

**HOUSING AUTHORITY OF THE TOWN OF BOONTON**  
**Administration Building**  
**REORGANIZATION MEETING**  
**AGENDA**  
**WEDNESDAY**  
**JANUARY 28, 2026**



**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 January 4, 2026 and the Citizen on Jan 7. 2026 It was also posted on the Boonton Housing Authority webpage:**

[www.boontonhousing.org](http://www.boontonhousing.org)

The meeting was called to order by        at        from the Boonton Housing Authority’s Administration Office, 125 Chestnut Street, Boonton, NJ 07005 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  
Beatriz Villada, Commissioner

**OTHERS PRESENT**

- **ADVERTISEMENT FOR RENEWAL OF PROFESSIONAL SERVICES**
- **RFQS IN THE PAPERS FOR: FEE ACCOUNTANT, AUDITOR, LEGAL**
- **JIFF PARTIAL PAYMENT DUE Jan 31**
- **RIVERVIEW /TOB /MORRIS COUNTY DRAINAGE REPAIR -Fencing is complete- Verizon is still pending to remove the telephone pole**
- **CLOSING OUT BOOOKS TO PREPARE FOR THE AUDITOR FOR CYE 9/30/25**
- **ADM FSS GRANT APPLICATION WAS SUBMITTED 12/31/25**
- **CHESTNUT ST BID PACKET STATUS APPLICATION SUBMITTED TO MORRIS COUNTY SOIL EROSION AND SEDIMENT**
- **PHI FIVE YER PLAN WAS APPROVED BY HUD**

**ADMINISTRATIVE REPORT -DEPUTY DIRECTOR REPORT**

**OLD BUSINESS**

- **CHESTNUT ST BID PACKET –**
- **STANDPIPES PRESSURE TEST BY TOWN OF BOONTON - PASSED 1/13/2026**

**ATTORNEY REPORT**

- **UPDATE ON TOWN OF BOONTON COAH /DEED RESTRICTIONS AGREEMENT**

**CONSENT RESOLUTIONS START: RESOLUTION 2315-2318**

**Motion**

**Second**

COMMISSIONER	AYE	NAY	N.V.	A.B.	COMMISSIONER	AYE	NAY	N.V.	A.B.
Plaisted					Moyoli, Jr.				
Rashid					BOTKA				
DiVincent					VALLADA				
Ariemma									

**HOUSING AUTHORITY OF THE TOWN OF BOONTON**

**Administration Building**

**MINUTES**

**REGULAR MEETING**

**Wednesday, November 26, 2025**



**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 December 8, 2025. It was also posted on the Boonton Housing Authority webpage: [www.boontonhousing.org](http://www.boontonhousing.org)**

The meeting will be called to order by Vice Chairperson Rashid at 7:11 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	PRESENT
Amjad Rashid, Vice-Chairperson	PRESENT
Robert DiVincent., Commissioner	ABSENT
Pamela Botka, Commissioner	PRESENT
Mildred Ariemma, Commissioner	PRESENT
Leonardo Moyoli, Jr., Commissioner	PRESENT
Vacant	

**Others Present**

Sherry Sims, Executive Director

**APPROVAL OF THE MINUTES**

**MOTION** by the Board of Commissioners of the Housing Authority of the Town of Boonton to the Minutes for **NOVEMBER 26, 2025**



None

Vice Chairperson Rashid recommended to table all Old Business reports until December meeting.

### **OLD BUSINESS TABLED**

- IRS Audit for Year 2021 – still in progress
- Commissioner sign Audit 2024 certification sheet
- 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

### **NEW BUSINESS - TABLED**

### **ATTORNEY REPORT - TABLED**

- Personnel Policy Certification for JIF  
Procurement Policy update

### **RESOLUTIONS**

### **CONSENT AGENDA: RESOLUTIONS: 2307 THROUGH 2013**

**Resolution** 2307 Approval of the continuation of Cinta work to resolve standpipe issues at Riverview in the amount of \$ 4887.22

Resolution 2308 Approval of the write off for Jeanette Bargel in the amount of \$245.37

Resolution 2309 Approval [https://d.docs.live.net/36ec4871270004fd/Documents/bdmin Nov 26^J 2025.docx](https://d.docs.live.net/36ec4871270004fd/Documents/bdmin%20Nov%2025.docx) of the write off for Kent Davis in the amount of \$4,292.51

Resolution 2310 Approval of the submission of the 2025 SEMAP Report due November 29, 2025

Resolution 2311 Approval of the Updated FMRs/PAYMENT STANDARDS effective January 1, 2026

Resolution 2312 Approval of the Boonton Housing Authority Commissioner 2026 Meeting calendar

Resolution 2313 Approval to change December 23<sup>rd</sup> meeting to December 17, 2025

### **Roll Call**

C:\Users\sherry.BHA\OneDrive\Documents\bd agenda Nov 26 2025.docx

<https://d.docs.live.net/36ec4871270004fd/Documents/bdmin Nov 26^J 2025.docx>