

HOUSING AUTHORITY OF THE TOWN OF BOONTON

Administration Building

AGENDA

REGULAR MEETING

Wednesday, November 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 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 VIA ZOOM from the Boonton Housing Authority’s Administration Office, 125 Chestnut Street, Boonton, NJ 07005 via ZOOM at the link above.

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

TABLE OF THE MINUTES

MOTION by the Board of Commissioners of the Housing Authority of the Town of Boonton **to**
TABLE the Minutes for SEPTEMBER 2025

There were no meetings held in March ,August or October 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) **September and October 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

- Fire Code Violations 2024/2025 repairs and upgrades -still in progress
- Town of Boonton and Morris County Engineers - drainage repair work at Riverview Apartments – estimated completion date November 20, 2025
- Government Shutdown effective October 1 2025
- 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.
- Working on Year End Reports for December 2025

CORRESPONDENCE

None

OLD BUSINESS

- IRS Audit for Year 2021 – Pending (GSD)
- Commissioner sign Audit 2024 certification sheet

NEW BUSINESS

- Independent Entity contract signed – transition in place with PPHAC
- RFP -QPA (Qualified Purchasing Agent) – will be re advertise
- Insurance Claim has been submitted for Laundry Room at Riverview – unforeseen underground broken sewer pipe under the concrete floor \$12,000.00
- Procurement Policy is currently being updated for Board review and approval

Attorney Report

- Personnel Policy Certification for JIF

RESOLUTIONS

CONSENT AGENDA: RESOLUTIONS: 2307 THROUGH 2013

RESOLUTION # 2307 AUTHORIZE AND APPROVE CONTINUED EMERGENCY WORK WITH CINTA TO RESOLVE THE STANDPIPE REPAIR AT RIVERVIEW IN THE AMOUNT OF \$4,887.22

RESOLUTION # 2308 AUTHORIZATION AND APPROVAL OF THE WRITE-OFF FOR JEANETTE BARGEL FROM RIVERVIEW APARTMENTS IN THE AMOUNT OF \$\$245.37 FOR REMOVAL OF FURNITURE AND LOST KEYS

RESOLUTION #2309 AUTHORIZE AND APPROVE THE WRITE-OFF FOR KENT DAVIS , WHO WAS EVICTED FORM RIVERVIEW APARTMENTS IN THE AMOUNT OF \$4,292.51 FOR NON-PAYMENT OF RENT AND APARTMENT CLEANING AND DISPOSAL OF TRASH, ETC.

RESOLUTION # 2310 AUTHORIZE AND APPROVE THE SUBMISSION OF THE 2025 SEMAP REPORT DUE NOVEMBER 29, 2025 TO HUD

RESOLUTION #2311 AUTHORIZE AND APPROVE THE FMR/PAYMENT STANDARDS FOR THE HOUSING CHOICE VOUCHER PROGRAM EFFECTIVE JANUARY 1, 2026

**RESOLUTION #2312 AUTHOIZE AND APPROVE THE 2026 CALENDAR YEAR
MEETING DATES FOR THE BOARD OF COMMISSIONERS**

**RESOLUTION # 2313 RESCHEDULE DECEMBER BOARD MEETING TO DECEMBER
17, 2025 VIA ZOOM AT 7:00PM.**

Questions:

Roll Call

COMMISSIONER	AYE	NAY	N.V.	A.B.	COMMISSIONER	AYE	NAY	N.V.	A.B.
Plaisted					Moyoli, Jr.				
Rashid					VACANT				
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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