

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

MINUTES

REGULAR MEETING

Wednesday, APRIL 26, 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 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 Chairperson Plaisted at 7:07PM 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	PRESENT
Amjad Rashid, Vice-Chairperson	PRESENT
Robert DiVincent., Commissioner	PRESENT
Angela Russo, Commissioner	ABSENT
Pam Botka, Commissioner	PRESENT
Mildred Ariemma, Commissioner	PRESENT
Leonardo Moyoli, Jr., Commissioner	PRESENT

OTHERS PRESENT

TERRANCE CORRISTON, ATTORNEY, KENNETH KELSHALL, BHA CFO; SHERRY SIMS, EXECUTIVE DIRECTOR

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 **MARCH 2025**

Motion: Commissioner DiVincent

Second: Commissioner Plaisted

All Commissioners present voted in the affirmative. Commissioner Russo was absent. No one was opposed. Minutes were passed.

Rollcall: BOARD OF COMMISSIONERS VOTE ON FINAL PASSAGE									
COMMISSIONER	AYE	NAY	N.V.	A.B.	COMMISSIONER	AYE	NAY	N.V.	A.B.
Plaisted	X				Moyoli, Jr.	X			
Rashid	X				Russo				X
DiVincent	X				Botka	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) **February and March 2025**

Motion: Commissioner Rashid

Seconded: Commissioner DiVincent

Roll Call: All Commissioners present voted in the affirmative. Commissioner Russo was absent. No one was opposed. Bills paid.

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

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 the access of the Right of Way to Main Street. Meeting was held on February 12th to discuss the need to access the ease way through their property. We have to come back to the table with a different option.
- Risk Management Staff training will be rescheduled.

CORRESPONDENCE - None

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 was submitted in May 2025
- Annuals NSPIRE unit inspections have been scheduled with 3rd party entity and 50% are completed.

Attorney Report

Lease Agreement between the BHA and AHOM, INC is being drafted.

CONSENT

RESOLUTIONS 2269 THROUGH RESOLUTION 2270

RESOLUTION 2269

A RESOLUTION BY THE BOARD OF COMMISSIONERS TO AUTHORIZE AND ADOPT THE OCTOBER 1-SEPTEMBER 2024-2025 NJ JERSEY STATE BUDGET

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, NJ
HOLD**

RESOLUTION #2271

RESSOLUTION BY THE BOARD OF COMMISSIONERS TO AMEND THE HCV AND FSS POLICYS MANUALS TO INCLUDE ALTERNATE SUBJECTS TO ADD TO TENANTS GOALS SETTINGS.

RESOLUTION #2272

RESOLUTION TO AMEND THE HCV ADMIMISTRATIVE PLAN TO MAKE UTILITY PAYMENTS DIRECTLY TO THE UTILITY COMPANY FOR FAMILIES WHOSE RENT CALCULATIONS ARE NEGATIVE OR ZERO INCOME.

RESOLUTION #2273

RESOLUTION TO UPDATE AND AMEND THE PERSONNEL POLICY REGARDING CONFLICT OF INTEREST AND DECLARATION DECLOSURE FOR ANY RELATIONSHIPS BETWEEN STAFF AND COMMISSIONERS TO EMPLOYEES OR APPLICANTS, TENANTS, WHO ARE PARTICIPATING IN ANY PROGRAM

**RESOLUTION #2274 RESOLUTION TO AUTHORIZE AND APPROVE SUNBELT, INC
CONTRACT TO CONDUCT NSPIRE INSPECTION FOR HCV
SECTION 8 PROGRAM NTE \$17,500**

HOLD

**RESOLUTION #2275 RESOLUTION TO RATIFY AND APPROVE EMERGENCY WORK
ORDERS FOR URGENT PLUMBING PROBLEMS AT RIVERVIEW
APARTMENTS IN THE AMOUNT OF \$13,419.**

**RESOLUTION #2276 RESOLUTION AUTHORIZING ATTORNEY TO SUBMITTED THE
WRITTEN WAIVER REQUEST TO HOUSING AND URBAN
DEVELOPMENT REGARDING THE CONFLICT OF INTEREST**

CONSENT ROLL CALL

MOTIONED: COMMISSIONER DIVINCENT

SECONDED: COMMISSIONER RASHID

**CONSENT ROLL CALL: ALL IN FAVOR VOTED IN THE AFFIRMATIVE. NO ONE PRESENT
WAS OPPOSED. RESOLUTIONS #2269-2276 PASSED**

RECORD OF COMMISSIONERS VOTE ON FINAL PASSAGE									
COMMISSIONER	AYE	NAY	N.V.	A.B.	COMMISSIONER	AYE	NAY	N.V.	A.B.
Plaisted	X				Moyoli, Jr.	X			
Rashid	X				Russo				
DiVincent	X				Botka				
Ariemma	X					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. Comments are limited to 3 minutes. State your name and , address for the record.

ADJOURNMENT

Motion to Adjourn: Commissioner DiVincent

Second: Chairperson Plaisted

Time : 7:38PM

I Sherry Sims certify that the Minutes for April 26, 2025 were approved at the May 28, 2025 Board meeting.

Sherry Sims

Secretary/ Executive Director

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