

HOUSING AUTHORITY OF THE TOWN OF BOONTON
Administration Building

MINUTES

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 Plaisted called the meeting to order at 7:07PM the Boonton Housing Authority's Administration Office, 125 Chestnut Street, Boonton, NJ 07005

ROLL CALL 2024

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

OTHERS PRESENT

Terrance Corriston, Attorney, Jacob Hittrich, Town of Boonton Liaison; John Clarke, Sunbelt, Inc; Kenneth Kelshall, CFO of Boonton Housing Authority; Sherry Sims, Secretary

APPROVAL OF THE MINUTES

MOTION by **Commissioner Ariemma** motioned to APPROVE the Minutes for June 24, 2024 and TABLE July, 2024 Minutes

Second: Commissioner Moyoli, Jr.

Rollcall:

RECORD OF COMMISSIONERS VOTE ON FINAL PASSAGE							
COMMISSIONER	AYE	NAY	N.V.	A.B.	COMMISSIONER	AYE	NAY
Plaisted	x				Russo	x	
Rashid				x	Schinman		
DiVincet	x				Moyoli	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, August and September 2024

Motion by Commissioner DiVincet

Seconded by Commissioner Moyoli, Jr.

Roll Call:

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

REPORT OF EXECUTIVE DIRECTOR

The Housing Authority received a OPRA request and it was responded to within.
The current Waiting List is being purged through November 14th before we open the list for Boonton Residents only December 2-9, 2024. The applications will be online only via the webpage. The Authority will continue to work on making the Fire Code inspection repairs.
The new mailboxes have been ordered and will be replaced before year end 2024. We have contacted the Post Office and the tenant’s can pick up their mail at the Post Office during the time the new boxes are installed. They will need current identification to present at the Post Office before they give them the mail.

CORRESPONDENCE

None

OLD BUSINESS

Update on Sinkhole at Riverview Apartments – The Town of Boonton is in process of going out for Bid.

NEW BUSINESS

ATTORNEY REPORT/UPDATES

Attorney Corriston presented the revised Boonton Housing Authority Procurement Policy to the Board for questions if any. An overview of the changes to the policy was presented and it was accepted by the Board as presented.

RESOLUTIONS

RESOLUTION #2251 A RESOLUTION BY THE BOARD OF COMMISSIONER TO AUTHORIZE AND APPROVE THE LEGAL CONTRACT TO BRESLIN AND BRESLIN EFFECTIVE OCTOBER 1, 2024 THROUGH SEPTEMBER 30, 2027 IN THE AMOUNT OF \$14,700

Commissioner DiVincent motioned to accept Resolution 2251 as presented. Commissioner Moyoli, Jr. seconded the motion. There was some discussion. Every one present voted in the affirmative. No one present was opposed. Chairperson Plaisted called for the roll call. The Resolution was passed.

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

RESOLUTION #2252 A RESOLUTION TO AUTHORIZE AND APPROVE THE AWARD OF THE FEED ACCOUNTANT CONTRACT TO WILLIAM KATCHEN EFFECTIVE OCTOBER 1, 2024

Commissioner DiVincent motioned to accept Resolution 2252 as presented. Commissioner Plaisted seconded the motion. There was some discussion. Every one present voted in the affirmative. No one present was opposed. Chairperson Plaisted called for the roll call. The Resolution was passed.

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

Plaisted	x				Russo	x		
Rashid				x	Schinman			x
DiVincent	x				Moyoli	x		
Ariemma	x							

RESOLUTION #2253 A RESOLUTION TO AUTHORIZE AND APPROVE THE PAYMENT STANDARDS FOR THE HOUSING CHOICE VOUCHER AND STREAM LINE VOUCHER PROGRAM.

Commissioner Plaisted motioned to accept Resolution 2253 presented. Commissioner DiVincent seconded the motion. There was some discussion. Every one present voted in the affirmative. No one present was opposed. Chairperson Plaisted called for the roll call. The Resolution was passed.

RESOLUTION #2254 A RESOLUTION BY THE BOARD OF COMMISSIONERS TO AUTHORIZE AND APPROVE THE INCOME LIMITS EFFECTIVE OCTOBER 1, 2024

Commissioner Moyoli, Jr. motioned to accept Resolution 2254 as presented. Commissioner DiVincent seconded the motion. There was some discussion. Every one present voted in the affirmative. No one present was opposed. Chairperson Plaisted called for the roll call. The Resolution was passed.

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

RESOLUTION #2255 A RESOLUTION TO AUTHORIZE AND APPROVE THE UTILITY ALLOWANCE EFFECTIVE JANUARY 1, 2025

Commissioner DiVincent motioned to accept Resolution 2255 as presented. Commissioner Russo seconded the motion. There was some discussion. Every one present voted in the affirmative. No one present was opposed. Chairperson Plaisted called for the roll call. The Resolution was passed.

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

Ariemma	x								
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RESOLUTION #2256 A RESOLUTION TO AUTHORIZE AND APPROVE THE NJNAHRO ANNUAL FALL CONFERENCE IN ATLANTIC CITY, NJ FROM NOVEMBER 18-21 2024

Commissioner DiVincent motioned to accept Resolution 2256 as presented. Commissioner Plaisted seconded the motion. There was some discussion. Every one present voted in the affirmative. No one present was opposed. Chairperson Plaisted called for the roll call. The Resolution was passed.

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

RESOLUTION #2257 A RESOLUTION TO AUTHORIZE AND APPROVE THE RISK MANAGEMENT CONSULTANT CONTRACT AGREEMENT EFFECTIVE JANUARY 1, 2025 TO ALAMO INSURANCE GROUP

Commissioner DiVincent motioned to accept Resolution 2257as presented. Commissioner Ariemma seconded the motion. There was some discussion. Every one present voted in the affirmative. No one present was opposed. Chairperson Plaisted called for the roll call. The Resolution was passed.

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

RESOLUTION #2258 A RESOLUTION TO AUTHORIZE AND APPROVE THE PROCUREMENT POLICY FOR THE BOONTON HOUSING AUTHORITY EFFECTIVE OCTOBER 1, 2024

Commissioner Moyoli, Jr. motioned to accept Resolution 2258 as presented. Commissioner Russo seconded the motion. There was some discussion. Every one present voted in the affirmative. No one present was opposed. Chairperson Plaisted called for the roll call. The Resolution was passed.

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

DiVincent	x				Moyoli	x			
Ariemma	x								

RESOLUTION #2259 A RESOLUTION TO AUTHORIZE AND APPROVE THE OPENING OF THE WAITING LIST FOR BOTH HCV AND PBV PROGRAMS FOR THE TOWN OF BOONTON ONLY

Commissioner Moyoli, Jr. motioned to accept Resolution 2259 as presented. Commissioner Russo seconded the motion. There was some discussion. Every one present voted in the affirmative. No one present was opposed. Chairperson Plaisted called for the roll call. The Resolution was passed.

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

None

ADJOURNMENT

Motion to Adjourn: Commissioner Plaisted

Seconded: Commissioner DiVincent

Time: 7:51PM

I, Sherry Sims, Secretary hereby certify that these Minutes were reviewed, and approved at the meeting held on November 27, 2024.

Sherry Sims
Secretary/Executive Director