

HOUSING AUTHORITY OF THE TOWN OF BOONTON
Administration

Building

AGENDA
REGULAR MEETING
Wednesday, September 17, 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 email of this Notice in in the Daily Record on September 11, 2025 and by email to the Citizen of Morris County Newspaper on September 11, 2025. It was also posted on the Boonton Housing Authority webpage: www.boontonhousing.org

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
Pamela Botka, Commissioner
Mildred Ariemma, Commissioner
Leonardo Moyoli, Jr., Commissioner

Vacant

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 **July23, 2025**

There was no meeting held in **March or August 2025**

Motion:

Second:

Rollcall:

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) **June, July and August 2025**

Motion:

Seconded:

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					Vacant				
DiVincent					Botka				
Ariemma									

REPORT OF EXECUTIVE DIRECTOR

- **10/1/2025 Budget Adoption Presentation – Bill Katchen , Fee Accountant.**
- **9/30/2024 Independent Audit Presentation by Rich Larsen , Auditor**
- Fire Code Violations 2024/2025 repairs and upgrades -,in progress
- Town of Boonton and Morris County Engineers - drainage repair work at Riverview Apartments – in progress
- Obtaining the cost estimate from A/E for Chestnut Street so that we can prepare the bid packet to start on construction on Chestnut St to address the flooding. We are waiting on comments from the Town of Boonton, Morris County and the neighbor at 217 Main St.

CORRESPONDENCE

None

OLD BUSINESS

IRS Audit for Year 2021 meeting scheduled for August 14 was held. We are researching and submitting all documents as requested.

- Revised/Updated HCV Admin Plan 2025 The 45 day comment period ended. There were no comments. The Admin Plan 2025 will be effective September 1, 2025
- FSS Grant 2026 APPLICATION due 7/30/2025 – submitted
- BHA Annual Plan submitted and approved.
- Riverview construction by the Town has been delayed for another week. 9/18/2025
- Chestnut Cottage Drainage project is still awaiting comments from the Town, County and the owner of 217 Main St. This will be bid out via BHA procurement policy

NEW BUSINESS

- Scheduled Loss Control Inspection by PHJIFF – Sept 2, 2025 completed
- OPRA Request from Atty Eder - Aug 12, 2025 – due August 19, 2025 emailed 8/22/2025
- Property Appraisal 2024 and 2025 to be reviewed with RISK Manager
- RFP -Independent Entity for 74 units – has been advertised – recommend award to PAHC
- RFP -QPA (Qualified Purchasing Agent) – has been advertised – no one submitted a quote, will re advertise
- OIG - Requesting data on Section 8 participant is due September 16, 2025
- Insurance Claim has been submitted for Tenant Storage Area – repairs completed
- Request from Camp Blood Production, to use the 2 visitor parking spaces at Riverview Apartments to locate their movie equipment for filming of “Mamma Boy” September 15 2025 from 5AM to Midnight -

Attorney Report

Property Lease Agreement between the BHA and AHOM, INC

CONSENT AGENDA RESOLUTIONS FOR THE FOLLOWING RESOLUTIONS 2283, 2295, 2296, 2298, 2299, 2300, 2302, 2303, 2304, 2305, 2306

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					VACANT				
DiVincent					Botka				
Ariemma									

RESOLUTION 2283

RESOLUTION TO AUTHORIZE THE FINAL VERSION OF THE HCV ADMIN PLAN 2025 THAT WAS INTRODUCED AT THE BOARD MEETING ON JULY 23, 2025 TO BECOME EFFECTIVE SEPTEMBER 1, 2025

RESOLUTION #2294

AUTHORIZE AND APPROVE THE PROPERTY LEASE AND MANAGEMENT AGREEMENT BETWEEN BHA AND AHOM, INC.

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					VACANT				
DiVincent					Botka				
Ariemma									

RESOLUTION #2295

RESOLUTION BT THE BOARD OF COMMISSIONERS TO AUTHORIZE, APPROVE AND RATIFY THE OPENING OF THE CHESTNUT COTTAGES/RIVERVIEW BUSINESS ACTIVITY MONEY MARKET ACCOUNT AND/OR CDs WITH PROVIDENT BANK FOR INVESTMENTS, CAPITAL IMPROVEMENTS AND/OR CONSTRUCTION CONTRACTS

RESOLUTION #2296

RESOLUTION TO AUTHORIZE, AND APPROVE THE RISK MANAGEMENT AGREEMENT WITH ALAMO FOR YEAR Jan 1 – Dec 30, 2026

RESOLUTION #2297

RESOLUTION TO AUTHORIZE, APPROVE AND RATIFY THE SUBMISSION OF THE INDEPENDENT AUDIT FOR FISCAL THE YEAR ENDING SEPTEMBER 30, 2024

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					VACANT				
DiVincent					Botka				
Ariemma									

RESOLUTION #2298 AUTHORIZE AND APPROVE THE SIGNATORY COMMISSIONERS AND STAFF FOR PNC BANK FOR THE FISCAL YEAR OCTOBER 1, 2025 – SEPTEMBER 30, 2026

RESOLUTION #2299 AUTHORIZE AND APPROVE THE SIGNATORY COMMISSIONERS AND STAFF FOR PROVIDENT BANK FOR THE FISCAL YEAR OCTOBER 1, 2025 – SEPTEMBER 30, 2026

RESOLUTION 2300 AUTHORIZE , APPROVE AND IDENTIFY FIRE CODE VIOLATIONS AS LIFE THREATENING AND SAFETY VIOLATION AND DIRECT THE EXECUTIVE DIRECTOR TO MOVE FORWARD TO RESOLVE THESE VIOLATIONS AS EMERGENCY WORK ORDERS

RESOLUTION #2301 AUTHORIZE AND APPROVE THE ADOPTION OF THE NEW JERSEY DCA BUDGET 2025-2026

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					VACANT				
DiVincent					Botka				
Ariemma									

RESOLUTION 2302 RESOLUTION AUTHORIZE AND RATIFYING THE SUBMISSION OF THE BHA ANNUAL PLAN TO REAC ON JULY 18, 2025

RESOLUTON 2303 RESOLUTON TO AUTHORIZE AND APPROVE THE RENEWAL CONTRACT WITH PUBLIC HOUSING JOINT INSURANCE FUND JANUARY 1, 2026 – DECEMBER 31, 2028

RESOLUTION 2304 AUTHORIZE AND APPROVE THE PROPOSAL FOR THE BHA QUALIFIED PURCHASE AGENT TO: _

TABLED -

RESOLUTION 2305

**AUTHORIZE AND APPROVE THE PROPOSAL FOR BHA
INDEPENDENT ENTITY TO:PAHC AMOUNT NTE \$17,000.00**

RESOLUTION 2306

**AUTHORIZE AND APPROVE THE MEMORANDUM OF
AGREEMENT (MOA) INTER-JURISDICTIONAL MOBILITY
AGREEMENT WITH MORRIS COUNTY HOUSING AUTHORITY**

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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