

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](http://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 15<sup>TH</sup>, 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 NEGOTIATIONS 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>