

HOUSING AUTHORITY OF THE TOWN OF BOONTON
Administration Building

MINUTES

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 Vice Chairperson Rashid at 7:09 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	Present
Amjad Rashid, Vice-Chairperson	Present
Robert DiVincent., Commissioner	Absent
Pam Botka, Commissioner	Present
Mildred Ariemma, Commissioner	Present
Leonardo Moyoli, Jr., Commissioner	Absent

VACANT as of 4/1/2025

OTHERS PRESENT

Terry Corrison, Attorney; Kenneth Kelshall, Deputy Director, Marie De Venezia. Boonton town liason

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** with corrections to change the titles from“ Chairperson” to Commissioners.

Motion: Commissioner Rashid

Second: Commissioner Plaisted

All Commissioners present voted in the affirmative. Commissioner Botka made corrections. No one was opposed. Minutes were passed.

Rollcall:

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.				A
Rashid	x				Absent				
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) **APRIL 2025**

Motion: Commissioner Rashid

Seconded: Commissioner Botka

All Commissioner's present voted in the affirmative. No one present was opposed. Vouchers and Bills were 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								

Roll Call:

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 10th
- Risk Management Staff training on-site - scheduled March 18, 2025, has to be rescheduled
- HCV Administrative Plan 2025 has been revised and updates to meet HUD implementation requirements by July 1, 2025 A meeting with all staff was held 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

CORRESPONDENCE

Email from Angela Russo – Submitted her resignation from this Board.

A copy of the letter sent to Captain Petonak regarding speed bumps on Plane Street, Boonton, NJ was sent as requested by the Board

OLD BUSINESS –

The Commissioners discussed at great length about putting speed bumps in front of the Riverview Apartments. The building has families with lots of children. The traffic needs to slow down in that location.. It was recommended that a meeting be held with Captain of Boonton Police Dept to discuss available options to slow down the traffic that drives through this street. It was also suggested to the Executive Director to conduct a tenant survey regarding their concerns.

NEW BUSINESS

Attorney Report

The Conflict of Interest for Waiver was sent to HUD by Attorney Corrison for review and approval

The Rental Lease agreement for office space between BHA and AHOM,inc will be reviewed and discussed next month.

THE CONSENT RESOLUTIONS 2277 THROUGH 2282 WERE PRESENTED FOR COMMENT, DISCUSSION REVIEW AND APPROVAL.

INTRODUCED BY: COMMISSIONER PLAISTED

SECONDED BY COMMISSIONER RASHID

- 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 – was Tabled until the July Board Meeting;*
- RESOLUTION #2276** RESOLUTION BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE TOWN OF BOONTON TO WAIVE CERTING PROVISIONS OF THE CONFLICT OF INTEREST POLICY AND REQUESTING THAT HUD WAIVE SUCH PROVISIONS WITH RESPECT TO THT EMPLOYMENT OF THE FSS COORDINATOR AND ESTABLISHING CERTAIN PROVISIONS TO PREVENT ANY CONFLICT OF INTEREST WITH RESPECT TO SUCH EMPLOYMENT
- RESOLUTION #2277** RESOLUTION TO AUTHORIZE AND APPROVE THE WRITE OFF FOR MOVE-OUT EXPENSES OWED FOR JEANETTE BARGEL, IN THE AMOUNT OF\$428.37
- RESOLUTON #2278** RESOLUTION TO AUTORIZER AND APPROVE THE WRITE OFF FOR MOVE-OUT EXPENSES OWED BY JOHN TRIMBLE IN THE AMOUNT OF \$256.30
- RESOLUTION #2279** RESOLUTION TO AUTHORIZE AND APPROVE 2025 INCOME LIMITS FOR HCV AND PBV PRORAMS
- RESOLUTION #2280** RESOLUTION TO AUTHOTIZE BHA TO GET CONSULTANT QUOTES TO HIRE A HEARING OFFICER FOR GRIEVANCE HEARING
- RESOLUTON #2281** RESOLUTON 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
- RESOLUTION #2282** RESOLUTION TO APPROVE THE FIVE YEAR PLAN SUBMITTED TO HOUSING AND URBAN DEVELOPMENT FOR YEARS MAY 2025 - APRIL 2030

ROLL CALL FOR THE CONSENT RESOLUTION

MOTIONED : COMMISSIONER PLAISTED

SECONDED COMMISSIONER RASHID

ALL COMMISSIONERS PRESENT VOTED IN THE AFFIRMATIVE. NO ONE PRESENT WAS OPPOSED. RESOLUTIONS 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				x
DiVincent				x	Botka	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. Comments are limited to 3 minutes. State your name and , address for the record

Commissioner Botka discussed a new state fire code requirement requiring mulch to be kept 18" inches away from buildings, which is a state regulation, rather than 8 feet. It is effective April 2025

ADJOURNMENT

Motion to Adjourn by Chairperson Plaisted
 Seconded: Commissioner Rashid
 Time: 7:39PM

I, Sherry Sims certify that these Minutes were approved at the Board Meeting held on July 23, 2025

 Sherry L. Sims July 23, 2025

C:\Users\sherry.BHA\OneDrive\Documents\bdagenda May 28 2025.docx

Boonton Housing Authority

HAP Accounting Cash Payment/Receipt Register

Section 8 Voucher

Filter Criteria Includes: 1) Program: Section 8 Voucher 2) Project: All Projects 3) Payment Date: All 4) Financial Period: July 2025 5) Payments Over: All 6) Check Numbers: All 7) Cleared Period: All 8) Check Status: All 9) Payment Status: All 10) Show Payments: Yes 11) Show Deposits: Yes 12) Order By: Payment/Receipt Number

Bank: Lakeland Bank/Provident Bank, Bank Account: 624602129, GL Account: 1111.2

Posted Payments

<u>Doc Num</u>	<u>Payment Date</u>	<u>Voided</u>	<u>Type</u>	<u>Document Recipient</u>	<u>Document Description</u>	<u>Cleared</u>	<u>Amount</u>
2018	07/01/2025	No	DD	109 William Street Boonton LLC	HAP Payment Jul 25	No	\$1,561.00
2019	07/01/2025	No	DD	123 Boonton Ave, LLC	HAP Payment Jul 25	No	\$1,876.00
2020	07/01/2025	No	DD	124 Lincoln St LLC	HAP Payment Jul 25	No	\$1,986.00
2021	07/01/2025	No	DD	140 Division St LLC	HAP Payment Jul 25	No	\$3,740.00
2022	07/01/2025	No	DD	204 Church, LLC	HAP Payment Jul 25	No	\$17,901.00
2023	07/01/2025	No	DD	216 Lincoln Street, LLC	HAP Payment Jul 25	No	\$2,599.00
2024	07/01/2025	No	DD	317 Main Street Boonton LLC	HAP Payment Jul 25	No	\$3,657.00
2025	07/01/2025	No	DD	330 Division Street LLC	HAP Payment Jul 25	No	\$1,404.00
2026	07/01/2025	No	DD	502 Main Street LLC	HAP Payment Jul 25	No	\$1,508.00
2027	07/01/2025	No	DD	512 HOLMES ST LLC	HAP Payment Jul 25	No	\$1,942.00
2028	07/01/2025	No	DD	525 Boonton Ave, LLC	HAP Payment Jul 25	No	\$409.00
2029	07/01/2025	No	DD	8 PLEX Realty LLC	HAP Payment Jul 25	No	\$2,677.00
2030	07/01/2025	No	DD	Aasma Ahmad	HAP Payment Jul 25	No	\$1,124.00
2031	07/01/2025	No	DD	Abdul Raja	HAP Payment Jul 25	No	\$1,189.00
2032	07/01/2025	No	DD	Adelli Realty LLC	HAP Payment Jul 25	No	\$945.00
2033	07/01/2025	No	DD	Ahmad Moghul	HAP Payment Jul 25	No	\$807.00
2034	07/01/2025	No	DD	AHOM INC	HAP Payment Jul 25	No	\$125,494.00
2035	07/01/2025	No	DD	ALOS Realty LLC	HAP Payment Jul 25	No	\$962.00
2036	07/01/2025	No	DD	Anthony Biago	HAP Payment Jul 25	No	\$1,082.00
2037	07/01/2025	No	DD	Armando Jr DiBonAventura	HAP Payment Jul 25	No	\$752.00
2038	07/01/2025	No	DD	Arthur Copell	HAP Payment Jul 25	No	\$1,225.00
2039	07/01/2025	No	DD	Audrey Barnish	HAP Payment Jul 25	No	\$1,088.00
2040	07/01/2025	No	DD	Boonton Flats, LLC	HAP Payment Jul 25	No	\$5,255.00
2041	07/01/2025	No	DD	Boris Melgarejo	HAP Payment Jul 25	No	\$961.00
2042	07/01/2025	No	DD	Carlos Zafra	HAP Payment Jul 25	No	\$1,720.00
2043	07/01/2025	No	DD	Cherry Hill Associates, LLC	HAP Payment Jul 25	No	\$15,437.00
2044	07/01/2025	No	DD	Civitella LLC	HAP Payment Jul 25	No	\$865.00
2045	07/01/2025	No	DD	Colt Properties LLC	HAP Payment Jul 25	No	\$2,694.00
2046	07/01/2025	No	DD	DAVID ALAN 1921 LLC	HAP Payment Jul 25	No	\$999.00
2047	07/01/2025	No	DD	Dazzle Homes LLC	HAP Payment Jul 25	No	\$1,711.00
2048	07/01/2025	No	DD	DCR PROPERTIES LLC	HAP Payment Jul 25	No	\$2,030.00
2049	07/01/2025	No	DD	DEAN LIBERTY LLC	HAP Payment Jul 25	No	\$1,124.00
2050	07/01/2025	No	DD	Deercroft North, Inc.	HAP Payment Jul 25	No	\$3,088.00
2051	07/01/2025	No	DD	Deercroft Realty Inc.	HAP Payment Jul 25	No	\$987.00
2052	07/01/2025	No	DD	Donna Barnish	HAP Payment Jul 25	No	\$1,000.00
2053	07/01/2025	No	DD	Edward Stine	HAP Payment Jul 25	No	\$458.00
2054	07/01/2025	No	DD	Elkin Rua	HAP Payment Jul 25	No	\$1,825.00
2055	07/01/2025	No	DD	Enver Mansur	HAP Payment Jul 25	No	\$1,445.00
2056	07/01/2025	No	DD	Garden State Property Managem	HAP Payment Jul 25	No	\$975.00
2057	07/01/2025	No	DD	Gladys Montano	HAP Payment Jul 25	No	\$1,390.00
2058	07/01/2025	No	DD	Grandville Services LLC	HAP Payment Jul 25	No	\$1,124.00
2059	07/01/2025	No	DD	Harbans Singh	HAP Payment Jul 25	No	\$1,729.00
2060	07/01/2025	No	DD	Howard Hubler	HAP Payment Jul 25	No	\$12,023.00
2061	07/01/2025	No	DD	Jackie Scura	HAP Payment Jul 25	No	\$2,250.00
2062	07/01/2025	No	DD	Jaipaul Harricharan	HAP Payment Jul 25	No	\$2,133.00
2063	07/01/2025	No	DD	JJMG 315 MAIN ST. BOONTON	HAP Payment Jul 25	No	\$1,525.00
2064	07/01/2025	No	DD	John Zouvelekis	HAP Payment Jul 25	No	\$1,827.00