

Administration Building
125 Chestnut Street, Boonton, NJ 07005
Regular Board Meeting
AGENDA

Rescheduled February 24th meeting to:

Wednesday March 2, 2016



Regular Board Meeting

Housing Authority of the Town of Boonton

Board of Commissioners

125 Chestnut Street, Boonton, NJ 07005

CALL MEETING TO ORDER

The meeting will be called to order at 7:00PM at the Administration Building, 125 Chestnut Street, Boonton, NJ 07005

ROLL CALL

Amjad Rashid, Chairperson

Ginny Dolce, Vice Chairperson

Stephen F. Stross, Jr., Commissioner

Alexander Morsink, Commissioner

Paul Nevadomski, Commissioner

Lynn Schinman, Commissioner

Mildred Ariemma, Commissioner

Others Present

ADEQUATE NOTICE

Chairperson's Statement: Adequate Notice of Meeting Pursuant to the requirement of the Open Meetings Act, I announce and direct the Secretary of the Boonton Housing Authority Board of Commissioners to enter into the minutes of this meeting an accurate statement to the effect that:

"Notice of the 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 publication of this Notice in in the **Daily Record on January 13, 2016 and in the Citizen of Morris County Newspaper on January 13, 2016 for the new calendar year of 2016.**

MINUTES

BE IT RESOLVED THAT, the Board of Commissioners of the Housing Authority of the Town of Boonton **table/approve** the **Minutes** for the following months:

Table the minutes for December 15, 2015 and January 16, 2016. Motion to approve the minutes for December 29, 2015

APPROVAL OF THE MONTHLY SCHEDULE OF VOUCHERS/BILLS

WHEREAS, the vouchers/bills which are due for payment on the capital fund program, the Management Program and the Section 8 Housing Choice Voucher program have been approved by the Board of Commissioners for the month(s)

January 2016

REPORT OF SECRETARY/TREASURER

Audit in house field work finished – pending items

CORRESPONDENCE

Housing Insurance Cyber Liability coverage

OLD BUSINESS

NEW BUSINESS

Frozen pipes on Chestnut Street over the weekend –emergency work repair ceiling and pipes

MARCO Nahro Conference April 24-27th

Financials Disclosures are due

Section 3 Report due

Application for continued operating subsidize submitted 2/19/2016 to HUD

RESOLUTIONS

Resolution # 1915

**RESOLUTION TO APPROVE THE ANNUAL
BOONTON HOUSING AUTHORITY FOR STATE
APPROVAL EFFECTIVE OCTOBER 1, 2015-
SEPTEMBER 30, 2016**

Amjad Rashid, Chairperson
Ginny Dolce, Vice Chairperson
Mildred Ariemma, Commissioner
Stephen F. Stross, Jr., Commissioner
Alexander Morsink, Commissioner
Lynn Schinman, Commissioner
Paul Nevadomski, Commissioner

Resolution # 1916

**RESOLUTION TO APPROVE THE REVISED
REGULAR BOARD MEETING SCHEDULE FOR
CALENDAR YEAR 2016 FROM THE SECOND
TUESDAY TO THE THIRD WEDNESDAY OF THE
MONTH**

Amjad Rashid, Chairperson
Ginny Dolce, Vice Chairperson
Stephen F. Stross, Jr., Commissioner
Alexander Morsink, Commissioner
Lynn Schinman, Commissioner
Paul Nevadomski, Commissioner
Mildred Ariemma, Commissioner

RESOLUTION #1917

**AUTHORIZE AND APPROVE THE AMENDMENT TO
THE FIVE YEAR 2015 PLAN TO INCLUDE THE 2016
CFP AWARD IN THE AMOUNT OF**

Amjad Rashid, Chairperson
Ginny Dolce, Vice Chairperson
Stephen F. Stross, Jr., Commissioner
Alexander Morsink, Commissioner
Lynn Schinman, Commissioner

Paul Nevadomski, Commissioner

Mildred Ariemma, Commissioner

**RESOLUTION #1918 AUTHORIZE AND APPROVE THE CFP APPLICATION
IN THE AMOUNT OF \$80,572.0**

Amjad Rashid, Chairperson

Ginny Dolce, Vice Chairperson

Stephen F. Stross, Jr., Commissioner

Alexander Morsink, Commissioner

Lynn Schinman, Commissioner

Paul Nevadomski, Commissioner

Mildred Ariemma, Commissioner

**RESOLUTION #1919 AUTHORIZES AND APPROVE THE ATTENDANCE FOR
STAFF AND/OR COMMISSIONER'S ATTENDANCE TO
THE ANNUAL MARC-NJNAHRO CONFERENCE IN
ATLANTIC CITY ON APRIL 24-27, 2016**

Amjad Rashid, Chairperson

Ginny Dolce, Vice Chairperson

Stephen F. Stross, Jr., Commissioner

Alexander Morsink, Commissioner

Lynn Schinman, Commissioner

Paul Nevadomski, Commissioner

Mildred Ariemma, Commissioner

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.

ADJOURNMENT

Administration Building
125 Chestnut Street, Boonton, NJ 07005

SPECIAL Board Meeting

MINUTES

Tuesday, DECEMBER 29, 2015



Regular Board Meeting

Housing Authority of the Town of Boonton

Board of Commissioners

125 Chestnut Street, Boonton, NJ 07005

CALL MEETING TO ORDER

The meeting will be called to order at 12:35PM at the Fasil Mediterranean Restaurant, Boonton, NJ 07005

ROLL CALL

Amjad Rashid, Chairperson	Present
Ginny Dolce, Vice Chairperson	Present
Stephen F. Stross, Jr., Commissioner	Present
Alexander Morsink, Commissioner	Absent
Paul Nevadomski, Commissioner	Present
Lynn Schinman, Commissioner	Absent
Mildred Ariemma, Commissioner	Absent

Others Present

Margarita Howard, Cyril Wekilsky, Sherry Sims, Linda Nevadomski

ADEQUATE NOTICE

Chairperson's Statement: Adequate Notice of Meeting Pursuant to the requirement of the Open Meetings Act, I announce and direct the Secretary of the Boonton Housing Authority Board of Commissioners to enter into the minutes of this meeting an accurate statement to the effect that:

"Notice of the 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 publication of this Notice in in the **Daily Record on January 9, 2015 and in the Citizen of Morris County Newspaper on January 14, 2015 for the new calendar year of 2015.**

MINUTES

BE IT RESOLVED THAT, the Board of Commissioners of the Housing Authority of the Town of Boonton **TABLED** the **Minutes** .

APPROVAL OF THE MONTHLY SCHEDULE OF VOUCHERS/BILLS

WHEREAS, the vouchers/bills which are due for payment on the capital fund program, the Management Program and the Section 8 Housing Choice Voucher program have been approved by the Board of Commissioners for the month(s) . **TABLED**

REPORT OF SECRETARY/TREASURER

A verbal report was give by the Executive Director to the Board of Commissioners.

The following topics were discussed: FSS Grant 2016; SEMAP Certification requirements; Flat Rents for public housing revisions required for 2016; Payment standards for HCV program to be approved; PHA Annul Plan revised template; Dental Plan for part-time employees; Life Insurance Benefits from HAI; Procurement Policy Update.

Commissioner Dolce, Nevadomski and Stross agreed to work as a committee and review and report back to the Board at the next meeting. Chairperson Rashid will participate on the committee as needed.

CORRESPONDENCE

1. PHAS Report for 2015 – High Performer
2. NJ Public HA=JIF Dividend reimbursement applied to 2016 Assessment

NEW BUSINESS

A tour of Riverview Apartments was conducted and the following people attended: Mark Bizzarro, Asset Manager; Scott Minter, Liaison for the Town of Boonton; Ginny Dolce, Vice-Chairperson and Amjad Rashid, Chairperson.

RESOLUTIONS

**RESOLUTION #1910 RESOLUTION BY THE BOARD OF
COMMISSIONERS TO AUTHORIZE AND APPROVE THE HOUSING CHOICE
VOUCHER PROGRAM PAYMENT STANDARDS FOR THE TOWN OF
BOONTON EFFECTIVE DECEMBER 11,2015**

**Commissioner Nevadomski motioned to accept Resolution 1910 as presented.
Commissioner Dolce seconded the motion.**

WHEREAS: the housing market in the Town of Boonton is such as to command high rents and these rents are having a detrimental impact on the ability of the Housing Choice Voucher families to afford decent housing within the Town of Boonton; and,

WHEREAS: the Town of Boonton Housing Authority has the Authority to approve an affordability adjustment to its housing assistance payment standards; and,

WHEREAS: the affordability adjustment will ease the economic burden on the Housing Choice Voucher families and enable them to find affordable, decent and safe housing; and,

WHEREAS: The U.S. Department of HUD has issued FY 2016 Fair Market Rents for all of Morris County, NJ that are below, at, or above the existing payment standards now in effect for the Housing Authority of the Town of Boonton,

Now, therefore be it resolved that the current payment standards for use in the BHA Housing Choice Voucher Program be increased to match the FY2016 HUD Fair Market Rates, or by a percentage not to exceed a 10% increase or decrease as follows:

	<u>Current</u>	<u>To</u>
0 Bedroom	\$ 956.00	\$ 1044.00
1 Bedroom	\$ 1,167.00	\$ 1,167.00
2 Bedroom	\$ 1,324.00	\$ 1,324.00
3 Bedroom	\$ 1,597.00	\$ 1,695.00
4 Bedroom	\$ 1,811.00	\$ 1,922.00

Commissioner	Yes	No
Amjad Rashid	x	
Ginny Dolce	x	
Stephen F. Stross, Jr.	x	

Paul Nevadomski	x	
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A roll call was taken and all the Commissioners present voted in the affirmative. Resolution #1910 was passed.

RESOLUTION #1911 A RESOLUTION BY THE BOARD OF COMMISSIONERS TO AUTHORIZE AND APPROVE THE HOUSING AUTHORITY DENTAL PLAN FOR PART-TIME EMPLOYEES NOT TO EXCEED \$600.00/YEARLY

.Commissioner Stross, Jr. motioned to accept Resolution #1911 as presented. Commissioner Nevadomski seconded the motion. All Commissioners present voted in the affirmative.

WHEREAS, the part-time employees of the Boonton Housing Authority work without health or dental benefits;

WHEREAS, a local dental firm has offered a reasonable dental plan for a total cost, not to exceed \$600.00 for basic care:

WHEREAS, the Commissioners of the Boonton Housing Authority find this cost to be reasonable and a good opportunity to extend a small benefit to its part-time employees;

NOW, THEREFORE BE IT RESOLVED THAT the Commissioners of the Town of Boonton hereby approve this dental plan as presented

A roll call was taken and all Commissioners voted in the affirmative. Resolution #1911 was passed.

COMMENTS FROM THE PUBLIC

Chairperson Rashid presented Mayor Wekilsky with a plaque and a certificate of appreciation for all his professional involvement, support and cooperation given to the Boonton Housing Authority during his tenure.

Commissioner Nevadomski also made comments about his appreciation to Mayor Wekilsky for his service to the Town of Boonton.

Any other business that may properly come before the Board of Commissioners of the Housing Authority of the Town of Boonton.

ADJOURNMENT

Motioned by: Commissioner Nevadomski

Seconded by: Commissioner Dolce

Meeting Adjourned at: 1:27PM

The Minutes of this meeting was approved by the Board of Commissioners on February 24, 2016.

Sherry Sims

Executive Director/Secretary