

HOUSING AUTHORITY OF TOWN OF BOONTON
REGULAR MEETING
AGENDA

Wednesday June 26, 2024



This meeting will take place via Zoom.us and/or those who attend in-person at the Administration Building, 125 Chestnut St, Boonton, NJ 07005. The statewide health concerns and meeting restrictions still in effect to allow for hybrid attendance

Sherry Sims is inviting you to a In-person meeting and/or the Zoom meeting in case you cannot attend in-person. The link is on the website: www.boontonhousing.org

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 on the Boonton webpage; with the Town of Boonton Town Hall, by posting a Notice of the meetings on the bulletin board of Riverview Apartments and the Administration Building bulletin board. Also publication of this Notice is in the Daily Record on January 26, 2024 and in the Citizen of Morris County Newspaper on January 30, 2024.

CALL MEETING TO ORDER

The meeting will be called to order at _____ at the Boonton Housing Authority's Administration Office, 125 Chestnut Street, Boonton, NJ 07005 in-person and/or via Zoom.

ATTORNEY

Swear-in Commissioner: Angela Russo

ROLL CALL 2024

James Plaisted, Chairperson
Amjad Rashid, Vice-Chairperson
Robert DiVincent, Commissioner
Lynn D. Schinman, Commissioner
Mildred Ariemma, Commissioner
Leonardo Moyoli, Jr., Commissioner
Angela Russo, Commissioner

OTHERS PRESENT

APPROVAL OF THE MINUTES

MOTION by the Board of Commissioners of to approve the Minutes for the months of May22, 2024. There was no meeting in April 2024.

Motion:
Second:
Rollcall:

RECORD OF COMMISSIONERS VOTE ON FINAL PASSAGE									
COMMISSIONER	AYE	NAY	N.V.	A.B.	COMMISSIONER	AYE	NAY	N.V.	A.B.
Plaisted					Moyoli, Jr.				
Rashid					Schinman				
DiVincent					Russo				
Ariemma									

APPROVAL OF THE MONTHLY VOUCHERS/BILLS

MOTION by the Board of Commissioners to approve the vouchers and bills for May and June, 2024 (distributed at the meeting)

Motion:
Seconded:
Roll Call:

RECORD OF COMMISSIONERS VOTE ON FINAL PASSAGE									
COMMISSIONER	AYE	NAY	N.V.	A.B.	COMMISSIONER	AYE	NAY	N.V.	A.B.
Plaisted					Moyoli, Jr.				
Rashid					Schinman				
DiVincent					Russo				
Ariemma									

REPORT OF EXECUTIVE DIRECTOR

- HOTMA (Housing Opportunity Through Modernization Act)/HIP(Housing Implementation Program) all staff training before 9/30/2024 – HUD “blackout” for major HUD Data program transition – must be in compliance by January 2025 has changed to Oct 1, 2025

Attorney Report

- LIHTC – Explain to the Board about this type of funding and how to access it.

CORRESPONDENCE

- 5/31/2024 Letter from Senator Bucco regarding FSS Graduates
- 6/2024 Letter from Senator Booker, US. Senator

NEW BUSINESS

- HOTMA/HIP/NSPIRE training/transition to be scheduled and the Admin Regulations are to be amended, updated and implemented by October 1, 2024 and no later than January 1, 2025
- Draft Audit for the Fiscal Year ending 9/2023 is completed and ready to be submitted the Board
- Commissioner Training is mandatory – many changes – will be scheduling Zoom training during Board meetings to keep updated with the new changes that impact the Authority

OLD BUSINESS

- Chestnut Drainage Problem – Next step to get with Morris County to pass a Resolution and write the MOU
- Annual Plan submission due July 15, 2024
- Riverview Mailboxes replacement and upgrade Bid Packet – in progress
- Riverview Sink-hole status – pending update from the Town of Boonton
- NSPIRE-V (National Inspections completed at Riverview and Chestnut St – to be rescheduled before 10/1/2024 final implementation of new rules have been postpone to Oct 1, 2025
- Fire Code Inspection at Riverview Apartments – repairs started and next deadline is 7/31/2024 for follow-up

CONSENT RESOLUTIONS 2234 - #2240

Motion
Recorded
Questions/Discussion
Roll Call

~~RESOLUTION #2224 APPROVAL OF THE CASH MANAGEMENT PLAN 2024 (Tabled)~~

RESOLUTION #2234 RESOLUTION TO AUTHORIZE BOONTON HOUSING AUTHORITY SIGNATORS FOR LAKELAND BANK,

RESOLUTION #2235 RESOLUTION TO AUTHORIZE AND APPROVE EMERGENCY PLUMBING CONTRACT TO SEANJAK CONSTRUCTION TO FIX BUSTED WASTE PIPE FLOODING THE MAINTENANCE ROOM AT RIVERVIEW

RESOLUTION #2236 RESOLUTION TO APPROVE ALL BOONTON HOUSING AUTHORITY BANK ACCOUNTS WITH THE GENERAL DEPOSITORY AGREEMENT WITH LAKELAND BANK, BOONTON, NEW JERSEY

RESOLUTION #2237 RESOLUTION TO AUTHORIZE AND AMEND THE PERSONNEL POLICY BY INCLUDING JUNETEENTH AS A FEDERALLY APPROVED HOLIDAY FOR THE BOONTON HOUSING AUTHORITY

~~RESOLUTION #2238 HOLD RESOLUTION TO AUTHORIZE, REVIEW AND APPROVE DRAFT AUDIT FOR FISCAL YEAR ENDING 9/30/2023 FOR FINAL SUBMISSION (hold for July 24, 2024 meeting)~~

RESOLUTION #2239 RESOLUTION TO AUTHORIZE AND APPROVE STAFF, COMMISSIONER AND EXECUTIVE DIRECTOR NJAHARA ANNUAL CONFERENCE AT THE HARDROCK HOTEL, ATLANTIV CITY, SEPTEMBER 15-17, 2024

RESOLUTION #2240 RESOLUTION TO REVIEW AND APPROVE CONTRACT AWARDS AS EMERGENCYS DUE TO THE FACT THE FIRE BUREAU HAS CONSIDERED 39 VIOLATION IN THE BUILDING THAT ARE HEALTH AND SAFETY VIOLATIONS WITH FIRST DEADLINE DATE JULY 31, 2024

COMMISSIONER	AYE	NAY	N.V.	A.B.	COMMISSIONER	AYE	NAY	N.V.	A.B.
Plaisted					Moyoli, Jr.				
Rashid					Schinman				
DiVincent					Russo				
Ariemma									

PUBLIC COMMENT

Public comment may be given either during the public comment portion of the meeting or in writing prior t to the meeting within 24 hours before the meeting date.
 Comments limited to 3 minutes.

ADJOURNMENT

Motion to Adjourn:
 Seconded
 Time:
 Next Meeting date: July 24, 2024

Please be advised that this public meeting is being recorded.