

HOUSING AUTHORITY OF THE TOWN OF BOONTON

Administration Building

SPECIAL MEETING

MINUTES

MONDAY, December 15, 2025



Join Zoom Meeting

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

The meeting will be called to order by Chairperson Plaisted at 1:36PM in-person and via zoom from the Boonton Housing Authority’s Administration Office, 125 Chestnut Street, Boonton, NJ 07005.

ROLL CALL 2025

JAMES PLAISTED, CHAIRPERSON	PRESENT
AMJAD RASHID, VICE-CHAIRPERSON	PRESENT
ROBERT DIVINCENT., COMMISSIONER	PRESENT
PAMELA BOTKA, COMMISSIONER	PRESENT
MILDRED ARIEMMA, COMMISSIONER	ABSENT
LEONARDO MOYOLI, JR., COMMISSIONER	ABSENT
VACANT	

Others Present

Sherry Sims, Executive Director; Kenneth Kelshall, Deputy Executive Director.

Chairperson Plaisted tabled all reports and discussion until the next Board meeting. We moved to discuss Resolution #2314 as follows.

CORRESPONDENCE NONE

NEW BUSINESS -TABLED

ATTORNEY REPORT

RESOLUTION

Motion: Chairperson Plaisted

Second: Vice-Chairperson Rashid

**RESOLUTION # 2314 RESOLUTION TO AUTHORIZE AND APPROVE THE 40 YEAR
DEED RESTRICTION TO PROVIDE AFFORDABLE HOUSING
TO ELEGIBLE FAMILIES AND AMEND THE ADMINISTRATIVE
PLAN**

DISCUSSION

**THE TOWN OF BOONTON WOULD LIKE TO ENTER INTO AN AGREEMENT TO USE THE
74 UNITS OF HOUSING TO COUNT TOWARD THEIR COAH OBLIGATION.**

**THE BHA WOULD BE REQUIRED TO DROP THE BOONTON RESIDENCY PREFERENCE
HOUSING TO FAMILIES BELOW AND COMMIT TO A 40 YEAR
DEED RESTRICTION TO PROVIDE**

**IT WAS DISCUSSED THAT ALL 26 APPLICANT ON THE EXISTING WAITING LIST
BEFORE THIS DATE OF DECEMBER 15TH, 2025 WILL NOT THOSE THEIR PREFERENCE
AND ALL APPLICANTS AFTER THAT DATE WILL FALL UNDER THE NEW
ADMINISTRATIVE PLAN THAT WILL BE REVISED TO MEET UHAC REQUIREMENTS**

**AFFIRMATIVE MARKETING WILL BE DONE BY THE TOWN OF BOONTON'S
CONSULTANT.**

**THE BHA WILL REVISE THE ADMIN PLAN TO COMPLY WITH THE UHAC
REQUIREMENTS AND PUT OUT FOR 45 DAY COMMENT PERIOD BEFORE
IMPLEMENTATION.**

BHA AND THE TOWN OF BOONTON ARE STILL IN NEGATIONS ON THE FINAL TERMS.

CONSENT AGENDA: RESOLUTION: 2314

Motion

Roll Call

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

NONE

ADJOURNMENT

Motion to Adjourn the meeting: Chairperson Plaisted

Second: Commissioner Botka

Time: 2:12PM

I, Sherry Sims, certify that these Minutes were approved at the meeting held on January 28, 2026

Sherry Sims

Executive Director/Secretary

<https://d.docs.live.net/36ec4871270004fd/Documents/BD mins 12152025 special meeting.docx>