

**HOUSING AUTHORITY OF THE TOWN OF BOONTON
REGULAR BOARD MEETING
ADMINISTRATION BUILDING
MINUTES
MAY 27, 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

The meeting was called to order by Chairperson Plaisted at 7:06PM from the Boonton Housing Authority’s Administration Office, 125 Chestnut Street, Boonton, NJ 07005 in person and via the link above.

ROLL CALL 2025

James Plaisted, Chairperson	PRESENT
Amjad Rashid, Vice-Chairperson	ABSENT
Robert DiVincent., Commissioner	PRESENT
Pamela Botka, Commissioner	PRESENT
Mildred Ariemma, Commissioner	PRESENT
Leonardo Moyoli, Jr., Commissioner	PRESENT
Beatriz Villada, Commissioner	PRESENT

OTHERS PRESENT

**SHERRY SIMS, SECRETARY; KENNETH KELSHALL, DEPUTY DIRECTOR;
TERANCE CORRISTON, ATTORNEY; MARIE DEV**

APPROVAL OF THE MINUTES: February 2026 and March 25, 2026, there was no meeting in April, 2026

Motion: Commissioner DiVincent

Second: Commissioner Villada

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								

APPROVAL OF THE BILLS AND VOUCHERS TO BE PAID: March and April 2026

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								

Motion: Commissioner Botka

Second: Chairperson Plaisted

CORRESPONDENCE

There was none.

ATTORNEY REPORT

Procurement Policy revisions to our existing policy are being updated by our Attorney. They will be presented and reviewed before it is put into effect.

OLD BUSINESS

There was none.

NEW BUSINESS

The staff is preparing the 5 year/annual plan it is due to HUD on July 18, 2026.

The Audit for FYE September 30, 2025, is due June 30, 2026, it is still in progress.

The Bid packet on Chestnut Cottages drainage and sewer project will be issued soon.

The winter season caused some emergency repairs at Riverview to be delayed, and these repairs should be completed before the next winter season begins in October. Slip-and-fall incidents have occurred throughout the building. In addition, emergency repairs are needed for the boiler because some apartments throughout the building are not receiving heat consistently. It has been recommended that these necessary repairs be completed before winter.

CONSENT RESOLUTIONS START: RESOLUTION 2323-2327

Motion: Chairperson Plaisted

Second: Commissioner Botka

The Board reviewed and discussed all resolutions as presented.

ALL RESOLUTIONS WERE PASSED; NONE WERE OPPOSED.

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

RESOLUTION # 2323	RESOLUTION TO APPROVE THE 2026 INCOME LIMITS EFFECTIVE JUNE 1, 2026 (ATTACHED)
RESOLUTION #2324	REOLUTION TO ACCEPT THE PROPOSAL TO FINISH CHESTNUT STREET DRINAGE PROJECT TO MCKERNAN IN THE AMOUNT OF \$48,680.
RESOLUTION #2325	RESOLUTION TO APPROVE TRAVEL FOR STAFF, AND COMMISSIONERS TO THE NJAHARA CONFERENCE AT THE HARDROCK HOTEL, ATLANTIC CITY, NJ.
RESOLUTION #2326	RESOLUTION FOR WRITE-OFF FOR DESTINY GONZALEZ FOR UNPAID RENT AND OTHER CHARGES FOR APARTMENT AT RIVERVIEW APARTMENTS, 3B; IN THE AMOUNT OF \$1,106.90
RESOLUTION #2327	RESOLUTION FOR WRITE-OFF FOR WAYNE THOMAS FOR UNPAID RENT AND OTHER CHARGES AT

**CHESTNUT COTTAGES, APT CC2 ; IN THE AMOUNT OF
\$3,318.00.**

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:

Second:

Time: