

**HOUSING AUTHORITY OF THE TOWN OF BOONTON  
ADMINISTRATION BUILDING**

**MINUTES**

**REGULAR BOARD MEETING**

**WEDNESDAY, SEPTEMBER 27, 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**

**CALL MEETING TO ORDER**

**Vice Chairperson Rashid called the meeting will be called to order at 7:10PM 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.**

**Sherry Sims is inviting you to a scheduled Zoom meeting.**

**Topic: BOONTON HOUSING AUTHORITY BOARD MEETING SEPTEMBER 27, 2023 at 7PM**

**ROLL CALL 2023**

<b>James Plaisted, Chairperson</b>	<b>ABSENT</b>
<b>Amjad Rashid, Vice-Chairperson</b>	<b>PRESENT</b>
<b>Ginny Dolce., Commissioner</b>	<b>ABSENT</b>
<b>Lynn D. Schinman, Commissioner</b>	<b>PRESENT</b>
<b>Mildred Ariemma, Commissioner</b>	<b>PRESENT</b>

**Duane Zadarosni, Commissioner**

**PRESENT**

**Leonardo Moyoli, Jr., Commissioner**

**PRESENT**

**OTHERS PRESENT.**

Sherry Sims, Secretary/Executive Secretary

**APPROVAL OF THE MINUTES**

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

Motion: Commissioner Zadarosni

Second: Commissioner Ariemma

Rollcall: **All 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.
<b>Plaisted</b>				<b>x</b>	<b>Zadarosni</b>	<b>x</b>			
<b>Rashid</b>	<b>x</b>				<b>Schinman</b>	<b>x</b>			
<b>Dolce</b>				<b>x</b>	<b>Moyoli</b>	<b>x</b>			
<b>Ariemma</b>	<b>x</b>								

**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) August and September and October, 2023

Motion: Commissioner Aremma

Seconded : Commissioner Zadarosni

Roll Call: All 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.
<b>Plaisted</b>				<b>x</b>	<b>Zadarosni</b>	<b>x</b>			
<b>Rashid</b>	<b>x</b>				<b>Schinman</b>	<b>x</b>			
<b>Dolce</b>				<b>x</b>	<b>Moyoli</b>	<b>x</b>			
<b>Ariemma</b>	<b>x</b>								

**REPORT OF EXECUTIVE DIRECTOR**

The Executive Director gave an overview and updated status report on the financial, and program day to day activities .

**CORRESPONDENCE**

**Letter from Attorney Corrison summarizing court action status of evictions.**

## **OLD BUSINESS**

- Sinkhole issue at Riverview needs follow up (Town and County resolution) – rodent infestation –  
Meeting scheduled 8/1/2023
- Water drainage problem on Chestnut – Meeting scheduled 8/1, 2023 with the Town Administrator and Morris County 8/1/2023

## **NEW BUSINESS**

None.

## **ATTORNEY REPORT/UPDATES –**

NSPIRE Inspection final rules

HOTMA regulations recommended policy changes

PERSONNEL POLICY UPDATES

THE PROTECTION AND SAFETY TREATMENT OF MINORS POLICY

## **RESOLUTIONS**

**RESOLUTION #2209      RESOLUTION TO AUTHORIZE AND APPROVE STAFF AND COMMISSIONER TRAINING TO NEW JERSEY NAHRO ANNUAL CONFERENCE FROM NOVEMBER 14-16, 2023 IN ATLANTIC CITY, NJ**

Commissioner Rashid motioned to accept Resolution 2209. Commissioner Zadarosni seconded the motion. There were no questions.

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

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							

A roll call was taken and Resolution #2209 was passed.

**RESOLUTION # 2210      RESOLUTION BY THE BOARD OF COMMISSIONERS TO APPROVE AND AUTHORIZE THE APPROVAL OF THE PROTECTION AND SAFETY TREATMENT OF MINORS POLICY**

Commissioner Ariemma motioned to accept the Resolution 2210. There were no questions. Commissioner Rashid seconded the motion. All Commissioners present voted in the affirmative. No one present was opposed.

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

A roll call was taken and Resolution #2210 was passed.

**RESOLUTION # 2210A RESOLUTION THE THE BOARD OF COMMISSIONERS TO AUTHORIZE AND APPROVE THE UPDATED BHA EMPLOYEE HANDBOOK**

Commissioner Rashid motioned to accept the Resolution 2210A. There were no questions. Commissioner Zadarosni seconded the motion. All Commissioners present voted in the affirmative. No one present was opposed.

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							

A roll call was taken and Resolution #2210A was passed.

**RESOLUTION #2210B RESOLUTION BY THE BOARD OF COMMISSIONERS TO AUTHORIZE AND APPROVE THE REVISED PERSONNEL POLICY**

Commissioner Rashid motioned to accept the Resolution 2210B. There were no questions. Commissioner Zadarosni seconded the motion. All Commissioners present voted in the affirmative. No one present was opposed.

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							

A roll call was taken and Resolution #2210B was passed.

**RESOLUTION #2211 RESOLUTION BY THE BOARD OF COMMISSIONERS TO APPROVE AND AUTHORIZE**

**THE OPENING OF THE WAITING LIST FOR THE MONTH OF DECEMBER TO BE OPENED AND CLOSED ON DECEMBER 30, 2023**

Commissioner Moyoli motioned to accept the Resolution 2211. There were no questions. Commissioner Rashid seconded the motion. Commissioner Moyoli raised discussion about how long the waiting list was going to be open. It was decided to amend the resolution to 30 days instead of 60 days. All Commissioners present voted in the affirmative. No one present was opposed.

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, Jr	X			
Ariemma		X							

A roll call was taken and Resolution #2211 was passed.

**RESOLUTION #2212 RESOLUTION BY THE BOARD OF COMMISSIONERS TO AUTHHORIZE AND APPROVE THE APARTMENT UPGRADE PAINTING POLICY**  
 Commissioner Rashid motioned to accept the Resolution 2212. There were no questions. Commissioner Zadarosni seconded the motion. All Commissioners present voted in the affirmative. No one present was opposed.

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, Jr	X			
Ariemma		X							

A roll call was taken and Resolution #2212 was passed.

### **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.

None

### **ADJOURNMENT**

Motion to Adjourn Commissioner Zadarosni

Seconded by Commissioner Moyoli, Jr.

Time: 8:27PM

I, Sherry Sims, certify that these Minutes for the month of September 27<sup>th</sup>, 2023 were approved at the meeting held on February 27, 2024

  
 Sherry Sims  
 Secretary/Executive Director