

HOUSING AUTHORITY OF THE TOWN OF BOONTON
Administration Building
REGULAR BOARD MEETING
AGENDA
WEDNESDAY
JULY 22, 2026



Join Zoom Meeting

<https://us06web.zoom.us/j/82774445402?pwd=vNi80r5cKHt3UyiE7zTs3bsr9tAboR.1>

Meeting ID: 827 7444 5402

Passcode: 698009

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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 _____ 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

TABLE THE MINUTES: May and June, 2026

There was no meeting in April, 2026

Motion

Seconded

Voice vote

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

APPROVAL OF THE BILLS AND VOUCHERS TO BE PAID June and July, 2026

Motion

Second

Roll call

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

DiVincent					Villada				
Ariemma									

CORRESPONDENCE

None

ATTORNEY REPORT

- Procurement Policy revisions are being updated -in progress
- Create AI policy for BHA -in progress

OLD BUSINESS

None

NEW BUSINESS

- BHA Annual Plan due to HUD July 18, 2026
- Audit for FYE September 30, 2025, is due June 30, 2026 - in progress
Requested a Waiver from HUD for more time for the submit the FYE Audit
May 29, 2026 -
- Payroll Audit for NJHAJIF was completed June 18, 2026 by NEIS Auditor
- Staff Evaluations are due for completion by August 30, 2026
- FSS Graduation scheduled July 22, 2026 @12-2PM
Tentative Outreach activity dates
August 13, 2026 FOOD-SIP& PAINT
September 10, 2026 - CREATE VISION Board
October 24, 2026 - FUN NIGHT -_GAMES, FOOD and DOOR PRIZES
- Commissioner tour of Riverview Apartments - July 22, 2026 @ 11:00AM
- Chestnut Street Sewer Drainage Contract
- Boiler emergency quotes received
- Architect Engineer Significant upgrades at Riverview Apartments are received
- A/E for Balcony and flooring at Riverview Apartments-received

CONSENT RESOLUTIONS START: RESOLUTION 2328 TO

Motion

Second

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

CONSENT RESOLUTIONS START: RESOLUTION 2328 – 2336

Motion

Second

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

RESOLUTION # 2328	RESOLUTION TO APPROVE BH ANNUAL PLAN FOR THE FY OCTOBER 1, 2026
RESOLUTION # 2329	RESOLUTION TO APPROVE THE INTRODUCTION OF THE NEW JERSEY STATE BUDGET FOR FYB OCTOBER 1, 2026–SEPTEMBER 30, 2027
RESOLUTION # 2330	RESOLUTION TO APPROVE THE BOONTON HOUSING AUTHORITY AMP BUDGET FOR FYB OCTOBER 1, 2026–SEPTEMBER 30, 2027
RESOLUTION # 2331	RESOLUTION TO AUTHORIZE THE COST-OF-LIVING INCREASE EFFECTIVE OCTOBER 1, 2026–SEPTEMBER 30, 2027
RESOLUTION # 2332	RESOLUTION TO AUTHORIZE TRAVEL FOR STAFF, COMMISSIONERS TO ATTEND NJAHRA CONFERENCE SEPT 29 – OCT 1, 2026

RESOLUTION # 2333	RESOLUTION TO APPROVE THE EXECUTIVE DIRECTOR FIVE-YEAR CONTRACT EFFECTIVE AUGUST 1, 2026
RESOLUTION # 2334	RESOLUTION TO AUTHORIZE SIGNATURES FOR PROVIDENT BANK, BOONTON, NEW JERSEY
RESOLUTION # 2335	RESOLUTION TO AWARD THE BOILER REPAIR CONTRACT TO TIMBIL MECHANICAL LLC IN THE AMOUNT OF \$97,800.00
RESOLUTION # 2336	RESOLUTION TO AUTHORIZE AND APPROVE DCA CERTIFICATION FOR STAFF AND COMMISSIONERS 2026-2027

CLOSED SESSION

EXECUTIVE DIRECTOR CONTRACT RENEWAL 2026-2031

Motion to Open
Second

MOTION TO RETURN TO OPEN SESSION

Motion
Second

COMMENTS FROM THE PUBLIC

ANY BUSINESS THAT MAY PROPERLY COME BEFORE THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE TOWN OF BOONTON.

STATE YOUR NAME AND ADDRESS FOR THE RECORD.

ADJOURNMENT

Motion
Second
Time