

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



**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 Chairperson Plaisted at 7:12PM at the Boonton Housing Authority’s Administration Office, 125 Chestnut Street, Boonton, NJ 07005 and online at the website link above.

**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  |
| Beatriz Villada, Commissioner      | PRESENT |

**OTHERS PRESENT**

TERRANCE CORRISTON, ATTORNEY, KENNETH KELSHALL, SHERRY SIMS

**SWEAR-IN NEW COMMISSIONER:**

BEATRIZ VILLADA - TERM 12.31.2029

**Attorney Corriston swore-in Beatriz Villada to fill the vacant seat on the Board**

**REORGANIZATION OF THE BOARD FOR CALENDAR YEAR 2026**  
**Attorney Corrison opened the floor or recommendations for Chairperson**

Commissioner Rashid recommended James Plastid to remain as Chairperson. Commissioner Botka second it. All Commissioners present voted the same.

Commissioner Plaisted recommended Amjad Rashid to remain as Vice Chairperson. Commissioner Botka second.

All Commissioners present voted the same.  
 No other Commissioners were recommended or either position.

**APPROVAL OF THE MINUTES: September, November 26, 2025, and December 15, 2025.**  
**The Minutes were approved.**

Motion: Commissioner Botka  
 Second: Commissioner Plaisted

**APPROVAL OF THE BILLS AND VOUCHERS TO BE PAID: November and December 2025**

Motion: Commissioner Plaisted  
 Second: Commissioner Rashid

**All Commissioners present voted in the affirmative to approve the Minutes, Vouchers and Bills. Commissioner Villada abstained. No one was present opposed.**

| COMMISSIONER | AYE | NAY | N.V. | A.B. | COMMISSIONER            | AYE | NAY | N.V. | A.B. |
|--------------|-----|-----|------|------|-------------------------|-----|-----|------|------|
| Plaisted     | x   |     |      |      | Moyoli, Jr.             |     |     |      | x    |
| Rashid       | x   |     |      |      | Botka                   | x   |     |      |      |
| DiVincent    | x   |     |      |      | Villada -replaced Russo |     |     | x    |      |
| Ariemma      |     |     |      | x    |                         |     |     |      |      |

**CORRESPONDENCE**

The BHA received a Letter From Dept of Labor mandates all employers electronically submit complete separation information to NJDOL of 7 days of a worker’s separation regardless of whether an unemployment claim has been filed.

The PHADA News Alert discussed the HUD Budget for 2026.

**NEW BUSINESS**

The FDS Annual Report has been received via email from the Town of Boonton and is scheduled for completion and submission.

Advertising for the renewal of professional services is in progress.

Requests for Qualifications (RFQs) have been published for Fee Accountant, Auditor, and Legal services.

The NJPHAJIF issued the first half of the premium payment due on January 31st.

Regarding the Riverview/TOB/Morris County Drainage Repair project: fencing is complete, and Verizon's removal of the telephone pole remains pending. The books are being closed out in preparation for the auditor for the fiscal year ending September 30, 2025.

The FSS Grant Application was submitted on December 31, 2025. The Chestnut Street Bid Packet status application has also been submitted to Morris County Soil Erosion and Sediment Control.

The PHI Five Year Plan has received approval from HUD.

**ADMINISTRATIVE REPORT**

Deputy Director provided a report on the status of the Waiting List and Occupancy status of the vacant units at Riverview Apartments and Chestnut Street. He explained the importance of have all units filled and reporting the correct information in the PIC system not to hinder our full funding.

**OLD BUSINESS**

The Chestnut Street bid packet will be released at the end of March 2026 and awarded by May 2026.

The Standpipe pressure test passed on January 13, 2026; this annual inspection will continue to be scheduled promptly.

**ATTORNEY REPORT**

Attorney Corrison told the Board that after speaking with the Town Attorney, he learned the agreement is still awaiting approval from the Court. The COAH/Deed Restriction Agreement also remains pending.

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

Motion: Commissioner Rashid

Second: Commissioner DiVincent

All Commissioners present voted in the affirmative. No one present was opposed

| COMMISSIONER | AYE | NAY | N.V. | A.B. | COMMISSIONER | AYE | NAY | N.V. | A.B. |
|--------------|-----|-----|------|------|--------------|-----|-----|------|------|
| Plaisted     | x   |     |      |      | Moyoli, Jr.  |     |     |      | x    |
| Rashid       | x   |     |      |      | Botka        | x   |     |      |      |
| DiVincent    | x   |     |      |      | Villada      | x   |     |      |      |
| Ariemma      |     |     |      | x    |              |     |     |      |      |
|              |     |     |      |      |              |     |     |      |      |

- RESOLUTION # 2315      RESOLUTION TO AUTHORIZE AND APPROVE THE DISPOSAL OF 4 REFRIGERATORS AND 2 STOVE IN ACCORDANCE WITH THE BHA DISPOSITION POLICY**
- RESOLUTIONS #2316      AUTHORIZE AND APPROVE THE BILL LIST FOR NOVEMBER and DECEMBER 2025**
- RESOLUTION #2317      AUTHORIZE AND APPROVE THE BANK SIGNATORS FOR 2026**
- RESOLUTION #2318      AUTHORIZE AND APPROVE THE UPDATED DCA COMMISSIONER LISTS 2026**
- RESOLUTION #2319      AUTHORIZE AND APPROVE THE CHAIRPERSON TO ATTEND TRAINING FOR NATIONAL LEASED HOUSING ASSOCIATION FEBRUARY 17-21, 2026, IN PALM SPRING, CA**

**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: Commissioner Botka  
 Second: Commissioner Plaisted  
 Time: 7:73PM

I Sherry Sims, BHA Secretary , certify that these Minutes were approved at the Board Meeting on March 25, 2026

Sherry Sims  
Executive Director/Secretary

[https://d.docs.live.net/36ec4871270004fd/Documents/BD AGENDA JAN 262026.docx](https://d.docs.live.net/36ec4871270004fd/Documents/BD%20AGENDA%20JAN%20262026.docx)