

Passcode: 698009

Administration Building
REGULAR BOARD MEETING
AGENDA
WEDNESDAY
August 26, 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 _____ 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: JULY 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 AUGUST 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

Audit FYE 9/30/2025 is still pending and has not be filed with HUD - Awaiting HUD

NEW BUSINESS

Preconference meeting with LSEA for the Significant upgrades to Riverview

The October meeting will be held at Riverview for the presentation to the Board and residents of the upgrade

Preconference with Joseph McKernen was held on August 25, 2026, for the upgrade of all flooring and balcony replacement

Timbil Contractor – Boiler upgrades material and supplies are expected to arrive September 22, 2026

Contract Award to Magic Touch Construction Company for the Drainage/Sewer upgrades in the base amount of \$550,000

Computer upgrades or replacements because Window no longer supports Windows 10 and must be upgraded to Windows 11

CONSENT RESOLUTIONS START: RESOLUTION 2337 TO 2340

Motion

Second

Questions or comments

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

RESOLUTION # 2337

RESOLUTION TO REJECT THE FIRST BID SUBMISSIONS FOR THE CHESTNUT STREET DRAINAGE SEWER CONTRACT DUE TO MISSING INFORMATION REQUIRED IN THE BID PACKET AND REBID THE PROJECT

RESOLUTION #2338	RESOLUTION ADOPTING THE 2026-2027 BOONTON HOUSING AUTHORITY NEW JERSEY STATE BUDGET BEGINNING OCTOBER 1, 2026 - SEPTEMBER 30, 2027
RESOLUTION #2339	RESOLUTION OF THE BOARD OF COMMISSIONER OF THE BOONTON HOUSING AUTHORITY TO APPROVE THE WRITE OFF CHARGES FOR CHRISTOPHER SIMPSON IN THE AMOUNT OF \$344. 27
RESOLUTION #2340	RESOLUTION BY THE BOARD OF COMMISSIONERS OF THE BOONTON HOUSING AUTHORITY TO AWARD THE CONTRACT FOR THE CHESTNUT STREET DRAINAGE AND SEWER CONSTRUCTION PROJECT TO MAGIC TOUCH CONSTRUCTION COMPANY IN AN AMOUNT NOT TO EXCEED \$676, 500 WITH THE BASE BID OF \$550, 000. 00

COMMENTS FROM THE PUBLIC

Any Business that may properly come before the Board of Commissioners of the
Housing Authority
of the Town of Boonton. Please state your name and address for the record.
(five-minute presentation).

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ADJOURNMENT

Motion
Second
Time