

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

**AGENDA**

**REGULAR MEETING**

**Wednesday, May 28, 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 **APRIL 26 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) **APRIL 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 – pending inspection date with Fire Code inspector.
- Town of Boonton and Morris County Engineers will start the sewer drainage repair work at Riverview – The Contract was awarded and the preconstruction meeting was held to discuss the schedule. The anticipated work schedule will start around June 10<sup>th</sup>
- Risk Management Staff training on-site - scheduled March 18, 2025
- HCV Administrative Policy Revision and Updates meeting is scheduled for June 11,12,13, 2025
- Letter sent to Captain Petonak to discuss the road bumps on Plane St, Boonton NJ
- Hire Hearing Officer for Grievance Complaints – Quote from Joe Capano

## **CORRESPONDENCE**

- Email from Angela Russo – Resignation from the Board
- Letter to Captain Petonak regarding speed bumps on Plane Street, Boonton, NJ

## **OLD BUSINESS –**

- Follow up with BHA Boonton Police Dept regarding Street Bumps on Plane Street

## **NEW BUSINESS**

- Commissioner State mandated training is on-line at Rutgers Center for Government Rutgers.edu
- BHA Five Year Annual Plan submitted June 2025

## **Attorney Report**

- Conflict of Interest for Waiver sent to HUD
- Rental Lease agreement between BHA and AHOM, INC is pending

## **CONSENT**

### **RESOLUTIONS 2277 THROUGH 2282**

<b>RESOLUTION 2270</b>	<b>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, NJ HOLD</b>
<b>RESOLUTION #2277</b>	<b>RESOLUTION TO AUTHORIZE AND APPROVE THE WRITE OFF FOR MOVE-OUT EXPENSES OWED FOR JEANETTE BARGEL, IN THE AMOUNT OF \$428.37</b>
<b>RESOLUTION #2278</b>	<b>RESOLUTION TO AUTHORIZE AND APPROVE THE WRITE OFF FOR MOVE-OUT EXPENSES OWED BY JOHN TRIMBLE IN THE AMOUNT OF \$256.30</b>
<b>RESOLUTION #2279</b>	<b>RESOLUTION TO AUTHORIZE AND APPROVE 2025 INCOME LIMITS FOR HCV AND PBV PRORAMS</b>
<b>RESOLUTION #2280</b>	<b>RESOLUTION TO AUTHOTIZE BHA TO GET CONSULTANT QUOTES TO HIRE A HEARING OFFICER FOR GRIEVANCE HEARING</b>
<b>RESOLUTION #2281</b>	<b>RESOLUTION TO AUTHORIZE AND APPROVE THE WRITE OFF FOR EDILANNIA RIJO IN THE AMOUNT OF \$321.00 FOR MOVE-OUT EXPENSES FROM 122 PLANE ST, APARTMENT 3C, BOONTON, NJ</b>



**RESOLUTION #2282****RESOLUTION TO APPROVE THE FIVE YEAR PLAN SUBMITTED  
TO HOUSING AND URBAN DEVELOPMENT FOR YEARS MAY  
2025 - APRIL 2030****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									

**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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