

BHOUSING AUTHORITY OF THE TOWN OF BOONTON
MONTHLY MEETING
MINUTES

Administration Building

Wednesday, September 28, 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 7:08PM by 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

TERRANCE CORRISTON, ATTORNEY; JOHNCLARK, SUNBELT CONSULTANT; SHERRY SIMS, EXECUTIVE DIRECTOR

APPROVAL OF THE MINUTES

MOTION by the Board of Commissioners of the Housing Authority of the Town of Boonton to **APPROVE** Board Minutes for and **APRIL 29, 2022, MAY 27, 2022, and JULY 27, 2022**

Motion: Commissioner adarosni

Second: Commissioner Ariemma

Rollcall:

RECORD OF COMMISSIONERS VOTE ON FINAL PASSAGE									
COMMISSIONER	AYE	NAY	N.V.	A.B.	COMMISSIONER	AYE	NAY	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) **July and August 2022**

Motion: Commissioner Ariemma

Seconded: Commissioner Rashid

Roll Call:

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

REPORT OF EXECUTIVE DIRECTOR/ADMINISTRATOR

- FSS application due October 7, 2022
- Advertising for FSS Coordinator (buy laptop)
- FSS Admin Plan due now
- Annual Plan due Now
- Insurance Renewal for NJJIF
- Revised Personnel Policy pending Atty to send
- September Conference 9/25-27/2022

- November Conference – NJNAHRO Nov 15-17, 2022 w/ Commissioner class on Ethics
- Advertisement: 1 Part time Maintenance men weekend 9/24,25,28, 2022
- Amended Budget 2022-2023
- Approve the State Budget
- Roofing Repair approved for Riverview
- Water issue at Chestnut pending
- Benefit Solver Health training
- Application (Nathalie and Leo – October open enrollment)
- Legal Ad for Lawyer for AHOM
- Enity Ad pending for separation of duties
- Third party service for FMR approvals and recommendations
- Katchen – close out PHA with HUD for SVC as of 4/30/2022
- 3rd Wed – Senior meet and greet at Riverview Apartments

CORRESPONDENCE

- NONE

OLD BUSINESS

- Sink hole issue still pending solution between Town of Boonton and Morris County – pending Town/County agreement
- Roof repair at Riverview started 9/19/2022
- Tree pruning and removal at Chestnut Street completed 9/21, 2022
- Water overflowing balconies at Chestnut St pending follow up with Architect and Town Planner to resolve
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NEW BUSINESS

- RFP's: Legal AHOM, Inc -re advertise
- AD for FSS Coordinator
- Hire 2 Part time maintenance people

RESOLUTIONS

RESOLUTION #2168 RESOLUTION TO AMMEND AND APPROVE THE REVISED NJ STATE BUDGET FOR CALENDAR YEAR 2022-2023

COMMISSIONER RASHID MOTIONED TO APPROVE RESOLUTIO #2168 AS PRESENTED. COMMISSIONER SCHINMAN SECONDED THE MOTION. AFTER DETAIL DISCUSSION, THERE WERE NO QUESTIONS. EVERYONE PRESENT VOTED IN THE AFFIRMATIVE. NO ONE PRESENT OPPOSED.

RECORD OF COMMISSIONERS VOTE ON FINAL PASSAGE									
COMMISSIONER	AYE	NAY	N.V.	A.B.	COMMISSIONER	AYE	NAY	N.V.	A.B.
Plaisted				x	Dolce				x

Rashid	x				Schinman	x			
Moyoli				x	Zadarosni	x			
Ariemma	x								

A role call was taken. All Commissioners present voted in the affirmative. No one Present was opposed. Resolution #2168 passed.

RESOLUTION #2169 AUTHORIZED AND ACCEPT THE NJ STATE BUDGET FOR YEAR 2022-2023 AS AMENDED AND APPROVED.

COMMISSIONER RASHID MOTIONED TO APPROVE RESOLUTIO #2169 AS PRESENTED. COMMISSIONER SCHINMAN SECONDED THE MOTION. AFTER DETAIL DISCUSSION FROM OUR CONSULTANT REGARDING A ANNUAL BOARD RETREAT TO DESIGN THE FUTURE. THERE WERE NO QUESTIONS. EVERYONE PRESENT VOTED IN THE AFFIRMATIVE. NO ONE PRESENT OPPOSED.

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

A role call was taken. All Commissioners present voted in the affirmative. No one Present was opposed. Resolution #2169 passed.

RESOLUTION # 2170 AUTHORIZE AND APPROVE RENEWAL OF NJ JIF INSURANCE FOR CALENDAR YEAR 2023

COMMISSIONER RASHID MOTIONED TO APPROVE RESOLUTIO #2170 AS PRESENTED. COMMISSIONER ARIEMMA SECONDED THE MOTION. AFTER DETAIL DISCUSSION, THERE WERE NO QUESTIONS. EVERYONE PRESENT VOTED IN THE AFFIRMATIVE. NO ONE PRESENT OPPOSED.

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

A role call was taken. All Commissioners present voted in the affirmative. No one Present was opposed. Resolution #2170 passed.

RESOLUTION #2171 AUTHORIZE AND APPROVE THE RENEWAL APPLICATION FOR NJ JIF INSURANCE FOR CALENDAR YEAR 2023

COMMISSIONER ZADAROSNI MOTIONED TO APPROVE RESOLUTIO #2171 AS PRESENTED. COMMISSIONER RASHID SECONDED THE MOTION. AFTER DETAIL

DISCUSSION, THERE WERE NO QUESTIONS. EVERYONE PRESENT VOTED IN THE AFFIRMATIVE. NO ONE PRESENT OPPOSED.

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

A role call was taken. All Commissioners present voted in the affirmative. No one Present was opposed. Resolution #2171 passed.

RESOLUTION #2172 AUTHORIZE AND APPROVE CALENDAR YEAR MEETING DATES FOR CALENDAR YEAR 2023

COMMISSIONER RASHID MOTIONED TO APPROVE RESOLUTIO #2172 AS PRESENTED. COMMISSIONER SCHINMAN SECONDED THE MOTION. AFTER DETAIL DISCUSSION, THERE WERE NO QUESTIONS. EVERYONE PRESENT VOTED IN THE AFFIRMATIVE. NO ONE PRESENT OPPOSED.

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

A role call was taken. All Commissioners present voted in the affirmative. No one Present was opposed. Resolution #2172 passed.

RESOLUTION # 2173 RESOLUTION TO APPROVE TRAVEL FOR STAFF SEPTEMBER 25-27-2022

COMMISSIONER RASHID MOTIONED TO APPROVE RESOLUTIO #2173 AS PRESENTED. COMMISSIONER SCHINMAN SECONDED THE MOTION. AFTER DETAIL DISCUSSION, THERE WERE NO QUESTIONS. EVERYONE PRESENT VOTED IN THE AFFIRMATIVE. NO ONE PRESENT OPPOSED.

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

A role call was taken. All Commissioners present voted in the affirmative. No one Present was opposed. Resolution #2173 passed.

RESOLUTION # 2174 RESOLUTION TO APPROVE TRAVEL FOR STAFF NOVEMBER 15-17, 2022

COMMISSIONER RASHID MOTIONED TO APPROVE RESOLUTION #2174 AS PRESENTED. COMMISSIONER SCHINMAN SECONDED THE MOTION. AFTER DETAIL DISCUSSION, THERE WERE NO QUESTIONS. EVERYONE PRESENT VOTED IN THE AFFIRMATIVE. NO ONE PRESENT OPPOSED.

RECORD OF COMMISSIONERS VOTE ON FINAL PASSAGE									
COMMISSIONER	AYE	NAY	N.V.	A.B.	COMMISSIONER	AYE	NAY	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 #2174 passed.

RESOLUTION #2175 AUTHORIZE AND APPROVE THE AMENDMENT TO HOUSING CHOICE VOUCHER PORTABILITY OFF THE WAITING LIST TO NO LONGER REQUIRE THEM TO LIVE IN BOONTON FOR ONE YEAR EFFECTIVE OCTOBER 1, 2022

COMMISSIONER RASHID MOTIONED TO TABLE RESOLUTION #2175 AS PRESENTED. COMMISSIONER SCHINMAN SECONDED THE MOTION. AFTER DETAIL DISCUSSION, THERE WERE SOME QUESTIONS THAT NEEDED TO BE REVIEWED. EVERYONE PRESENT VOTED IN THE AFFIRMATIVE. NO ONE PRESENT OPPOSED.

RECORD OF COMMISSIONERS VOTE ON FINAL PASSAGE									
COMMISSIONER	AYE	NAY	N.V.	A.B.	COMMISSIONER	AYE	NAY	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 #2175 was TABLED for further discussion.

RESOLUTION #2176 AUTHORIZE AND APPROVE THE WRITE-OFF FOR JALISSA SMITH, IN THE AMOUNT OF \$4,429.00

COMMISSIONER ZADAROSNI MOTIONED TO APPROVE RESOLUTION #2176 AS PRESENTED. COMMISSIONER RASHID SECONDED THE MOTION. AFTER DETAIL DISCUSSION, THERE WERE NO QUESTIONS. EVERYONE PRESENT VOTED IN THE AFFIRMATIVE. NO ONE PRESENT 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.				
Rashid	X				Schinman				

Dolce				X	Vacant				
Ariemma	X								

A role call was taken. All Commissioners present voted in the affirmative. No one Present was opposed. Resolution #2176 passed.

COMMENTS FROM THE PUBLIC:

John Clark, the Consultant on behalf of the AHOM, INC conversion, recommended that the Board of Commissioners should plan to have a Retreat to start their Annual Plan goals and objectives for the next five years. Commissioners present were in agreement to look into arranging the Retreat.

ADJOURNMENT

Motion to Adjourn by Commissioner Zadarosni

Seconded by: Commissioner Rashid

Time: 7:57PM

I, Sherry L. Sims, certify that these Minutes were approved at the November 23, 2022 Board meeting.

Sherry L. Sims
Executive Director/Secretary