

HOUSING AUTHORITY OF THE TOWN OF BOONTON

Administration Building

AGENDA

REGULAR BOARD MEETING

WEDNESDAY, OCTOBER 23, 2024



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

Chairperson called to order at ___ the Boonton Housing Authority’s Administration Office, 125 Chestnut Street, Boonton, NJ 07005

ROLL CALL 2024

James Plaisted, Chairperson

Amjad Rashid, Vice-Chairperson

Robert DiVincent., Commissioner

Lynn D. Schinman, Commissioner

Mildred Ariemma, Commissioner

Angela Russo, Commissioner

Leonardo Moyoli, Jr., Commissioner

OTHERS PRESENT

APPROVAL OF THE MINUTES

MOTION by the **Board of Commissioners of the Housing Authority of the Town of Boonton** to TABLE Minutes for June 24 and July, 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 | | | | | Russo | | | | |
| Rashid | | | | | Schinman | | | | |
| DiVincen t | | | | | Moyoli | | | | |
| Ariemma | | | | | | | | | |

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, August, and September 2024

| RECORD OF COMMISSIONERS VOTE ON FINAL PASSAGE | | | | | | | | | |
|---|-----|-----|------|------|---------------|-----|-----|------|------|
| COMMISSIONER | AYE | NAY | N.V. | A.B. | COMMISSIONER | AYE | NAY | N.V. | A.B. |
| Plaisted | | | | | Russo | | | | |
| Rashid | | | | | Schinman | | | | |
| DiVincen t | | | | | Moyoli | | | | |
| Ariemma | | | | | | | | | |

Motion
Seconded m
Roll Call:

REPORT OF EXECUTIVE DIRECTOR

- **Close out FYE 9/30/2024 to prepare for audit**
- **OPRA Request October 4, 2024 (due and submitted 10/16/24)**
- **Waitlist purged by November 14, 2024**
- **Waitlist to be opened December 2-9, 2024 via on-line application**

Fire Code Updates:

- **Riverview Building signage quote accepted (FCV)- to be scheduled**
- **Upgrade emergency exits doors at Riverview (FCV) quoted - completed**
- **Standpipe quote (air test) - obtaining quotes**
- **New Mailbox installations at Riverview -A/E getting quotes**

Update on Chestnut Cottages progress

- **Memorandum of Understanding between Town of Boonton, Morris County and BHA in progress**
- **Vacated ally behind Chestnut Cottages need clarification/and give notification to homeowners**

Emergency Repairs

- **Emergency Repair/Clean up at Riverview for sewage pipe busted in crawl space - Repair completed (Insurance claim)**
- **Emergency Repair at Chestnut Street Cottages underground gas line break (Contractor responsibility) repair**

CORRESPONDENCE

None

OLD BUSINESS

Update on Sinkhole at Riverview Apartments

NEW BUSINESS

RFP's quotes

- **Fee Accountant Services - (BHA)**
William Katchen, CPA
- **Legal Services: (BHA)**
Breslin and Breslin, PA
Weiner Law Group,
- **Payment Standards 1/2025**
- **Income Limits 10/1/2024**
- **Utility Allowances 1/2025**
- **SEMAP Evaluation due Nov 29, 2024**

ATTORNEY REPORT/UPDATES

RESOLUTION #2254 Authorize and approve Income Limits effective October 1, 2024

| RECORD OF COMMISSIONERS VOTE ON FINAL PASSAGE | | | | | | | | | |
|---|-----|-----|------|------|---------------|-----|-----|------|------|
| COMMISSIONER | AYE | NAY | N.V. | A.B. | COMMISSIONER | AYE | NAY | N.V. | A.B. |
| Plaisted | | | | | Russo | | | | |
| Rashid | | | | | Schinman | | | | |
| DiVincen t | | | | | Moyoli | | | | |
| Ariemma | | | | | | | | | |

RESOLUTION #2255 Authorize and approve the Utility Allowance effective

January 11, 2025

| RECORD OF COMMISSIONERS VOTE ON FINAL PASSAGE | | | | | | | | | |
|---|-----|-----|------|------|---------------|-----|-----|------|------|
| COMMISSIONER | AYE | NAY | N.V. | A.B. | COMMISSIONER | AYE | NAY | N.V. | A.B. |
| Plaisted | | | | | Russo | | | | |
| Rashid | | | | | Schinman | | | | |
| DiVincen t | | | | | Moyoli | | | | |
| Ariemma | | | | | | | | | |

RESOLUTION #2256 Authorize and approve NJAHRO Annual Fall Conference

November 18-21/2024

| RECORD OF COMMISSIONERS VOTE ON FINAL PASSAGE | | | | | | | | | |
|---|-----|-----|------|------|---------------|-----|-----|------|------|
| COMMISSIONER | AYE | NAY | N.V. | A.B. | COMMISSIONER | AYE | NAY | N.V. | A.B. |
| Plaisted | | | | | Russo | | | | |
| Rashid | | | | | Schinman | | | | |
| DiVincen t | | | | | Moyoli | | | | |
| Ariemma | | | | | | | | | |

RESOLUTION 2257 Authorize and approve the Risk Management Consultant

Agreement effective January 1, 2025

| RECORD OF COMMISSIONERS VOTE ON FINAL PASSAGE | | | | | | | | | |
|---|-----|-----|------|------|--------------|-----|-----|------|------|
| COMMISSIONER | AYE | NAY | N.V. | A.B. | COMMISSIONER | AYE | NAY | N.V. | A.B. |
| Plaisted | | | | | Russo | | | | |
| Rashid | | | | | Schinman | | | | |

| | | | | | | | | | |
|-----------------------|--|--|--|--|---------------|--|--|--|--|
| DiVincen t | | | | | Moyoli | | | | |
| Ariemma | | | | | | | | | |

RESOLUTION #2258 Authorize and approve the BHA Procurement Policy effective 10/1/2024

| RECORD OF COMMISSIONERS VOTE ON FINAL PASSAGE | | | | | | | | | |
|---|-----|-----|------|------|---------------|-----|-----|------|------|
| COMMISSIONER | AYE | NAY | N.V. | A.B. | COMMISSIONER | AYE | NAY | N.V. | A.B. |
| Plaisted | | | | | Russo | | | | |
| Rashid | | | | | Schinman | | | | |
| DiVincen t | | | | | Moyoli | | | | |
| Ariemma | | | | | | | | | |

RESOLUTION #2259 Open the waiting list for both HCV and PBV from December 2-9, 2024

| RECORD OF COMMISSIONERS VOTE ON FINAL PASSAGE | | | | | | | | | |
|---|-----|-----|------|------|---------------|-----|-----|------|------|
| COMMISSIONER | AYE | NAY | N.V. | A.B. | COMMISSIONER | AYE | NAY | N.V. | A.B. |
| Plaisted | | | | | Russo | | | | |
| Rashid | | | | | Schinman | | | | |
| DiVincen t | | | | | Moyoli | | | | |
| Ariemma | | | | | | | | | |

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
 Seconded
 Time

