

HOUSING AUTHORITY OF THE TOWN OF BOONTON
REGULAR BOARD MEETING
MINUTES
JULY 27, 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 7:02PM on July 27, 2022; at the Boonton Housing Authority’s Administration Office, 125 Chestnut Street, Boonton, NJ 07005 via Zoom until further notice. These meeting was also open to the public at the 125 location if someone from the public wanted to attend.

ATTORNEY CORRISTON SWORE IN A NEW BOARD MEMBER: Duane Zadarosni, who will replace and fulfill the term remaining for Daniel Piccioni

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 -

PRESENT
PRESENT
PRESENT
PRESENT
ABSENT
ABSENT
PRESENT

APPOINTED BY THE MAYOR 7/5/2022

OTHERS PRESENT

Attorney Corrison; William Katchen, Fee Accountant; John Clark, Sunbelt, Inc.; Sherry Lynn Sims, Executive Director/Secretary

APPROVAL OF THE MINUTES

MOTION by the Board of Commissioners of the Housing Authority of the Town of Boonton to **TABLE** the Board Minutes for **November 2021 and January 2022**

There was no meetings during the months of: May or June, 2022

Motioned by: Chairperson Plaisted

Second by: Commissioner Rashid

Rollcall: All Commissioners present voted in the affirmative. No one present was opposed.

RECORD OF COMMISSIONERS VOTE ON FINAL PASSAGE									
COMMISSIO NER	AY E	NA Y	N. V.	A. B.	COMMISSIO NER	AY E	NA Y	N. V.	A. B.
Plaisted	x				Dolce				x
Rashid	x				Schinman	x			
Moyoli				x	Zadarosni	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) **June, July 2022**

Motioned by: Chairperson Plaisted

Second by: Commissioner Rashid

Rollcall: All Commissioners present voted in the affirmative. No one present was opposed.

RECORD OF COMMISSIONERS VOTE ON FINAL PASSAGE									
COMMISSIO NER	AY E	NA Y	N. V.	A. B.	COMMISSIO NER	AY E	NA Y	N. V.	A. B.

Plaisted	x				Dolce				x
Rashid	x				Schinman	x			
Moyoli				x	Zadarosni	x			
Ariemma	x								

REPORT OF EXECUTIVE DIRECTOR/ADMINISTRATOR

- FSS NOFO Application coming soon for submission
- FSS regulation and Action Plan to updated and submitted to HUD by September 30, 2022
- Procurement Policy needs revised and updated
- The BHA is moving to convert all in-house financials to be managed through on-line programs and with the Banks.
- Applicant/Tenant/Landlord portals have been set up on the BHA web-page so that they can access their individual file informational status on the Waitlist, PBV and HCV participants and landlord information regarding their tenant accounts.
- Right to Know annual report was submitted to the State before 7/15/2022
- Opening Money Market Bank acct with PNC to start the Reserve account for asset improves starting 10/1/2022
- Meeting with Town of Boonton Planner 7/21/22 regarding water problem on Chestnut Street
- Three housing participants are receiving scholarships in the amount of \$2,000.00 per year up to 4 years thought NJAHRO and HAI Scholarship programs
- Legal action pending with tenant on Chestnut from tenant's
- As of June 2022 there are 4 tenant files sent to court for non-payment of rent estimated amount \$!5,000.00 unpaid rent

CORRESPONDENCE

A letter was received on May 15, 2022 from Duane Zadarosni requesting to become a Board member

OLD BUSINESS

Sink hole issue still pending solution between Town of Boonton and Morris County

NEW BUSINESS

Architect will review and make recommendations on how to move forward with the Water problem at Chestnut

Architect will review the roof problem at Riverview and recommend how to move forward.

RESOLUTIONS

RESOLUTION # 2160 A RESOLUTION BY THE BOARD OF COMMISSIONERS TO AUTHORIZE AND APPROVE THE OCTOBER 1, 2022-SEPTEMBER 30, 2023 BOONTON HOUSING AUTHORITY IN-HOUSE OPERATING BUDGET

CHAIRPERSON PLAISTED MOTIONED TO APPROVE THE 2022-2023 BUDGET AS PRESENTED. COMMISSIONERRASHID SECONDED THE MOTION. AFTER DETAIL DISCUSSION , AND THERE WERE NO ADDITION QUESTIONS; THE CHAIRPERSON CALLED FOR A ROLL CALL. ALL COMMISSIONERS PRESENTED VOTED IN THE AFFIRMATIVE.NO ONE PRESENT WAS OPPOSED

RECORD OF COMMISSIONERS VOTE ON FINAL PASSAGE									
COMMISSIO NER	AY E	NA Y	N. V.	A. B.	COMMISSIO NER	AY E	NA Y	N. V.	A. B.
Plaisted	x				Dolce				x
Rashid	x				Schinman	x			
Moyoli				x	Zadarosni	x			
Ariemma	x								

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

Resolution #2160 was passed.

RESOLUTION #2161 A RESOLUTION BY THE BOARD OF COMMISSIONRS TO AUTHORIZE AND APPROVE THE INTRODUCTION TO THE NEW JERSEY STATE BUDGET FOR OCTOBER 1, 2022 – SEPTEMBER 30, 2023

COMMISSIONER ZADAROSNI MOTIONED TO APPROVE THE 2022-2023 BUDGET AS PRESENTED. COMMISSIONERSCHINMAN SECONDED THE MOTION. AFTER DETAIL DISCUSSION , AND THERE WERE NO ADDITION QUESTIONS;THE CHAIRPERSON CALLED FOR A ROLL CALL. ALL COMMISSIONERS PRESENTED VOTED IN THE AFFIRMATIVE.NO ONE PRESENT WAS OPPOSED

RECORD OF COMMISSIONERS VOTE ON FINAL PASSAGE									
COMMISSIO NER	AY E	NA Y	N. V.	A. B.	COMMISSIO NER	AY E	NA Y	N. V.	A. B.
Plaisted	x				Dolce				x
Rashid	x				Schinman	x			
Moyoli				x	Zadarosni	x			

Ariemma	x								
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A roll call was taken. All Commissioners present voted in the affirmative. No one present was opposed.
Resolution #2161 was passed.

RESOLUTION #2162 A RESOLUTION BY THE BOARD OF COMMISSIONERS TO AUTHORIZE AND APPROVE THE ANNUAL STAFF EVALUATIONS/INCREASES WITHIN THE BUDGET FOR OCTOBER 1, 2022 – SEPTEMBER 30, 2023 TO BE EFFECTIVE OCTOBER 1, 2022

COMMISSIONER ZADAROSNI MOTIONED TO ACCEPT THE RESOLUTION AS PRESENTED. COMMISSIONER SCHINMAN SECONDED THE MOTION. AFTER DETAIL DISCUSSION, AND THERE WERE NO ADDITIONAL QUESTIONS; THE CHAIRPERSON CALLED FOR A ROLL CALL. ALL COMMISSIONERS PRESENTED VOTED IN THE AFFIRMATIVE. NO ONE PRESENT WAS OPPOSED

RECORD OF COMMISSIONERS VOTE ON FINAL PASSAGE									
COMMISSIONER	AY E	NA Y	N. V.	A. B.	COMMISSIONER	AY E	NA Y	N. V.	A. B.
Plaisted	x				Dolce				x
Rashid	x				Schinman	x			
Moyoli				x	Zadarosni	x			
Ariemma	x								

A roll call was taken. All Commissioners present voted in the affirmative. No one present was opposed.
Resolution #2162 was passed.

RESOLUTION #2163 A RESOLUTION BY THE BOARD OF COMMISSIONER TO AUTHORIZE AND APPROVE THE AUDIT FOR FISCAL YEAR OCTOBER 1, 2019 – SEPTEMBER 30, 2020

COMMISSIONER RASHID MOTIONED TO ACCEPT THE AUDIT AS PRESENTED. COMMISSIONER SCHINMAN SECONDED THE MOTION. AFTER DETAIL DISCUSSION, AND THERE WERE NO ADDITIONAL QUESTIONS; THE CHAIRPERSON CALLED FOR A ROLL CALL. ALL COMMISSIONERS PRESENTED VOTED IN THE AFFIRMATIVE. NO ONE PRESENT WAS OPPOSED

RECORD OF COMMISSIONERS VOTE ON FINAL PASSAGE									
COMMISSIONER	AY E	NA Y	N. V.	A. B.	COMMISSIONER	AY E	NA Y	N. V.	A. B.
Plaisted	x				Dolce				x
Rashid	x				Schinman	x			

Moyoli				x	Zadarosni	x			
Ariemma	x								

RESOLUTION 2164 A RESOLUTION BY THE BOARD OF COMMISSIONERS TO AUTHORIZE AND APPROVE AHOM, INC BANK SIGNATORY PEOPLE FOR THE FISCAL YEAR OCTOBER 1, 2022 – SEPTEMBER 30, 2023

COMMISSIONER RASHID MOTIONED TO ACCEPT THE RESOLUTION AS PRESENTED. COMMISSIONER ZADAROSNI SECONDED THE MOTION. AFTER DETAIL DISCUSSION, AND THERE WERE NO ADDITION QUESTIONS; THE CHAIRPERSON CALLED FOR A ROLL CALL. ALL COMMISSIONERS PRESENTED VOTED IN THE AFFIRMATIVE. NO ONE PRESENT WAS OPPOSED

RECORD OF COMMISSIONERS VOTE ON FINAL PASSAGE									
COMMISSIONER	AY E	NA Y	N. V.	A. B.	COMMISSIONER	AY E	NA Y	N. V.	A. B.
Plaisted	x				Dolce				x
Rashid	x				Schinman	x			
Moyoli				x	Zadarosni	x			
Ariemma	x								

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

Resolution #2164 was passed.

RESOLUTION #2165 A RESOLUTION BY THE BOARD OF COMMISSIONERS TO AUTHORIZE AND APPROVE LAKELAND BANK SIGNATORY COMMISSIONERS FOR THE FISCAL YEAR OCTOBER 1, 2022 – SEPTEMBER 30, 2023

COMMISSIONER ZADAROSNI MOTIONED TO ACCEPT THE RESOLUTION AS PRESENTED. COMMISSIONER PLAISTED SECONDED THE MOTION. AFTER DETAIL DISCUSSION, AND THERE WERE NO ADDITION QUESTIONS; THE CHAIRPERSON CALLED FOR A ROLL CALL. ALL COMMISSIONERS PRESENTED VOTED IN THE AFFIRMATIVE. NO ONE PRESENT WAS OPPOSED

RECORD OF COMMISSIONERS VOTE ON FINAL PASSAGE									
COMMISSIONER	AY E	NA Y	N. V.	A. B.	COMMISSIONER	AY E	NA Y	N. V.	A. B.
Plaisted	x				Dolce				x
Rashid	x				Schinman	x			
Moyoli				x	Zadarosni	x			
Ariemma	x								

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

Resolution #2165 was passed.

RESOLUTION #2166 A RESOLUTION BY THE BOARD OF COMMISSIONERS TO AUTHORIZE AND APPROVE TRAVEL TO THE ANNUAL NJAHRA CONFERENCE IN ATLANTIC CITY SEPTEMBER 25-27, 2022

COMMISSIONER RASHID MOTIONED TO ACCEPT THE RESOLUTION AS PRESENTED. COMMISSIONERSCHINMAN SECONDED THE MOTION. AFTER DETAIL DISCUSSION , AND THERE WERE NO ADDITION QUESTIONS; THE CHAIRPERSON CALLED FOR A ROLL CALL. ALL COMMISSIONERS PRESENTED VOTED IN THE AFFIRMATIVE. NO ONE PRESENT WAS OPPOSED

RECORD OF COMMISSIONERS VOTE ON FINAL PASSAGE									
COMMISSIO NER	AY E	NA Y	N. V.	A. B.	COMMISSIO NER	AY E	NA Y	N. V.	A. B.
Plaisted	x				Dolce				x
Rashid	x				Schinman	x			
Moyoli				x	Zadarosni	x			
Ariemma	x								

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

Resolution #2166 was passed.

RESOLUTION #2167 A RESOLUTION BY THE BOARD OF COMMISSIONERS TO AUTHORIZE AND APPROVE TTHE EXECUTIVE DIRECTOR'S CONTRACT EFFECTIVE AUGUST 1, 20 22 THROUGH JULY 31, 2027

CHAIRPEERSON PLAISTED MOTIONED TO ACCEPT THE RESOLUTION AS PRESENTED. COMMISSIONERRASHID SECONDED THE MOTION. AFTER DETAIL DISCUSSION, AND THERE WERE NO ADDITION QUESTIONS; THE CHAIRPERSON CALLED FOR A ROLL CALL. ALL COMMISSIONERS PRESENTED VOTED IN THE AFFIRMATIVE. NO ONE PRESENT WAS OPPOSED

RECORD OF COMMISSIONERS VOTE ON FINAL PASSAGE									
COMMISSIO NER	AY E	NA Y	N. V.	A. B.	COMMISSIO NER	AY E	NA Y	N. V.	A. B.
Plaisted	x				Dolce				x
Rashid	x				Schinman	x			
Moyoli				x	Zadarosni	x			
Ariemma	x								

**A roll call was taken. All Commissioners present voted in the affirmative. No one present was opposed.
Resolution #2167 was passed.**

Chairperson Rashid Motioned to go into Closed Session at 8:05PM
Commissioner Plaisted seconded by Commissioner

The Board of Commissioners went into closed session to discuss the Executive Director's Contract. They returned to open session to take action.

**Commissioner Plaisted motioned to go back into regular session at 8:20PM
Commissioner Zadarosni second the motion.**

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 Rashid

Second by Commissioner Zadarosni

Time: 8:25PM

**I, Sherry Sims, certify that these Minutes were approved at the meeting held on
January 25, 2023**

**Sherry Lynn Sims
Secretary/Executive Director**