

HOUSING AUTHORITY OF THE TOWN OF BOONTON
REORGANIZATION BOARD MEETING
MINUTES

Fasil Restaurant, Boonton, NJ

WEDNESDAY, **DECEMBER 19, 2018**



Board of Commissioners Boonton, NJ 07005

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 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 8, 2018 and in the Citizen of Morris County Newspaper on January 10, 2018 for the new calendar year of 2018.

CALL MEETING TO ORDER

Chairperson Rashid called the re-organizational meeting to order at 2:39pm at Fasil Restaurant, Wootton Avenue, Boonton, NJ 07005.

ROLL CALL

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

Others present

Sherry Sims, James Plastid, Daniel Puccini, Kenneth Kelshall, Natalie Faminaya i;
Dwayne Zadarosa; Oscar Hardy, Tarsy Mora; Leonardo Moyoli, Sr., and Marianella
Nvnez;

ANNUAL ELECTION OF OFFICERS – by the Board of Commissioner’s Secretary

Open the floor for nomination for Chairperson

Secretary of the Board opened the floor for Nominations for Chairperson and Vice
Chairperson for the new calendar year 2019

Commissioner Stross, Jr. nominated Ginny Dolce as Chairperson
Commissioner seconded the nomination. Amjad Rashid as Chairperson

Commissioner Rashid motioned to close the floor.
Commissioner Dolce seconded the motion.

A roll call vote was taken. Commissioner Dolce was selected for the Chairperson.

Open the floor for nominations for Vice-Chairperson

The Secretary to the Board opened the floor for nominations for Vice-
Chairperson for calendar year 2019

Commissioner Moyoli, Jr. nominated himself as Vice- Chairperson
Commissioner Rashid seconded the nomination.

Commissioner Stross motioned to close the floor.
Commissioner Rashid seconded the motion

A roll call vote was taken. Commissioner Moyoli, Jr. was selected for the Vice
Chairperson.

All Commissioners present voted in the affirmative and the nomination is passed.

PRESENTATION BY CHAIRPERSON RASHID TO STEPHEN F. STROSS, JR.

On behalf of the Housing Authority of the Town of Boonton, it gives me great honor to
present you with a plaque from the Boonton Housing Authority for all the time
commitment and dedication for your services to the Housing Authority;

Stephen F. Stross, Jr, Commissioner
January 1, 1999 to December 31, 2018

COMMENTS FROM THE PUBLIC ON AGENDA ITEMS ONLY:

During the Board meeting, the Boonton Housing Authority offers members of
the public an opportunity to address issues regarding the operation of the
Authority. The Board reminds those individuals who take this opportunity to
identify themselves by name and address, and to limit their comments to items
on the agenda and/or items directly related to the operation of the Authority.

MINUTES

Tabled the following Minutes to January 2019

MONTHLY SCHEDULE OF VOUCHERS/BILLS

Tabled the vouchers/bills to January 2019

CORRESPONDENCE

Nothing to report

OLD BUSINESS

RAD Update

NEW BUSINESS

Nothing to report

RESOLUTIONS

RESOLUTION #2011 THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE TOWN OF BOONTON AUTHORIZE AND APPROVE THE SUBMISSION OF THE HOUSING CHOICE VOUCHER MANAGEMENT ASSESSEMENT PROGRAM CERTIFICATION (SEMAP) FOR FISCAL YEAR ENDING SEPTEMBER 30, 2018

Commissioner Moyoli motioned to accept Resolution #2011 as presented. Commissioner Dolce seconded the motion. All Commissioners present voted in the affirmative. No one present was opposed.

WHEREAS, the Board of Commissioners of the Housing Authority of the Town of Boonton has reviewed and discussed the SEMAP Certification that was due on November 29, 2018 for the fiscal year ending September 30, 2018; and

WHEREAS, the members of the Board of Commissioners of the Housing Authority of the Town of Boonton accept the attached SEMAP Certification to be true and correct that was submitted by the Executive Director for the Fiscal Year Ending September 30, 2018. to the U.S. Department of Housing and Urban Development via the Internet HUD REAC-PIC website;

NOW, THEREFORE BE IT RESOLVED THAT; the members of the Board of Commissioners of the Housing Authority of the Town of Boonton certify that the information submitted in the SEMAP Certification form is true and accurate for the fiscal year ending September 30, 2018 to the best of our knowledge and ability.

Commissioners	Aye	Nay	Abstain	Absent
A. Rashid	x			
G. Dolce	x			
P. Nevadomski				x
S. Stross, Jr.	x			
L. Schinman				x
M. Ariemma				x
L. Moyoli, Jr.	x			

A roll call was taken. All Commissioners present voted in the affirmative and no one present was opposed. Resolution #2011 was passed.

**RESOLUTION #2012 A RESOLUTION BY THE BOARD OF
COMMISSIONERS OF THE HOUSING AUTHORITY OF THE TOWN OF
BOONTON TO APPROVE THE REGULAR SCHEDULED MEETINGS FOR THE
CALENDAR YEAR JANUARY 1, 2019 THROUGH DECEMBER 31, 2019**

**Commissioner Dolce motioned to accept Resolution #2012 as presented.
Commissioner Stross, Jr. seconded the motion. All Commissioners present voted in
the affirmative. No one present was opposed.**

WHEREAS, the Board of Commissioners of the Housing Authority of the Town of
Boonton will hold regular monthly board meetings at 7:00PM on the fourth Wednesday
of each month, at the Administration Building, located at 125 Chestnut Street, Boonton,
NJ;
unless otherwise changed; and

WHEREAS, a copy of this Resolution will be advertised in the newspaper, posted at
Riverview Apartments and posted at Boonton Town Hall; and

WHEREAS, the Board of Commissioners will issue a Notice on as needed basis to
change date, time, locations and/or to hold periodic meeting at Riverview Apartments,
122 Plane Street, Boonton, NJ to keep residents informed and involved in the process;
And

WHEREAS, the Board of Commissioners have set the following dates for the regular
scheduled 2019 monthly board meetings:

**JANUARY 23
FEBRUARY 27
MARCH 227
APRIL 24
MAY 22
JUNE 26
JULY 24
AUGUST 28
SEPTEMBER 25
OCTOBER 23
NOVEMBER 27
DECEMBER (Date/Time and location TBA)**

**THEREFORE, BE IT RESOLVED THAT: the Board of Commissioners of the
Housing Authority of the Town of Boonton authorizes and approves the following
Revised schedule for the regular scheduled board meeting for the year 2018.**

**A roll call was taken. All Commissioners present voted in the affirmative and no
one present was opposed. Resolution #2012 was passed.**

**RESOLUTION #2013 RESOLUTION BY THE BOARD OF COMMISSIONERS OF
BOONTON HOUSING AUTHORITY TO AUTHORIZE AND APPOINT SHERRY L.
THE FUND COMMISSIONER FOR THE NEW JERSEY PUBLIC HOUSING JOINT
INSURANCE FUND**

Commissioner Moyoli motioned to accept Resolution #2013 as presented.
Commissioner Dolce seconded the motion. All Commissioners present voted in
the affirmative. No one present was opposed.

WHEREAS, the Boonton Housing Authority is a member of the New Jersey
Public Housing Authority Joint Insurance Fund; and

WHEREAS, the bylaws of said Fund require that each member Housing appoint
a FUND COMMISSIONER to represent and serve the Authority as its'
representative to said Fund; and

NOW THEREFORE, BE IT RESOLVED, that the Board of Commissioners of
the Boonton Housing Authority does hereby appoint Sherry L. Sims as its FUND
COMMISSIONER for the New Jersey Public Housing Authority Joint Insurance
Fund for the Fund Year 2019.

Commissioners	Aye	Nay	Abstain	Absent
A. Rashid	x			
G. Dolce	x			
S. Stross, Jr.	x			
L. Schinman				x
P. Nevadomski				x
M. Ariemma				x
L. Moyoli, Jr.	x			

A roll call was taken. All Commissioners present voted in the affirmative and no
one present was opposed. Resolution #2013 was passed.

I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF A RESOLUTION
ADOPTED BY THE BOARD OF COMMISSIONERS OF THE BOONTON
HOUSING AUTHORITY AT A MEETING HELD ON DECEMBER 19, 2018.

Sherry L. Sims, Secretary

RESOLUTION 2014 RESOLUTION OF THE BOARD OF COMMISSIONER OF THE HOUSING AUTHORITY OF THE TOWN OF BOONTON AUTHORIZING THE SUBMISSION OF THE EXECUTIVE DIRECTOR'S CERTIFICATION AND THIS RESOLUTION OF COMPLIANCE TO THE NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS- CY 2019

Commissioner Moyoli motioned to accept Resolution #2011 as presented.

Commissioner Dolce seconded the motion. All Commissioners present voted in the affirmative. No one present was opposed.

WHEREAS, the State of New Jersey, Department of Community Affairs has requested that each housing authority submit a certification of the Executive Director and a resolution of compliance detailing the status of each Commissioner's term, source of appointment and training status and the training status of the Executive Director along with a copy of any written Executive Director's contract; and

WHEREAS, the Executive Director, Sherry L. Sims has prepared the attached Certification detailing the source of appointment, training status and term status of each Commissioner, as well as the Executive Director's training status. A copy of her contract has also been attached to the Certification.

NOW THEREFORE BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the Town of Boonton that the Executive Director be and hereby is authorized to submit the Executive Director's Certification of Compliance and any accompanying documentation along with this resolution to the State of New Jersey, Department of Community Affairs.

Commissioners	Aye	Nay	Abstain	Absent
A. Rashid	x			
G. Dolce	x			
S. Stross, Jr.	x			
L. Moyoli, Jr.	x			
P. Nevadomski				x
L. Schinman				x
M. Ariemma				x

A roll call was taken. A Commissioners present voted in the affirmative and no one present was opposed. Resolution #2014 was passed.

**RESOLUTION # 2015 AUTHORIZE AND APPROVE THE USE OF THE
REVISED U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
FMR's FOR THE TOWN OF BOONTON EFFECTIVE OCTOBER 1, 2019**

Commissioner Dolce motioned to accept Resolution #2015 as presented.

Commissioner Stross, Jr. seconded the motion. All Commissioners present voted in the affirmative. No one present was opposed.

WHEREAS, Section 3(b)(2) of the Housing Act of 1937 required the FMRS to be reviewed and a written request to HUD adjusted the amounts by 20% will be sent; and

WHEREAS, public housing and the housing choice voucher programs use the fair market rents to determine rent reasonableness and rental integrity for rental housing in the Town of Boonton; and

WHEREAS, the approved fair market rents can be increased without Hud approval in the amount of 10% as follows: and

WHEREAS the Board of Commissioners authorize and approve the fair market rents effective October 1, 2018 as follows:

Unit Size	O-Br	1-Br	2-Br	3-Br	4-Br
HUD 2019 FMRs	\$1,042	\$1,188	\$1,447	\$1,847	\$2,159
10% FMRs	\$1,146	\$1,307	\$1,592	\$2,216	\$2,591

THEREFORE, BE IT RESOLVED THAT: the Board of Commissioners of the Housing Authority of the Town of Boonton authorize and approve the implementation of the revised fair market rents as required by the U.S. Department of Housing and Urban Development effective October 1, 2018

A roll call was taken. All Commissioners present voted in the affirmative and no one present was opposed. Resolution #2015 was passed.

**RESOLUTION #2016 RESOLUTION TO APPROVE THE DISPOSAL OF
OBSOLETE STOVES AND REFRIGERATORS IN ACCORDANCE WITH THE BHA'S
PROPERTY DISPOSITION POLICY FOR FISCAL YEAR ENDING SEPTEMBER 30,
2018**

Commissioner Moyoli motioned to accept Resolution #2011 as presented. Commissioner Dolce seconded the motion. All Commissioners present voted in the affirmative. No one present was opposed.

WHEREAS: The Housing Authority of the Town of Boonton, from time to time must dispose of inoperable/obsolete inoperable stoves and refrigerators; and

WHEREAS; the following inoperable stoves and refrigerators are considered to be non-functional and inoperable, therefore, it has been declared that these items need to be disposed of in accordance with the Property Disposition Policy:

Tag Numbers	Equipment Type	Location
98430	Refrigerator	C Cottage 10
98760	Stove	122 Plane , 1-H
98366	Refrigerator	122 Plane St, 1-H
98820	24" electric stove	122 Plane St, #6A
98768	24" electric stove	125 Plane St, 5C

THEREFORE, BE IT RESOLVED THAT: the above referenced items may be disposed of in accordance with the Property Disposition Policy of the Housing Authority of the Town of Boonton, dated March 15,1990.

A roll call was taken. All Commissioners present voted in the affirmative and no one present opposed. Resolution #2016 was passed.

RESOLUTION #2017 RESOLUTION TO OPEN THE PUBLIC HOUSING AND HOUSING CHOICE VOUCHER WAITING LIST EFFECTIVE FEBRUARY 1, 2019 AND CLOSE ON FEBRUARY 28, 2019 VIA THE BOONTON HOUSING AUTHORITY WEBSITE ONLY.

Commissioner Moyoli motioned to accept Resolution #2017 as presented. Commissioner Dolce seconded the motion. All Commissioners present voted in the affirmative. No one present was opposed.

WHEREAS, the Board of Commissioners of the Housing Authority of the Town of Boonton authorize and approve the opening of the waiting list; and

WHEREAS, the public notice, as follows, will be run in the newspaper:

The Town of Boonton Housing Authority announces the opening of its acceptance of preliminary application for the waiting list for persons who live and/or work in the State of New Jersey on FEBRUARY 1, 2019 starting at 8:30AM. The waiting list will close on, FEBRUARY 28, 2019 at 5:00PM. **POST MARKED ONLY Preliminary applications for the waiting list will ONLY be available on the internet, on-line at www.boontonhousing.org. Once the pre-application is completed the pre-application must be mailed with all required attachments via U.S. postal mail. Go to the website for more detailed information. Incomplete and/or unsigned pre-applications will not be accepted or placed on the waiting list.**

Local preferences, as designated in the Boonton Housing Authority's Administrative Plan will be verified and applied to all eligible preliminary applicants at the time the application is processed; and NOT at the time the preliminary application is placed on the waiting list.

The Housing Authority of the Town of Boonton maintains only 1 waiting list for both the Public Housing and Housing Choice Voucher Programs. When your name is reached and you are determined eligible, you will be offered whatever program assistance that is available to meet your determined eligibility needs.

Preliminary Applications for the waiting list are available and/or can be copied via the website www.boontonhousing.org. Reasonable accommodations will be available for the elderly, handicapped and/or disabled.

Eligible 2018 Income Limits *

1 Person	2 Persons	3 Persons	4 Persons
V Low \$33,400.00	\$38,200.00	\$42,950.00	\$47,700.00
Low (80%) \$50,350.00	\$57,550.00	\$64,750.00	71,900.00

*more than 5 Persons will be calculated in accordance with HUD Regulations.

**R E S O L U T I O N #2018 A RESOLUTION BY THE BOARD OF COMMISSIONERS OF
THE HOUSING AUTHORITY OF THE TOWN OF BOONTON TO ACCECPT STEPHEN F.
STROSS, JR'S RETIREMENT FROM THE BOARD EFFECTIVE DECEMBER 31 2018**

Commissioner Stross, Jr. motioned to accept Resolution #2018 as presented. Commissioner Moyoli, Jr. seconded the motion. All Commissioners present voted in the affirmative. No one present was opposed.

WHEREAS, Stephen F. Stross, Jr. has been a member of the Board of Commissioners of the Housing authority of the Town of Boonton under appointment of the Mayor and Board of Alderman of the Town of Boonton from January 1, 1999 until December 31, 2018; and

WHEREAS, Stephen F. Stross, Jr. served as a Commissioner of the Housing Authority of the Town of Boonton from January 1, 1999 – December 31, 2018; and

WHEREAS, Stephen F. Stross, Jr. has given unselfishly of his time and energy throughout his term of office to insure the finest public housing be made available to the community and to guarantee the best administration of public funds so designated; and

WHEREAS, The Board of Commissioners of the Housing Authority of the Town of Boonton has deep regard for Stephen F. Stross, Jr., who has been a great help and source of inspiration in the continuation of public service and sound financial management; and

WHEREAS, Stephen F. Stross, Jr. has tendered his resignation and is no longer able to continue to serve the community as a Housing Authority Commissioner; and

WHEREAS, The Housing Authority of the Town of Boonton desires to express gratitude and appreciation to Stephen F. Stross, Jr. for his contribution to the success of public housing in the Town of Boonton, New Jersey,

NOW THEREFORE BE IT RESOLVED THAT, a copy of this Resolution be spread upon the minutes of the regular Board meeting of the Housing Authority of the Town of Boonton; and

BE IT FURTHER RESOLVED THAT, that

A copy of this Resolution is forwarded to Stephen F. Stross, Jr. at the earliest opportunity.

Date: December 19, 2018

Attested:

Sherry L. Sims
Secretary

Amjad Rashid, Chairman
Board of Commissioners
Housing Authority of the Town of Boonton, New Jersey

A roll call was taken. All Commissioners present voted in the affirmative and no one present was opposed. Resolution #2018 was passed.

**RESOLUTION #2019 APPROVAL OF HOUSING CHOICE VOUCHER
UTILITY ALLOWANCE SCHEDULE JANUARY 1, 2019**

Commissioner Dolce motioned to accept Resolution #2019 as presented. Commissioner Stross, Jr. seconded the motion. All Commissioners present voted in the affirmative. No one present was opposed.

BE IT RESOLVED THAT, the Housing Authority of the Town of Boonton Board of Commissioners accept and approve the Housing Choice Voucher Program Utility Allowance Schedule as recommended by the Housing Authority of the Town of Boonton staff, which is attached hereto, as required in the Administrative Plan for the Housing Choice Voucher Program for the Housing Authority of the Town of Boonton, and as required by the U.S. Department of Housing and Urban Development (HUD) Quality Housing and Work Responsibility Act of 1998 (24 CFR 982.517)

Boonton Housing Authority

Commissioners	Aye	Nay	Abstain	Absent
A. Rashid	x			
G. Dolce	x			
S. Stross, Jr.	x			
L. Moyoli, Jr.	x			
P. Nevadomski				x
L. Schinman				x
M. Ariemma				x

A roll call was taken. All Commissioners present voted in the affirmative and no one present was opposed. Resolution 2019 was passed.

Any Comments from the Public: There were no comments from the public.

Adjournment

Motion by: Leonardo Moyoli, Jr.

Seconded by: Ginny Dolce

Time: 3:54pm

**The Minutes of this meeting was approved by the Board of Commissioners on Wednesday,
January 23, 2019**

Sherry Sims

Secretary/Executive Director