

**HOUSING AUTHORITY OF THE TOWN OF BOONTON  
Administration Building**

**AGENDA**

**REGULAR MEETING**

**Wednesday, April 23, 2025**



**Join Zoom Meeting**

<https://us06web.zoom.us/j/82774445402?pwd=vNi80r5cKHt3UyiE7zTs3bsr9tAboR.1>

**Meeting ID: 827 7444 5402**

**Passcode: 698009**

**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 5, 2025 and in the Citizen of Morris County Newspaper on January 7, 2025**

The meeting will be called to order by \_\_\_\_\_ at \_\_\_\_\_ PM at the Boonton Housing Authority’s Administration Office, 125 Chestnut Street, Boonton, NJ 07005 in-person and/or via Zoom for those who could not appear in person.

**ROLL CALL 2025**

James Plaisted, Chairperson

Amjad Rashid, Vice-Chairperson

Robert DiVincent., Commissioner

Angela Russo, Commissioner

Pam Botka, Commissioner

Mildred Ariemma, 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 **APPROVE** the Minutes for the months of **February 26, 2025**

**There was no meeting in March 2025**

**Motion:**

**Second:**

**Rollcall:**

<b>RECORD OF COMMISSIONERS VOTE ON FINAL PASSAGE</b>									
<b>COMMISSIONER</b>	<b>AYE</b>	<b>NAY</b>	<b>N.V.</b>	<b>A.B.</b>	<b>COMMISSIONER</b>	<b>AYE</b>	<b>NAY</b>	<b>N.V.</b>	<b>A.B.</b>
Plaisted					Moyoli, Jr.				
Rashid					Russo				
DiVincent					Botka				
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) **February, March 2025**

**Motion:**

**Seconded:**

**Roll Call:**

<b>RECORD OF COMMISSIONERS VOTE ON FINAL PASSAGE</b>									
<b>COMMISSIONER</b>	<b>AYE</b>	<b>NAY</b>	<b>N.V.</b>	<b>A.B.</b>	<b>COMMISSIONER</b>	<b>AYE</b>	<b>NAY</b>	<b>N.V.</b>	<b>A.B.</b>
Plaisted					Moyoli, Jr.				
Rashid					Russo				
DiVincent					Botka				
Ariemma									

### **REPORT OF EXECUTIVE DIRECTOR**

- Fire Code Violations repairs and upgrade are completed – Scheduling Final inspection
- Town of Boonton and Morris County Engineers will start the sewer drainage repair work at Riverview Apartments in Spring of 2025

Chestnut Street drainage problem update – Contacting 217-223 Main Street owners to schedule a meeting to discuss plan.

- Obtaining estimates to replace the balcony, entry ways at Riverview Apartment

- Obtain estimate for Chestnut Street so that we can prepare the bid packet to start on construction our property to address the flooding. Our meeting with Morris County to redesign the original plans was very successful. We will meet again in 30 days for further planning with the owners at 217 N. Main St. to tie into their storm drain in his back parking lot.
- Risk Management Staff training on-site - scheduled March 18, 2025

## **CORRESPONDENCE**

4/17/025 Letter from the Town of Boonton requesting back ground information on Riverview apartments and Chestnut Street Cottages construction history

## **OLD BUSINESS – None**

## **NEW BUSINESS**

- Commissioner State mandated training is on-line at Rutgers Center for Government Rutgers.edu
- Financial Disclosure Statements for Commissioners ( FDS) 4/30/2025
- BHA Five Year Annual Plan due June 2025
- Continuing Resolution ends March 14<sup>th</sup> 2025 Funding
- Emergency Plumbing Work at Riverview in the amount of
- Annual Unit Inspections April 16-18, 2025 to be effective May 1, 2025
- 

## **Attorney Report**

Lease Agreement between the BHA and AHOM, INC - TABLED

## **RESOLUTIONS 2270 THROUGH**

**RESOLUTION 2270      A RESOLUTION BY THE BOARD OF COMMISSIONERS TO ENTER INTO A LEASE AGREEMENT WITH AHOM, INC TO UTILIZE OFFICE SPACE AT 125 CHESTNUT ST, BOONTON, NU – TABLED**

**RESOLUTION #2271      RESOLUTION BY THE BOARD OF COMMISSIONERS TO AMEND THE HCV ADMINISTRATIVE PLAN AND THE FAMILY SELF SUFFICIENCY PLAN TO INCLUDE THE BHA MANDATORY COURSE REQUIREMENTS IN ADDITION TO THEIR PERSONAL GOALS.**

**RESOLUTION #2272      RESOLUTION TO AMEND THE HCV ADMINISTRATIV PLAN TO MAKE UTILITY REIMBURSEMENTS DIRECTLY TO THE UTILITY**



**COMPANY IF A FAMILY RENT CALCULATION IS NEGATIVE OR ZERO**

**RESOLUTION 32273**

**RESOLUTION TO UPDATE AND AMEND THE BOONTON HOUSING AUTHORITY CONFLICT OF INTEREST AND DECLARATION POLICY THAT REQUIRES DISCLOSURE OF RELATIONSHIPS TO APPLICANTS OR PARTICIPANTS ON ALL PROGRAMS BY STAFF AND/OR COMMISSIONERS**

**RESOLUTON #2274**

**RESOLUTION TO AUTHORIZE AND APPROVE A CONTRACT WITH SUNBELT, INC TO CONDUCT NSPIRE HOUSING CHOICE VOUCHER FOR MOVE-IN, EMERGENCIES AND ANNUAL INSPECTIONS IN AN AMOUNT NOT TO EXCEED \$17,500.**

**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					Russo				
DiVincent					Botka				
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. Comments are limited to 3 minutes. State your name and , address for the record.

**ADJOURNMENT**

Motion to Adjourn by

Seconded

Time

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