

HOUSING AUTHORITY OF THE TOWN OF BOONTON

MINUTES

REGULAR

BOONTON HOUSING COMMISSIONER MEETING

125 Chestnut Street

Boonton, NJ 07005

WEDNESDAY, NOVEMBER 22, 2023



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 19, 2023 for the new calendar year of 2023.

This meeting will be held in-person at the Administration Office. Commissioners who cannot attend in-person can zoom into participate.

Topic: BOONTON HOUSING AUTHORITY BOARD MEETING

Time: Nov 22, 2023 07:00 PM Eastern Time (US and Canada)

Every month on the Fourth Wed, 14 occurrence(s)

Nov 22, 2023 07:00 PM

Dec 27, 2023 07:00 PM

Join Zoom Meeting

<https://us06web.zoom.us/j/86112400665?pwd=HOUhNVtBqkaNQjNdPQRvQc0JPofZwi.1>

Meeting ID: 861 1240 0665

Passcode: 092573

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CALL MEETING TO ORDER

Chairperson Plaisted called the meeting will be called to order at 7:06PM at the Boonton Housing Authority's Administration Office, 125 Chestnut Street, Boonton, NJ 07005 and via Zoom for those Board members who could not appear in person due to conflict of scheduling, or health.

ROLL CALL 2023

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

OTHERS PRESENT

Sherry Sims, Secretary; Terrence Corriston, Attorney

APPROVAL OF THE MINUTES

MOTION by the Board of Commissioners of the Housing Authority of the Town of Boonton to TABLE Minutes for September 2023. There was no meeting held in March, June or October 2023.

Motion: Commissioner Rashid

Second: Commissioner Zadarosni

Rollcall: All Commissioners present voted in the affirmative

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

Ariemma				x					
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APPROVAL OF THE MONTHLY VOUCHERS/BILLS

MOTION by Chairperson Plaisted that 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) August and September and October, and November 2023

Motion: Chairperson Plaisted

Seconded Vice Chairperson 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				Zadarosni	x			
Rashid	x				Schinman	x			
Dolce				x	Moyoli	x			
Ariemma				x					

REPORT OF EXECUTIVE DIRECTOR

December 27th Board Meeting will be held at Deliza's Boonton, NJ

CORRESPONDENCE

None

OLD BUSINESS

- Sinkhole issue at Riverview – Town Hall meeting passed a resolution to investigate the extend of the problem and determine how to proceed. We are waiting to hear from the Town Attorney with the Written Agreement needed to be signed by BHA to allow access to the property .
- Water drainage problem on Chestnut – A/Epreparing estimate for a tempoarary fix with pump installations with run off to the street. This is a temporary fix until we coordinate with the County how we will proceed with the water run off of Main St.
- Boiler Monitoring Status – Temporary Inter local agreement with outside Housing Authority until our staff gets his license. Will seek to get a better solution more local.
- Waiting List Opening December 1, 2023
- Camera upgrade installation at Riverview is in progress

NEW BUSINESS

NSPIRE Compliance by October 1, 2024 for HVC and PBV – inspections – staff training will be on-going

HOTMA Regulations – Need to update the Admin Plan and staff training will be on-going

Quality Control YE 9/30/2023 is scheduled for 11/20/2023 (unit inspections and tenant files)

SEMAP Report due to HUD 11/29/2023

Inter-agency agreement with for Boiler Room Management during this heating system Effective Nov 2023

ATTORNEY REPORT/UPDATES –

1- eviction is scheduled for lock out next week with the Sheriff

RESOLUTIONS

Commissioner Plaisted motioned to approve the following resolutions by Consent Resolutions as follows: Resolutions 2213 through 2220. The Resolutions were discussed as presented and there were no questions. Commissioner Rashid seconded. All Commissioners present voted in the affirmative to accept the Resolutions as presented.

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

A roll call was taken and Resolution 2213 through 2220 were approved.

RESOLUTION #2213 RESOLUTION BY THE BOARD OF BOONTON HOUSING AUTHORITY TO ADOPT THE ANNUAL NJ STATE BUDGET FOR OCTOBER 2023 0 SEPTEMBER 30, 2024

RESOLUTION # 2214 RESOLUTION BY THE BOARD OF COMMISSIONERS TO AUTHORIZE AND APPROVE THE UTILITY ALLOWANCE SCHEDULE EFFECTIVE JANUARY 1, 2024

RESOLUTION #2215 RESOLUTION BY THE BOARD OF COMMISSIONERS TO AUTHORIZE AND APPROVE INCOME LIMITS FOR FISCAL YEAR 2023 -2024

RESOLUTION #2216 RESOLUTION BY THE BOARD OF COMMISSIONERS TO APPROVE THE AMENDED MILEAGE RATE TO \$.67 PER MILE EFFECTIVE DECEMBER 1, 2023

RESOLUTION #2217 RESOLUTION BY THE BOARD OF COMMISSIONERS TO AUTHORIZE AND APPROVE THE ANNUAL 2024 BOARD MEETING SCHEDULE EFFECTIVE JANUARY 1, 2024

RESOLUTION #2218 RESOLUTION BY THE BOARD OF COMMISSIONERS TO AUTHORIZE AND APPROVE THE FUND COMMISSIONER FOR NJ PUBLIC HOUSING JOINT INSURANCE FUND

RESOLUTION #2219 RESOLUTION BY THE BOARD OF COMMISSIONERS TO AUTHORIZE AND APPROVE THE NEW PAYMENT STANDARDS EFFECTIVE JANUARY 1, 2024

RESOLUTION #2220 RESOLUTION BY THE BOARD OF COMMISSIONERS TO AUTHORIZE AND APPROVE THE PROPERTY DISPOSITION LIST FOR FISCAL YEAR ENDING SEPTEMBER 30,2023

RESOLUTION #2221 RESOLUTION BY THE BOARD OF COMMISSIONERS TO AUTHORIZE AND APPROVE THE ANNUAL SEMAP REPORT FOR FISCAL YEAR ENDING 9/30/2023

Commissioner Plaisted motion to accept Resolution 2221 as presented. Commissioner Zadarosni seconded the motion. There was discussion of the SEMAP Report. All Commissioners present voted in the affirmative and accepted the Resolution as presented.

COMMISSIONER	AY E	NA Y	N.V .	A.B .	COMMISSIONER	AY E	NA Y	N.V .	A.B .
Plaisted	x				Zadarosni	x			
Rashid	x				Schinman	x			
Dolce				x	Moyoli, Jr	x			
Ariemma				x					

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 Zadarosni

Seconded by Commissioner Rashid

Time: 7:31PM

I, Sherry Sims, certify that the minutes of November 22, 2023 were approved at the Board Meeting held on February 28 2024.

A handwritten signature in black ink, appearing to read 'Sherry Sims', is written over the printed name.

Sherry Sims
Secretary/Executive Director