

BHOUSING AUTHORITY OF THE TOWN OF BOONTON
COMMISSIONER BOARD MEETING
ADMINISTRATION BUILDING
125 CHESTNUT ST, BOONTON, NJ 07005
MONTHLY MEETING
MINUTES

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.

The Boonton Housing Authority’s regular Board meetings are held and opened to the public at 125 Chestnut Street, in addition to Zoom meeting for the Board of Commissioners on-line.

CALL MEETING TO ORDER

The meeting will be called to order at 7:11by Vice Chairperson Rashid; at the Boonton Housing Authority’s Administration Office, 125 Chestnut Street, Boonton, NJ 07005 via Zoom until further notice.

ROLL CALL

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

OTHERS PRESENT.

Terrence Corrison, Attorney; Sherry Sims, ED/Secretary; Charles Kratowil, New Brunswick Today Editor

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: Commissioner Zadarosni

Second: Commissioner Ariemma

Rollcall:

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) **September and October 2022**

Motion: Commissioner Zadarosni

Seconded: Commissioner Schinman

Roll Call:

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

- 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 AUTHORIZE AND APPROVE THE SUBMISSION OF THE SEMAREPORT ON 11/29/2022

COMMISSIONER MOTIONED TO APPROVE RESOLUTION #2177 AS PRESENTED. COMMISSIONER SECOND THE MOTION. EVERYONE 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				A	Moyoli, Jr.				x
Rashid	X				Schinman	x			
Dolce				X	Zadarosni	x			
Ariemma	X								

A roll call was taken. All Commissioners present voted in the affirmative. No one present was opposed. Resolution #2177 was approved.

RESOLUTION #2178 RESOLUTION TO AUTHORIZE AND APPROVE THE OPEN OF THE WAITING LIST FEBRUARY 6-21, 2023

COMMISSIONER ARIEMMA MOTIONED TO APPROVE RESOLUTION #2178 AS PRESENTED. COMMISSIONER RASHID SECOND THE MOTION. EVERYONE 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	Moyoli, Jr.				x

Rashid	x				Schinman	x			
Dolce				x	Zadarosni	x			
Ariemma	x								

A roll call was taken. All Commissioners present voted in the affirmative. No one present was opposed. Resolution #2178 was approved.

RESOLUTION #2179 APPROVE REVISED PAYMENT STANDARD EFFECTIVE JANUARY 1, 2023 TO HUD APPROVED RATE OF 120% OF FAIR MARKET RENTS FOR CALENDAR YEAR 2023 -VOID

COMMISSIONER ARIEMMA MOTIONED TO DENY THE APPROVAL OF RESOLUTION #2179 AS PRESENTED. COMMISSIONER RASHID SECOND THE MOTION. EVERYONE 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	Moyoli, Jr.				x
Rashid	x				Schinman	x			
Dolce				x	Zadarosni	x			
Ariemma	x								

A roll call was taken. All Commissioners present voted in the affirmative. No one present was opposed. Resolution #2179 was DENIED.

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.

Mr. Charles Kratovil from the New Brunswick Town Editor came before the Board to enquire about John Clarke, Sunbelt, Industries consulting services with the Boonton Housing Authority. He was advised to submit his questions to Ms. Sims and she can address them. He wanted to make sure he was on record regarding the questions he was asking. It was so noted.

ADJOURNMENT

Motion to Adjourn by Commissioner Zadarosni

Seconded: Vice-Chairperson Rashid

Time: 7:41PM

I, Sherry Sims, certify that these Minutes were approved at the February 22, 2023 Board meeting.

Sherry Sims

