
Dolce					Moyoli				
Ariemma									

**RESOLUTION #2185      dca Executive Director and Commissioner Certifications**

**RESOLUTION #2186      RESOLUTION TO AUTHORIZE AND APPROVE THE UTILITY  
ALLOWANCE CHART**

**EFFECTIVE MARCH 1, 2023**

Resolution # COMMISSIONER	AYE	NAY	N.V.	A.B.	COMMISSIONER	AYE	NAY	N.V.	A.B.
Plaisted					Zadarosni				
Rashid					Schinman				
Dolce					Moyoli				
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