

The Caucus of the Housing Authority of the City of Bayonne was held on Tuesday, September 13, 2022 at 4:30 PM via Zoom meeting.

The following correspondence was received from the Executive Director, John T. Mahon.

**Honorable Vincent Lombardo**

**Honorable Irene Rose Pyke**

**Honorable John R. Cupo**

**Honorable Jubrial J. Nesheiwat**

**Honorable Robert Doria**

**Honorable Shanna McKennan**

**Raff, Masone & Weeks, Counsel**

Members of the Board:

In accordance with the By-laws of the Housing Authority of the City of Bayonne, after consulting with the other Commissioners of the Authority, I have determined to call Caucus Meetings of the Authority, generally to be held one hour directly before the Regular Meetings.

Very truly yours,  
**Vincent Lombardo**  
**Chairman**

The Regular Meeting of the Housing Authority of the City of Bayonne was held on **Tuesday, September 13, 2022 at 5:30 PM** via Zoom meeting.

**Members of the Board:**

A Resolution authorizing the Re-organization of the Housing Authority of the City of Bayonne for the year 2022/2023 is being prepared for your consideration. Template attached.

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Resolution authorizing the acceptance of the minutes of the Board of Commissioners regular meeting held on July 12, 2022.

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Resolution authorizing the acceptance of the minutes of the Board of Commissioners special meeting held on July 26, 2022.

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On August 9, 2022 at 11:00 AM proposals were received and opened for General Legal Counsel from the following:

**PROPOSERS**

[Raff, Masone & Weeks, P.A.](#)

[Florio Kenny Raval, LLP](#)

The Finance Committee will report its' recommendations for the General Legal Counsel RFP. Action may be taken on this matter.

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On August 9, 2022 at 11:00 AM proposals were received and opened for Additional Legal Counsel Services from the following:

**PROPOSERS**

[Law Office of Kathleen Walrod](#)

[Marnero Law](#)

The Finance Committee will report its' recommendations for the Additional Legal Counsel Services RFP. Action may be taken on this matter.

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A Resolution rejecting a bid received for **Plumbing Improvements At 24-50 East 21st Street & 159 West 2nd Street** due to being over the cost estimate and authorizing reissuance is being prepared for your consideration. The sole bid came in at \$11 million, which was not only over cost estimates, but not a reasonable number within our budget. We are researching the price submitted as well as the lack of response and will make any adjustments accordingly if warranted.

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On August 23, 2022 at 11:30 AM bids were received and opened for Concrete And Curb Replacement At Bridgeview Manor from the following:

**BIDDER**

**BID AMOUNT**

[Dibella Contracting](#)

\$224,750.00

[Diamond Construction](#)

\$185,000.00

[Joseph Cannarozzo Inc](#)

\$253,350.00

[Dumor Contracting Inc](#)

\$224,887.50

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A Resolution amending a Campaigning Policy to address the upcoming School Board Election is being prepared for your consideration.

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A Resolution adopting a Public Communication Policy is being prepared for your consideration.

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A Resolution authorizing the hiring of Kari Fernandez-Habib as Keyboarding Clerk 1 is being prepared for your consideration.

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A Resolution authorizing the hiring of Giovanni Maldonado as Laborer is being prepared for your consideration.

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A Resolution authorizing the hiring of Marian Hlava as Building Maintenance Worker or appropriately determined unclassified Civil Service position is being prepared for your consideration.

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A Resolution approving the interlocal agreement between the Perth Amboy Housing Authority and the Bayonne Housing Authority to perform procurement services.

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A Resolution approving the Authority's Annual Meetings and Caucus Meeting for the calendar year 2023.

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A resolution approving the submission of the SEMAP section 8 indicators to be ratified.

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**Executive/Strategic Planning Committee**

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**Finance Committee**

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**Grounds Committee**

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Respectfully submitted,  
**John T. Mahon**  
**Executive Director**

**Executive Director John Mahon:**

In accordance with the Open Public Meetings Act NJSA 10:4-6, and in consideration of executive order number 103 issued by Governor Murphy on March 9, 2020 declaring a state of emergency and public health emergency in the state of New Jersey. In accordance further with the Public Meetings Act Statement of Compliance, we shall be beginning this meeting in person and all members of the public shall be given an opportunity, as the Chairman mentioned, for comment after the regular order of business.

*Pledge of Allegiance*

*Executive Director John Mahon then called the roll and the following were present:*

*Chair Lombardo, Vice Chair Pyke, Commissioners Doria, Cupo, Nesheiwat, and McKennan were present.*

**Executive Director John Mahon:**

Mr. Chair, do I hear a motion to suspend the regular order of business for the purpose of reorganization?

*Motion by Chair Lombardo and seconded by Commissioner Nesheiwat*

**AYES:** *Chair Lombardo, Vice Chair Pyke, Commissioners Doria, Cupo, Nesheiwat, and McKennan.*

**OPPOSED:**

**ABSTAIN:**

**Chair Lombardo:**

I move that Commissioner Cupo serve as Temporary Chair to conduct the election of officers for one year, beginning September the 13<sup>th</sup>, 2022. Do we have a motion?

*Motion by Commissioner Doria and seconded by Vice Chair Pyke*

**Executive Director John Mahon:**

All in favor of that motion that's been seconded?

**AYES:** *Chair Lombardo, Vice Chair Pyke, Commissioners Doria, Cupo, Nesheiwat, and McKennan.*

**OPPOSED:**

**ABSTAIN:**

**Executive Director John Mahon:**

Temporary Chair Cupo.

**Temporary Chair Cupo:**

Thank you for the nomination. The Chair now will receive nominations for the office of Chair of the Housing Authority for the City of Bayonne for the year beginning September the 13<sup>th</sup>, 2022.

**Commissioner Pyke:**

I would like to nominate Commissioner Lombardo for the office of Chair of the Housing Authority of the City of Bayonne.

**Commissioner Doria:**

I'll second that motion.

**Temporary Chair Cupo:**

All in favor?

**AYES:** *Chair Lombardo, Vice Chair Pyke, Commissioners Doria, Cupo, Nesheiwat, and McKennan.*

**OPPOSED:**

**ABSTAIN:**

**Temporary Chair Cupo:**

Motion carries. Congratulations.

**Commissioner Lombardo:**

Thank you, Commissioner.

**Temporary Chair Cupo:**

I move the nominations be closed for the office of chair for the Housing Authority of the City of Bayonne. It was seconded and nominated and I'm going to move on to the Vice Chair. The chair will now receive nominations for the office of Vice Chair of the Housing Authority of the City of Bayonne for the year beginning September the 13<sup>th</sup>, 2022. Are there any nominations?

**Chair Lombardo:**

I nominate Reverend Irene Pyke for the office of Vice Chair.

**Temporary Chair Cupo:**

Any seconds?

**Commissioner Nesheiwat:**

I'll second.

**Commissioner Cupo:**

All right. I move the nominations be closed for the office of vice chair for the Housing Authority of the City of Bayonne.

**Temporary Chair Cupo:**

All in favor?

**AYES:** *Chair Lombardo, Vice Chair Pyke, Commissioners Doria, Cupo, Nesheiwat, and McKennan.*

**OPPOSED:**

**ABSTAIN:**

**Temporary Chair Cupo:**

Motion carries. Congratulations to Commissioner Pyke on her position of Co-Chair of the Bayonne Housing Authority. I would like to close the nominations for the year beginning September 13<sup>th</sup>, 2022. Commissioner Lombardo for Chair and Commissioner Pyke for Vice Chair. On the election of these commissioners to the offices for which they were nominated.

**Commissioner Nesheiwat:**

I'll second that motion.

**Temporary Chair Cupo:**

All in favor?

**AYES:** *Chair Lombardo, Vice Chair Pyke, Commissioners Doria, Cupo, Nesheiwat, and McKennan.*

**OPPOSED:**

**ABSTAIN:**

**Temporary Chair Cupo:**

Congratulations.

**Executive Director John Mahon:**

Do I hear a motion to go back into the regular order of business?

*Motion by Chair Lombardo and seconded by Vice Chair Pyke*

**AYES:** *Chair Lombardo, Vice Chair Pyke, Commissioners Doria, Cupo, Nesheiwat, and McKennan.*

**OPPOSED:**

**ABSTAIN:**

**Executive Director John Mahon:**

We have a consent agenda.

*John Mahon reads Consent Agenda resolution number 6842 listed below*

**(6842) WHEREAS**, the Housing Authority of the City of Bayonne (the "Authority") has determined that, given the nature and extent of the items discussed and voted upon at its regular meetings, it would be in the Authority's best interests to adopt a consent agenda format for the purpose of conducting one vote on all routine and un-debated matters;  
**WHEREAS**, the Authority's Commissioners have reviewed the items listed on the printed agenda, and determined that all, (except resolution numbered **6843, 6846 & 6847**), shall be voted on together with one vote, and

**WHEREAS**, all Commissioners in attendance at this Regular Meeting of the Authority are in agreement with this determination,  
**NOW THEREFORE BE IT RESOLVED**, that the resolutions numbered **6842, 6844-6845 & 6848-6858** are hereby adopted, effective immediately, based upon the single vote of the Commissioners.

**(6843)** *Reorganization resolution, see indented transcript above.*

**(6844)** **WHEREAS**, the Board of Commissioners held the regular Board meeting on July 12, 2022 via Zoom meeting which was also attended in person by the Commissioners; and,  
**WHEREAS**, the minutes of the meeting must be and have been presented to the Board for review and approval; and,  
**NOW THEREFORE BE IT RESOLVED**, by the Housing Authority of the City of Bayonne Board of Commissioners that the attached minutes of the July 2022 Board of Commissioners regular meeting are approved.

**(6845)** **WHEREAS**, the Board of Commissioners held the special Board meeting on July 26, 2022 via Zoom meeting; and,  
**WHEREAS**, the minutes of the meeting must be and have been presented to the Board for review and approval; and,  
**NOW THEREFORE BE IT RESOLVED**, by the Housing Authority of the City of Bayonne Board of Commissioners that the attached minutes of the July 2022 Board of Commissioners special meeting are approved.

**(6846)** *This resolution was voted on individually below*

**(6847)** *This resolution was voted on individually below*

**(6848)** **WHEREAS**, the Board of the Housing Authority of the City of Bayonne had previously approved the solicitations of bids for PLUMBING IMPROVEMENTS AT 24-50 EAST 21ST STREET & 159 WEST 2ND STREET and,  
**WHEREAS**, said bids were received and opened on August 23, 2022 at 11:00 am and the sole bidder submitted a bid amount of \$11,000,000.00 and  
**WHEREAS**, the bid amount is over the cost estimate,  
**NOW THEREFORE BE IT RESOLVED** that the bids for the above mentioned job are hereby rejected and,  
**BE IT FURTHER RESOLVED**, that any necessary adjustments be made to the plans and specifications and they be readvertised.

**(6849)** **WHEREAS**, the Housing Authority of the City of Bayonne (the “Authority”) publicly advertised an Invitation for Bids (the “Invitation”) in THE JERSEY JOURNAL for

**CONCRETE AND CURB REPLACEMENT AT BRIDGEVIEW MANOR the**  
**("Project") and**

**WHEREAS**, the Invitation for Bids provided interested parties with information on how to acquire plans and specifications (the "Specifications") for the Project and indicated that the bids would be received and opened at 11:30 AM on August 23, 2022 whereupon the bids were opened at the Authority's office and read aloud as follows:

<b><u>BIDDER</u></b>	<b><u>BID AMOUNT</u></b>
<a href="#"><u>Dibella Contracting</u></a>	\$224,750.00
<a href="#"><u>Diamond Construction</u></a>	\$185,000.00
<a href="#"><u>Joseph Cannarozzo Inc</u></a>	\$253,350.00
<a href="#"><u>Dumor Contracting Inc</u></a>	\$224,887.50

**WHEREAS**, the Board of Commissioners have reviewed the bid placed by Diamond Construction and determined that bidder was a responsible contractor and recommended that the Authority award a contract for the referenced project to this Contractor, and

**WHEREAS**, the award of this contract has complied with the fair and open process, established and further defined by N.J.S.A. 19:44A-20.7. Consequently, the provisions of N.J.S.A. 19:44A-20.5 and N.J.S.A. 19:44A-20.26, as to campaign contributions, do not apply to the contract, and

**BE IT FURTHER RESOLVED BY THE COMMISSIONERS OF THE AUTHORITY** that its appropriate officers are hereby authorized and directed to enter into a contract with Diamond Construction to perform the Project in the amount of **\$185,000.00**.

**(6850) WHEREAS**, from time to time the Bayonne Housing Authority, through regulation, law, or necessity, is required to adopt, update and amend its policies;

**NOW THEREFORE BE IT RESOLVED** that the following policy be updated or adopted.

**BE IT FURTHER RESOLVED** that the Board of Commissioners hereby authorizes and directs the appropriate Housing Authority staff to enforce and execute the Policy listed:

**CAMPAIGNING POLICY FOR SCHOOL BOARD ELECTIONS 2022**

**(6851) WHEREAS**, the Bayonne Housing Authority seeks to conduct its regular in-person meetings in an orderly manner; and

**WHEREAS** the Bayonne Housing Authority seeks to provide members of the public an opportunity to comment on issues relevant to the Bayonne Housing Authority in an orderly manner consistent with the New Jersey Open Public Meetings Act (N.J.S.A. 10:4-7 et. seq.);

**NOW, THEREFORE BE IT RESOLVED**, by the Housing Authority of the City of Bayonne shall provide for a general public comment period at the conclusion of the regular business of the Housing Authority allowing members of the public to speak for a period of three (3) minutes.

**(6852) NOW THEREFORE BE IT RESOLVED**, that the following be appointed to the position of Keyboarding Clerk 1 at the annual salary shown, in accordance with the rules and regulations of the New Jersey Department of Personnel and the personnel policy of the Housing Authority of the City of Bayonne (the "Authority"). Appointment and temporary employment shall be contingent upon satisfaction of all Authority requirements for medical

examination, background check and other reviews and evaluations, as required depending upon the position. If already temporarily employed, such employment may be terminated if any such contingency is not resolved satisfactorily.

**Kari Fernandez-Habib**  
**\$27,094**

**(6853) NOW THEREFORE BE IT RESOLVED**, that the following be appointed to the position of Laborer at the annual salary shown, in accordance with the rules and regulations of the New Jersey Department of Personnel and the personnel policy of the Housing Authority of the City of Bayonne (the “Authority”). Appointment and temporary employment shall be contingent upon satisfaction of all Authority requirements for medical examination, background check and other reviews and evaluations, as required depending upon the position. If already temporarily employed, such employment may be terminated if any such contingency is not resolved satisfactorily.

**Giovanni Maldonado**  
**\$31,200**

**(6854) NOW THEREFORE BE IT RESOLVED**, that the following be appointed to the position of Building Maintenance Worker or appropriately determined unclassified Civil Service position at the annual salary shown, in accordance with the rules and regulations of the New Jersey Department of Personnel and the personnel policy of the Housing Authority of the City of Bayonne (the “Authority”). Appointment and temporary employment shall be contingent upon satisfaction of all Authority requirements for medical examination, background check and other reviews and evaluations, as required depending upon the position. If already temporarily employed, such employment may be terminated if any such contingency is not resolved satisfactorily.

**Marian Hlava**  
**\$45,000**

**(6855) WHEREAS**, the Housing Authority of the City of Bayonne (the “Authority”) and the Housing Authority of the City of Perth Amboy (the “PAHA”) are both local units as defined in the Interlocal Services Act, N.J.S.A. 40:8A-1 et seq. and, as such, have contracted for the joint provision within their several jurisdictions of any service which either one is empowered within its own jurisdiction to provide without the need for public bidding; and

**WHEREAS**, the Perth Amboy Housing Authority is in need of procurement services, and **WHEREAS**, the Bayonne Housing Authority currently has the means to provide such services to the Perth Amboy Housing Authority and

**WHEREAS**, the Bayonne Housing Authority has a history of providing such services to other PHA’s

**NOW THEREFORE BE IT RESOLVED** that the Executive Director be authorized to negotiate and execute an inter local agreement with the Perth Amboy Housing Authority for procurement services and

**BE IT FURTHER RESOLVED** that once executed, the agreement is to be presented to the Board of Commissioners.



**(6856) WHEREAS**, the Housing Authority of the City of Bayonne (the “Authority”) prepares and publishes notice of the times and place of its regular caucus and meeting dates on an annual basis; and

**WHEREAS**, ordinarily, the Authority holds its regular meetings and caucus on the second Tuesday of each month; and

**WHEREAS**, the Authority’s Executive Director has prepared the 2023 schedule of caucus and regular meeting dates which differs in some cases from the Authority’s ordinary schedule; and

**WHEREAS**, the Board of Commissioners, having reviewed said 2023 Annual Meeting Notice, approve the same and authorize the Authority to meet on the dates, which do not comport with the Authority’s ordinary schedule;

**NOW, THEREFORE, BE IT RESOLVED** by the Commissioners of the Authority that the Authority hereby approves the 2023 Annual Meeting Schedule in the form presented at this meeting; and

**BE IT FURTHER RESOLVED**, the Authority hereby authorizes and directs the appropriate officers to publish the said Annual Meeting Notice in accordance with applicable law.

**(6857) WHEREAS**, the Housing Authority of the City of Bayonne is required to annually submit documentation for SEMAP (Section Eight Management Assessment Program), and

**WHEREAS**, submission of the SEMAP indicators is due by August 29, 2022, and

**WHEREAS**, the Authority complied with the submission deadline, and

**WHEREAS**, initial Authority review of the indicators indicate the Authority should be designated “High Performer”

**NOW THEREFORE BE IT RESOLVED**, that the submission of the SEMAP indicators be ratified.

**(6858) WHEREAS**, the Executive Director of the Housing Authority of the City of Bayonne (the “Authority”) has prepared the attached list of claims and payments (the “List”) for consideration by the Authority Board of Commissioners, and

**WHEREAS**, the List has been reviewed by the Commissioners,

**NOW THEREFORE BE IT RESOLVED** that the Chairman or Vice Chairman and the Executive Director be authorized and directed to execute checks for and make the payments hereby approved.

**Executive Director John Mahon:**

Are there any questions from the board or the public on any of those resolutions? Hearing none, do I hear a motion for the consent agenda?

*Motion by Commissioner Cupo and seconded by Vice Chair Pyke*

**AYES:** Chair Lombardo, Vice Chair Pyke, Commissioners Doria, Cupo, Nesheiwat, and McKennan.

**OPPOSED:**

**ABSTAIN:**

**Chair Lombardo:**

Excuse me, can I make a motion that we're going to do a roll call for four and five, do them together?

**Executive Director John Mahon:**

Oh doing them together, sure. Read both?

**Chair Lombardo:**

Yes.

**Executive Director John Mahon:**

Okay.

*John Mahon then reads resolution numbers 6846 and 6847 listed below*

**(6846) WHEREAS**, the Housing Authority of the City of Bayonne (the “Authority”) published a notice in The Jersey Journal requesting attorneys and law firms to submit proposals for General Counsel Services to the Authority (“RFP”); and

**WHEREAS**, at **11:00 AM on Tuesday, August 9, 2022** proposals were received and the Authority’s Assistant Executive Director opened the proposals from the following:

**PROPOSERS**

[Raff, Masone & Weeks, P.A.](#)

[Florio Kenny Raval, LLP](#)

**WHEREAS**, the Authority’s Finance Committee evaluated the proposals received based on evaluation criteria included in the RFP, which included, but not limited to price, and recommends that the Authority accept the proposal of Raff, Masone & Weeks, P.A., based upon its receiving the highest evaluation score; and

**WHEREAS**, it is the conclusion of the Commissioners of the Authority that based upon the proposal submitted by Raff, Masone & Weeks, P.A. to provide the Authority’s General Counsel Services, the selection of Raff, Masone & Weeks, P.A. is in the best interest of the Authority; and

**WHEREAS**, the award of this contract has complied with the fair and open process, established and further defined by N.J.S.A. 19:44A-20.7. Consequently, the provisions of N.J.S.A. 19:44A-20.5 and N.J.S.A. 19:44A 20.26, as to campaign contributions, do not apply to the contract, and

**WHEREAS**, the Local Public Contracts Law of the State of New Jersey, N.J.S.A. 40A:11-1 et seq., requires that the resolution authorizing the award of a contract for “Professional Services” without competitive bids and the contract itself must be available for public inspections;

**NOW THEREFORE BE IT RESOLVED**, that the appropriate officers of the Authority are authorized and directed to execute the form of contract providing for a ten month contract for General Counsel Services with Raff, Masone & Weeks, P.A. as Counsel for the Authority for **\$153,600.00** for the period from September 1, 2022 to June 30, 2023, and **BE IT FURTHER RESOLVED**, that this contract has been awarded under competitive proposal procurement procedures, as more fully described at 24 CFR 83.36 and PIH Notice 2003-24, and as a “Professional Services” was not required to be bid under New Jersey Local Public Contract Law” and that a notice of this action shall be published once in an appropriate newspaper of general circulation.

**(6847) WHEREAS**, the Housing Authority of the City of Bayonne (the “Authority”) published a notice in The Jersey Journal requesting attorneys and law firms to submit proposals for Additional Counsel Services to the Authority (“RFP”); and

**WHEREAS**, at **11:00 AM on Tuesday, August 9, 2022** proposals were received and the Authority’s Assistant Executive Director opened the proposals from the following:

**PROPOSERS**

[Law Office of Kathleen Walrod](#)

[Marmero Law](#)

**WHEREAS**, the Authority’s Finance Committee evaluated the proposals received based on evaluation criteria included in the RFP, which included, but not limited to price, and recommends that the Authority accept the proposal of Law Office of Kathleen Walrod, based upon its receiving the highest evaluation score; and

**WHEREAS**, it is the conclusion of the Commissioners of the Authority that based upon the proposal submitted by Law Office of Kathleen Walrod to provide the Authority’s Additional Counsel Services, the selection of Law Office of Kathleen Walrod is in the best interest of the Authority; and

**WHEREAS**, the award of this contract has complied with the fair and open process, established and further defined by N.J.S.A. 19:44A-20.7. Consequently, the provisions of N.J.S.A. 19:44A-20.5 and N.J.S.A. 19:44A 20.26, as to campaign contributions, do not apply to the contract, and

**WHEREAS**, the Local Public Contracts Law of the State of New Jersey, N.J.S.A. 40A:11-1 et seq., requires that the resolution authorizing the award of a contract for “Professional Services” without competitive bids and the contract itself must be available for public inspections;

**NOW THEREFORE BE IT RESOLVED**, that the appropriate officers of the Authority are authorized and directed to execute the form of contract providing for a ten month contract for Additional Counsel Services with Law Office of Kathleen Walrod as Counsel for the Authority for **\$173,920.00** for the period from September 1, 2022 to June 30, 2023, and

**BE IT FURTHER RESOLVED**, that this contract has been awarded under competitive proposal procurement procedures, as more fully described at 24 CFR 83.36 and PIH Notice 2003-24, and as a “Professional Services” was not required to be bid under New Jersey Local Public Contract Law” and that a notice of this action shall be published once in an appropriate newspaper of general circulation.

**Executive Director John Mahon:**

Are there any questions on those?

**Chair Lombardo:**

Any questions?

*Motion by Commissioner Doria and seconded by Commissioner Cupo*

**AYES:** *Chair Lombardo, Vice Chair Pyke, Commissioners Doria, Cupo, Nesheiwat, and McKennan.*

**OPPOSED:**

**ABSTAIN:**

**Executive Director John Mahon:**

Okay, Mr. Chairman, I'm done with the regular order of business and turn it over to you.

**Chair Lombardo:**

Before I open the floor for public comments, I would just like to say a few words. First, I want to thank my fellow commissioners for having the faith and trust in Commissioner Pyke and I to lead the Agency for another year. It's a pleasure working with everybody, very dedicated and committed to the mission of the Bayonne Housing Authority. Bear with me a few minutes. Good afternoon, ladies and gentlemen, I understand there may be questions that members of the public have regarding the planned supportive senior and supportive housing development planned for an Oak Court West property. I ask if you have questions that you email them first through our website or mail them to us. We want to make sure that your questions are answered fully and accurately and we may need time to research the answer to your question. Thank you very much.

[unintelligible talking]

**Chair Lombardo:**

I just want to reiterate, this is not going to be a question and answer. This is for opportunity for comments. The mission of the Bayonne Housing Authority is to provide decent housing, safe, suitable living environments for economically impeded persons, disabled persons and senior citizens without discrimination. The Housing Authority is an independent organization created by the wards of the State of New Jersey and by audience of the City of Bayonne. Although we are an independent authority, we work closely with our municipal government leaders to further our mission. The Oak Street senior and supportive housing development was conceived by the authority to provide desperately needed housing for our seniors and disabled adults requiring supportive housing to allow them to live independently. Throughout this process, the Housing Authority received enthusiastic support for this development beginning with the Bayonne Planning Board who voted unanimously to approve.

We also received enthusiastic support from the Office of the Mayor, as well as the current and immediate past City Council who also voted unanimously to approve the action taken by the Planning Board.

**Audience Member:**

What about [unintelligible]?

**Chair Lombardo:**

Excuse me, you'll have time to comment. And please do not scream out, everybody will have time to make comments. The current development calls for 40 residential units were six stories. The Planning Board asked if we could increase the scope of a project to 60 units and 10 stories. After careful deliberations and discussions with the Mayor, it was decided that 40 units was the appropriate number. There remains a critical need for senior housing in the city and we believe this development will help, in part, satisfy that need. The site offers seniors and disabled adults a variety of opportunities: shopping, recreation, transportation, local services, education and employment opportunities.

**Chair Lombardo:**

The development will be staffed by personnel trained and certified by the division of

developmental disability. At each stage of the developmental approval process, the Housing Authority and the City of Bayonne have complied with notice requirements as set forth in the Open Public Meetings Act as well as the Municipal Land Use Law. A No Further Action letter dated February 29th, 2008 was issued by the New Jersey Department of Environmental Protection to the previous owner. The property was purchased by the Housing Authority in 2018. The Housing Authority has, as it's always done, will comply with all environmental and building code requirements. Nothing is more important to the Housing Authority than the safety of not only our residents, but our neighbors as well. The development will benefit not only our senior and disabled community members, but also their families who reside here in Bayonne and the City of Bayonne as a whole. In closing, and at this time I invite comments from the public. In consideration of others who wish to speak, I ask you keep your comments to five minutes and for the record, please state your name and address. Who would like to speak first?

**Joseph Matusek:**

I can go first if you don't mind.

**Chair Lombardo:**

Okay. Can you please stand and state your name and address.

**Joseph Matusek:**

Joseph Matusek, 10 Oak Street, Bayonne, New Jersey. I'd like to give to you what I'm going to give to each committee member and the Bayonne Planning Board. It's a memo from all of the residents, roughly 63 people have signed this, saying that, I could read it. It's basically, the bottom line is that this is a petition, a protest, to the Oak Street development process. The way you guys did it, there was no notification-

**Chair Lombardo:**

Can you please step backwards? We want everybody to hear.

**Joseph Matusek:**

It was a zoning change. And there are a lot of things that should have been done. An impact study. A notification. There's nothing. We got zero. I read it in the paper. That's not acceptable, guys. It's not acceptable. You're supposed to notify us, give us a chance to respond appropriately. That wasn't done. So we did a petition. All the people are opposed to this. I'm assuming at this point in time that the land is still contaminated. Now I want to know how contaminated land for public service gas and electric and contaminated land that you recently purchased, how do you get it up to speed? Well, I have requested verification to meet that standard, which is required for remediation. If you met it well, good, then I could see that as a non-issue. But if you didn't meet it, not as an issue, you have to correct it.

I also suggest strongly, there are so many other sites. I just think of the property. We're paying high taxes, \$17,000 in that vicinity. And you put a six story building next to it. You've got marginal. You've got people that deserve home and housing, no question, but how does that impact the block? Services? Everything else? I mean be realistic. We are a residential area. We had two family homes that had to be knocked down. The sewer was remediated. It's still not up to standard. That's baloney that you can just do everything you want without any notification whatsoever. Zero notification. And you mentioned two things. There's a Bayonne- I didn't catch the thing. There is- What are the requirements for notification? When you have a zoning change, who do you have to notify?

**Chair Lombardo:**

I will leave that to our council.

**Joseph Matusek:**

And someone said 200- The people that are 200 feet away- I'm right across the street from this thing. I'm not happy about it.

**Audience Member:**

No, we're not.

**Chair Lombardo:**

Excuse me. Just one speaker at a time.

**Joseph Matusek:**

Am I missing something?

**Chair Lombardo:**

You will have your opportunity. But in respect and fairness-

**Joseph Matusek:**

I just say this. There are a lot of other spots that can incorporate these seniors. Please select another location. Thank you.

**Chair Lombardo:**

Thank you.

**Joseph Matusek:**

You're welcome.

**Audience Member:**

I do know on paper that we're-

**Chair Lombardo:**

Excuse me, your name and address please.

**Teresa Newman:**

Teresa Newman, 46 Oak Street.

**Chair Lombardo:**

Thank you.

**Teresa Newman:**

I do understand that we are requesting the testing that's been done because back in 1997, there was over 170,000 gallons of cold tar contamination there. It was only covered up with two feet of soil. I have original paperwork for it. I want to know that the requirements met by the state, not by the county, not by the city, I want to know that you meet state requirements, that that land's not contaminated.

**Chair Lombardo:**

And based on the information that Mr. Matusek provided-

**Teresa Newman:**

Yeah, but I want to make sure that you know that I don't want the City's approval. I want the State's approval, I want testing.

**Chair Lombardo:**

As I mentioned in my comments, and I don't want to go back and forth, this was from the letter of determination that came from the state and we will get copies. We will be able to provide copies.

**Teresa Newman:**

And why were we not notified when this testing was being done? That the land was good. Why were we- We are still under the impression that land was contaminated. When did the City or the State make that land good? How can we were never notified that that land was no longer contaminated and how is it not contaminated? They never treated it. We have the original paperwork from PSE&G. All they did was cover it with two feet of dirt and that was it. So you tell me what treatment in the last 20 years was done to that land. Because once you start digging and building that deep, you're going down right into where the chemical are. That's going to fly around and we're going to breathe in. So when you talk about the safety for the elderly, what about the safety for us?

**Chair Lombardo:**

This is not a question and answer period, these are public comment. So everything will-

**Joseph Matusek:**

Are we being recorded just for the record.

**Chair Lombardo:**

Yes, we are being recorded. All our meetings are recorded.

**Teresa Newman:**

And since the city's in violation of not notifying us, can we stop this project? Because right now you are in violation your own rules. They're in violation of never notifying us-  
Never

**Chair Lombardo:**

Excuse me. I made a statement earlier. We're an independent agency. We are not part of the City.

**Teresa Newman:**

Well, then guess what, the City violated you, and I don't think this plan should go through because they didn't follow protocol.

**Chair Lombardo:**

Thank you for your time. Anyone else?

**Josephine Matusek:**

I would like to say, I'm Josephine Matusek, I live on 10 Oak Street. I have been living there for 45 years. I had neighbors on my side and on the side where it's contaminated, die of cancer, a high

number of people. I myself am sick. I don't like the fact that you people have the right to do whatever you want without notifying us as citizens and just do what the hell you want. That's outta the question. We should be notified as far as anything on our block or anything in the city goes, it should be put on a ballot and the citizens should be able to give the right to vote on what you people think is right. Instead of us. You don't have the right anymore. We have the right, we pay high taxes, we do everything. Not only that, but when they were clearing with their contaminated land and knocked down poles all over the place there. We were given notice: Keep your windows closed and stay inside because the air is contaminated. Now, do you think that that's proper? I don't. I think you people have to reexamine everything that you did because you are wrong and I want it stopped immediately because if I get sicker than what I am, I will sue the city. I am not tolerating anymore of this stupidity with you people thinking you have the right to do whatever you want anymore. That's not going to happen. This has to be stopped and stopped now.

**Chair Lombardo:**

Thank you.

**Mary Weir:**

My name is Mary Weir, I live at 17 Oak Street. Bayonne resident for 12 years, more or less. This summer, if you're saying that, if you're told by the state, that land is remediated, then why at least three times this year, have I seen vehicles in there testing? If it's been remediated, if they were told in what you said, 2008, and then the land was told was sold in 2018. Then why are they still testing there? Why are there still pipes sticking out of the ground? You want to put six stories? Somebody else wanted 10. Do you know how deep they have to dig? If it is only a few feet, whether it's two feet, five feet, ten feet of dirt. That's not enough. That's not enough. People got sick.

**Josephine Matusek:**

Yes.

**Mary Weir:**

I don't want to get sick. I'm 61 years old. I have nothing, no problem, with senior housing, I was lucky enough that I worked my ass off all my life. And we have a house. I don't have to worry about housing, but I worry about my grandkids. And I worry about my neighbors. And we received no notice, no notice. We were told we were supposed to get a certified letter. We got no notice. We're just looking for answers. Not only that, but we were told that we can't plant anything in our gardens because the soil is contaminated even on our side. So when we plant our vegetables or do anything, we're not allowed to do it because we can't eat anything that comes from the soil. The soil is contaminated and people have to grow up.

**Chair Lombardo:**

Excuse me, before we go any further, we're being very respectful to everybody here

**Teresa Newman:**

But you don't understand how angry people are.

**Chair Lombardo:**

Excuse me, excuse me. I understand what you're saying. We've been very respectful and we're listening and we're going to have all the questions answered. I think it should be both ways. We're not telling anybody you're right or wrong. We're not, we don't know, we're going to have the questions. So please let's keep this to a decorum. We're all volunteers up here. We're all getting



our time. We're all Bayonne residents. And so-

**Mary Weir:**

That was my next question.

**Chair Lombardo:**

Yeah. We're all Bayonne residents. We're all here. We're all born and raised here and we respect the time and effort you're putting into this. So please just show the same to us. That's all I'm asking.

**Mary Weir:**

I have one more thing. Any of you want to come move in with us while they're building this? You can come live with us. If you feel it's safe.

**Teresa Newman:**

And then I have another question. What about parking? What about vehicles? You are going to have ambulance cops, everything that's going to disrupt our lives and our livelihood for our kids. They won't be able to play. On our block we still have kids who go out and play. So we have a nice block and were told we can't have block parties anymore. Because with that building, you're going to need access to it. So you are going to disrupt- You're worried about them having a good life, what about us? And let me ask you, will those residents be allowed to be parking on the street? Cause Avenue F, Avenue A, those residents don't park in their parking spots. They park on the street. So then where are we supposed to park?

**Chair Lombardo:**

Excuse me. I will just say this. And I'll- the only question I'll answer. The building is being designed with proper amount of parking for the residents. It's going to have more than enough parking there because you're going to have 20. And the only question I'm answering, because I understand what you're saying, and parking's a big issue in this town. So that's the only question I'm going to answer. There's going to be, I believe 40 spots for that building now, 20 are going to be for senior housing. The other one's for supportive. I don't know how familiar you are with supportive-

**Teresa Newman:**

What do you mean by supportive?

**Chair Lombardo:**

People with disabilities.

**Teresa Newman:**

Disabled? Or people with rehabilitation, alcohol, and drug problems?

**Chair Lombardo:**

It's going to be as deemed by the Department of Developmental Disabilities. So we are mandated. We have to follow the laws of the government. And that's where it's at. I'm sorry. So it's 30 spots. It's 30 spots. There'll be 30 spots there.

**Teresa Newman:**

Wait, so you're going to have 40 units and one spot per family-

**Chair Lombardo:**

No, you're not listening. Please- Please let me clarify. This is aside from all the remediation, but this is something I think we need to have made clear. There are going to be 30 spots in the building. If every resident on the senior side has a car, that's 20. The people with developmental disabilities, there'll be 10 spots for those. And if you're familiar with transportation needs between the BEOF, the Hudson County program, and Access Link, that's transportation they'll be using

**Teresa Newman:**

Buses will be coming down our block, like little mini vans.

**Chair Lombardo:**

Mini vans. I'm sure they-

**Teresa Newman:**

That's a problem for the kids outside playing. Now my other thing is the street. When you build this, are you going to be taking up the whole street for this building? Or are you going to have a driveway in and out where we're not going to lose any parking on our block? How is this developed? Is it going to be like this? Because we still want, you know, one way in and one way out.

**Chair Lombardo:**

That's a question you'll research, right, Paul?

**Paul Weeks, Counsel:**

Yes.

**Chair Lombardo:**

That's a question he'll be asked. And we'll get back to you on that, but please submit that in writing, we've asked everybody to submit their questions in writing. So everybody has-

**Teresa Newman:**

I wish you would've sent it to me in writing when you planned on building it so we had that information.

**Chair Lombardo:**

Anyone else?

**Frank Maglio:**

Hi, my name is Frank Maglio, I live at 17 Oak Street.

**Chair Lombardo:**

Good evening.

**Frank Maglio:**

Hi. So I pretty much just want to touch on a little bit of what everybody said. One of the things is that we do block parties on the block. We're a very community, family oriented block and we try to do them every year. But when we do the process, we have to knock on everybody's door. They require me to knock on everybody's door to get at least 60% of the neighborhood to be on board. I have to get them to sign and stuff like that. For this project, you guys are proposing where you're

going to be digging, because there's six stories. So you're not building a slab and putting it there, because that'd be fine if that's what was happening, but you're digging to go up. So you're going to be dispersing the soil. We know that there is, we don't know how much we know. There's a certain level-

**Teresa Newman:**

I do.

**Frank Maglio:**

-of contamination in the ground. So we're going to be inhaling that, right? Our kids and these projects generally take a year, some change, maybe two years, who knows, depending on what what's going on. I don't think that it's fair that we have to. And I do think it's fair that we have to get signatures. I don't think it's fair that anyone else can do something like that, where it's not just a party that's going to last a few hours. It's something that could possibly impact our neighborhood forever, forever. Because people, they get sick. Our traffic's going to be impacted. We've been asking for on the corner, we have a four way traffic pattern on the corner on Oak Street. And we've been asking for a school crossing guard. I know this doesn't have anything to do. I just want to throw it out. We've been asking for a school crossing guard so these kids are dodging traffic in the morning when they go to school. They told us, oh, they can't do it. They did a traffic study, they can't do it. We asked for some lights on our block. They told us, oh, that's PSE&G. It's not my job to call PSE&G. This is a city block. In my house we pay over \$17,000 in taxes. And most of that neighborhood is in that range.

**Teresa Newman:**

Will they be cutting our taxes in half when they do this?

**Mary Weir:**

Yeah, we're going to have more taxes.

**Chair Lombardo:**

Excuse me. Excuse me. I'm trying to have everybody- Frank, it's your time to speak. Please do not try to talk over. We want to respect everyone. I mentioned that at the beginning. We're here to listen. We're here to take notes. We're here to respond to your questions when you submit them, and all I'm asking is for the same.

**Frank Maglio:**

So anyway, so that's something that we are not sure where we're at with that because nobody was notified. We knocked on everybody's door. We did get signatures. Joe has the list right there of everybody on our block that they didn't know nothing about it. We've heard a few times that they were thinking of doing it. One of the council people told me, yeah, this is not going anywhere, it's just something that they're pushing. Or they were blaming Sharon, oh, Sharon is pushing this. We need senior housing. Granted we know the whole city needs all this stuff. The thing is that we don't want to be compromised to get it. You know what I'm saying? So if we can get some more information, like I think you guys already [unintelligible].

We need to know that it's going to be safe. That every day when we go out, all right, we're inhaling dust, construction dust. Cause that's, that's been happening all over Bayonne for at least five years on a mass level. And we're all for the most part still here. But on that site, we know that there's contamination. We know PSE&G that was just blocked off just maybe 20, 15 years ago rather

where the whole place was contaminated and PSE&G did take out or whoever took out some soil, but the other side is still contaminated. So we don't know what happened on this side where you're building versus that side. We didn't see anything different happening. So why is this not contaminated, but this is? I know they said that it's contaminated to an acceptable level for housing. What does that mean? What does the acceptable level mean? How many casualties are we willing to take within that acceptable level?

And I know you can't answer questions, so I'm not asking questions, but I just wanted it on the record. Cause these are some of our concerns. I'm not going to say who said it, but somebody, when we asked them to give us some EPA stuff to show us, we want it to just be kind of like, first of all, we don't like that it's happening there because our neighborhood, but it is what it is. Cause if it happens in somebody else's neighborhood, they're not going to like it. Doesn't matter where you go, they're not going to like it, right? But we want to make sure that we're not going to be compromised for it. And when we asked a while back for some evidence of stuff, people were just telling us like, hey, we're not looking to help. And it's from this, somebody from within the project. And we don't know who to go to. The city told me this is not even on them anymore. They told us on you it's on you guys.

**Chair Lombardo:**

I'm going to ask a question. Was there anyone from the Bayonne Housing Authority that you approached with that information? I'm just asking was it was someone from the Bayonne Housing Authority because we are here for the Bayonne Housing Authority.

**Frank Maglio:**

Okay, so the person is on the panel. It's up to them. If they want say if it was them or not.

**Chair Lombardo:**

The person's up here?

**Frank Maglio:**

Mmhmm.

**Chair Lombardo:**

Okay.

**Frank Maglio:**

Does anybody want to say? I'm not going to call him out.

**Commissioner Cupo:**

You should.

**Chair Lombardo:**

Yes.

**Frank Maglio:**

No, I'm not going to.

**Teresa Newman:**

Whisper it in my ear.

**Frank Maglio:**

No, no, no.

**Chair Lombardo:**

He said that he asked for something prior to this meeting and someone on this panel told him he wasn't entitled to it.

**Frank Maglio:**

I'm not really saying, I don't know if you're on the panel, but you're at that table right now.

**Chair Lombardo:**

Okay.

**Frank Maglio:**

Joe, you remember the conversation? We had, it was me and you, had a conversation with him.

**Chair Lombardo:**

And the only reason I asked that is because you're making a statement and-

**Joseph Matusek:**

I don't want to misstate something if it's being recorded. So I'm, I'm not going to comment to that. But if I will say it does appear to be an honest, let's say confusing factor of who did what when. You have the Housing Authority, you have the City Council, you have the Planning Board, different things were done. And we're not aware of exactly how it all evolved. But it's my understanding that at one point the land gets sold. Now the Bayonne Housing Authority has the land. They get a developer to be willing to build, and then things are going forward. Now you're saying, what I'm hearing, is that it was properly tested and got state approval and hopefully to the letter required by the state. If that's the case then all fine and dandy. And again, the piece that we really feel sorry about is that we received no notifications. They didn't follow protocols. Does that knock out the project because you're supposed to follow protocols. Those are requirements.

And if you skip those, then there should be a consequence. The project should start from scratch. There should be a reconsideration. Wouldn't you agree? I mean, if you don't follow the protocols, which you're there for a very specific purpose, that is to keep everybody properly informed and follow the protocol. If you skip it and you have a backdoor meeting or a special meeting or this or that, you lose credibility. You're not following in the proper format. So you should reconsider and start from scratch. Do what the right way. Do the impact study, reconsider other sites. Perhaps another location is more desirable. That's all. But thank you for your professionalism. Thank you for allowing us to provide some comments because it really does affect us. So anything can do to help us. It's extremely appreciated, and I mean that.

**Chair Lombardo:**

And I want to say that this is the first meeting that we talk about this and everyone is welcome to continue to come to our meetings and voice their comments. And you have my word as the Chairman that I am reminding our Executive Director and our legal counsel to get the questions answered in a timely manner. And that's what we could do. We're here for that. As I said, we value our residents, but we also value our neighbors. And if it, unfortunately, as you said, you're not going to make everybody happy with this, but you raise very good questions. Frank, you raised

questions. Everybody raised good questions. All I ask is if you didn't submit it in writing, please submit it to us in writing. So there's a record that you submitted it. And then there's a record of our answer. Is there anyone else?

**Mary Weir:**

Who we supposed to submit this to?

**Chair Lombardo:**

Okay, there are two ways I mentioned you could submit them. You could submit them via electronically through our website. There's a portal, or you can mail the questions in the Bayonne Housing Authority to the attention of the Executive Director, John Mahon.

**Teresa Newman:**

Has state funding been approved for this project?

**Frank Maglio:**

This is federal funding, right?

**Teresa Newman:**

Has it been approved?

**Chair Lombardo:**

No. It's not federal funding either. It's our own funding.

**Commissioner Cupo:**

We have our own money.

**Teresa Newman:**

Are you a private entity?

**Chair Lombardo:**

We're a non-profit entity, under, governmental non-profit entity.

**Frank Maglio:**

When you say we, who do you mean?

**Chair Lombardo:**

The Bayonne Housing Authority.

**Frank Maglio:**

The Bayonne Housing Authority.

**Chair Lombardo:**

Yeah. As I said, we're independent of the City of Bayonne, but we work very closely with the City of Bayonne.

**Frank Maglio:**

Do you get city funding?

**Chair Lombardo:**

No funding from the City at all.

**Teresa Newman:**

Nothing from the government anywhere?

**Chair Lombardo:**

Not for this project, not for this project.

**Teresa Newman:**

So is it privately funded? Where is this money coming from this being built?

**Josephine Matusek:**

We'll submit that question.

**Teresa Newman:**

Where is it coming from?

**Paul Weeks, Counsel:**

The Housing Authority itself.

**Teresa Newman:**

And where did the Housing Authority get this money?

**Paul Weeks, Counsel:**

Rent.

**Chair Lombardo:**

Mr. Mahon, would you please answer that? And this will be the last question we're answering without not being in writing. I'm trying to be very-

**Executive Director John Mahon:**

The Housing Authority runs programs, some programs that are federally funded as I think you-

**Teresa Newman:**

So it's federal money.

**Executive Director John Mahon:**

No, there's some, but there's other money that's unencumbered from any federal sources that the Housing Authority has acquired and it can be used for-

**Teresa Newman:**

Like grants and stuff.

**Executive Director John Mahon:**

No, no, not even grants. They're not, not from-

**Teresa Newman:**

But it does come from federal?

**Executive Director John Mahon:**

No, no. The money that was being used for this was not being used for federal [unintelligible].

**Teresa Newman:**

I'd like to see where the funding comes from this project, like where you are obtaining this money.

**Executive Director John Mahon:**

There was money that the Authority had accumulated due to the sale of the Post Road building previously, because that had- there's a long-

**Teresa Newman:**

Where is that, Post Road?

**Chair Lombardo:**

Excuse me, we did say, please put all them in writing, all the questions in writing.

**Executive Director John Mahon:**

Bottom line is it's non-federal money with no attachments to any federal, state, or municipal funding sources.

**Frank Maglio:**

I'd like to ask something and you don't have to answer me. Do you guys have an idea when you want this project to start? Like not exact, but this year, next year?

**Chair Lombardo:**

It will not start in calendar year '22.

**Teresa Newman:**

Will it start in '23?

**Chair Lombardo:**

Good possibility. Yes.

**Teresa Newman:**

So you have a year to sell your house guys.

**Joseph Matusek:**

Vincent, again, the questions should go to yourself or to the Bayonne Housing Authority?

**Chair Lombardo:**

Any questions, please send them to the Executive Director, John Mahon. His email is JMahon@bayonneha.org. Or you can mail them to the office here.

**Executive Director John Mahon:**

PO Box 277.

**Theresa Newman:**

Are we going to get answers?



**Chair Lombardo:**

Yes. I said they will respond, you'll get responses in a timely fashion. Now having said that, having said that let's be realistic here. The answers may not be what you're looking for, but you could be rest assured they'd be researched that's the, and they can be backed up. That's the important, right? And when you get your answers, you're more than welcome to come back and re-question or-

**Joseph Matusek:**

Your openness is seriously appreciated, it really is. We appreciate that. We're all trying to do the same thing. Live in a community, do what's right. But again, in some cases there are better choices and sometimes you have to make those better choices. We're hoping that it has a happy outcome for us. Thank you.

**Chair Lombardo:**

Is there anyone else with questions? Comments, comments, comments.

**Mary Weir:**

When will we know when there's another meeting? Because the last time we came here-

**Chair Lombardo:**

I will clarify that right now. For some reason, unbeknownst to us, we've submitted our calendars to the city, to the office and they'll, because of COVID and whatever, that sort of fell by the wayside. Okay. You have rest assured and I check this week. Our meetings will be on the City Council, the City calendar for everyone to see, they're here. If they're not here, we will let everybody know where they are. If we have to cancel a meeting or reschedule it, public notice goes out and the city will also be notified. The city does that as a service for us.

**Executive Director John Mahon:**

Our website, our website was correct with the dates. What happened as the chairman explained-

**Mary Weir:**

Last time you told us it was here, and then it was at city hall, giving us the runaround.

**Executive Director John Mahon:**

We did not.

**Chair Lombardo:**

Excuse me, once again. Once again, no one up here-

**Mary Weir:**

I'm very angry.

**Chair Lombardo:**

I know you're very angry and I feel, I see that and I'm not- And I try to tone it down. No one up here gave anybody the run around on the meeting. Let's be clear here. We respect the time and effort you're taking from your families to come here, because you're very passionate about this. We respect that and we want to show the same back to you.

**Executive Director John Mahon:**

Bayonneha.org is our website. Our listing is on there with all the meetings. If there's anything changed-

**Chair Lombardo:**

Do you have business cards?

**Executive Director John Mahon:**

Not on me.

**Chair Lombardo:**

And then if you'd like to copy me or any of the commissioners or any of your correspondence, please do. And Mr. Mahon and Mr. Weeks will be copying the commissioners on all the correspondence going out.

**Teresa Newman:**

I have a question on what he just said. He said you sold the building over here to-

**Chair Lombardo:**

No, no, no. We didn't sell any buildings. We didn't sell any buildings.

**Executive Director John Mahon:**

There was an arrangement, very quick, an arrangement many years ago with the building that was there, that was a separate board, privately owned. We were involved with it. They decided to sell it and we received some compensation for it because we were involved with them and did work with them for 40 years.

**Jacqueline Weimmer:**

So I think it's fair to say that the Housing Authority is an entity that-

**Executive Director John Mahon:**

Could you just, for the record, introduce yourself, Jackie.

**Jacqueline Weimmer:**

I'm sorry. So I'm Jacqueline Weimmer. I'm the second ward Councilwoman here in Bayonne. So is it fair to say, ladies and gentlemen, that the Bayonne Housing Authority is a separate entity, right? So it's a separate, entity's 501(c)(3) organization, but it does have an income and expenses. So it raises money. It pays its expenses and it has something left in reserves. In reserve, those funds generate income, interest, dividends, perhaps they invested-

**Teresa Newman:**

And I'm requesting records. I want to see where the money comes from.

**Jacqueline Weimmer:**

Right, and you're certainly welcome to do that. I don't know if that's really what the pertinent information is here and it might be to you, and I'm not saying that it's not. I think that the Housing Authority, are you telling us, am I wrong in stating this, that the Housing Authority had the available funds to make this investment. I think many of us look at it as an investment in the community. It's something that we do look at as a needed service within our community. I also think that, I don't know, and I'll certainly put my questions in writing also, but I think what part of

the problem is that the way that this was introduced into the community, and I was not aware of the project prior to my coming on board, so I think the way that it was introduced was not necessarily as open to the public as maybe everyone here in the room would have expected. And as I understand it, this is a long standing project. So it didn't just come up last week. But the thought and the theory and the work that went behind it was something that was in progress for quite some time. Is that fair?

**Teresa Newman:**

And here's the thing. I don't even blame the Housing Authority. I go back to you guys-

**Chair Lombardo:**

Excuse me, excuse me. Excuse me. This is not a debate. The questions all get directed to the chairman. This is not, I'm sorry, but as I said, we're going to be respectful of the quorum and I am not going to allow anyone to have sidebar conversations here. I feel your frustration, I understand what you're saying, but we are not here to debate this issue right now. You want information? I've said put it in writing. You could also request it through the Open Public Records Act, any of that. So you have many vehicles to get information from us, but this is not a debate. This is not a debate for between me and the city council person back and forth to do that. So please all questions. Please direct them- all comments, please direct them to the Chair. Right now, the council person is here just like everyone else, as a resident.

**Teresa Newman:**

She's not even the [unintelligible] council person.

**Chair Lombardo:**

I've been trying to be very nice here and I continue to be nice and I'm very respectful, but I'm not going to let anyone cast dispersions on anyone on the [unintelligible] or anyone here or anyone who's not here. We're here for the purpose of talking about this project. You could talk about Bridgeview Manor, you want to talk, that's fine, but let's keep it to the business of the Housing Authority and not use this as another forum to just vent because that's not productive.

**Teresa Newman:**

Well, I do apologize because maybe we're doing that because we've never had the opportunity before. Our council people didn't speak to us. We were unaware. So being here is a little frustrating.

**Chair Lombardo:**

I understand. I understand. But please understand how yes, our position.

**Teresa Newman:**

And I apologize.

**Chair Lombardo:**

No apology needed. Is there anyone else? Yes, sir?

**Henry Badillo:**

Hi, Henry Badillo, 15 Oak street.

**Chair Lombardo:**

Thank you.

**Henry Badillo:**

Obviously the frustration level was very intense in the room because of the lack of communication that was reciprocated by, what I would feel is, the three major parties, which is Planning, City Council, and the Housing Authority. All these positive externalities that you read from the state. I mean great, but who was there? I mean, obviously there was no one from Oak Street participating and telling you, oh, this is great, we're going to build it on Oak Street and everything's going to be fine. My problem is this is an old project. And from what I read in the newspaper, because this is where I'm getting all the information other than in second hand from my neighbors, is that Suzanne Mack's PowerPoint presentation that she had on this project basically has a couple things that are antiquated or maybe obsolete at this point because you guys were talking about building up the Oak Street neighborhood before housing went up. I mean, I bought my house in 2015 and it's a brand new house. So-

**Chair Lombardo:**

Excuse me, excuse me. Just for clarification. We did not purchase the property until 2018 and maybe another entity within the city was involved. So we can only talk about we, from a timing of, when you talk about purchasing the property, when we purchased it in 2018. Now, even though the remediation was done in 2008.

**Henry Badillo:**

But that's where the frustration lies. This whole silo thinking of what has carried on for the last 10 years or whatever this thing has been kicking around. I mean, we read in the newspaper that there was an emergency meeting on August 5th because the deadline for the budget or for the securing of the finances had to be done. Again, a misstep on the councils, not you guys, but still we were not informed. I mean, nobody was told and then we attend a meeting, and the thing is that we feel like we're getting the runaround. Now, the Housing Authority, being now that I've learned tonight, a separate entity from the government, I mean, you guys are not accountable for an environmental impact statement. You guys are not accountable for anything that happens to the neighborhood. As everybody has expressed, is a real concern. I mean, barring the fact that there's going to be noise, that there's going to be construction 200 feet away from my house. Nobody cares. And this is the, what we want to impress tonight, is that the frustration level is because all three entities have not been communicating.

**Chair Lombardo:**

Thank you, sir. Thank you. Anyone else? So I guess in closing, I would just want to reiterate that you submit the questions. We will respond in a timely manner. If you don't get them in a timely manner, please let us know. We will be copied on both ends and as we continue, please feel free to come and join us in future meetings. Thank you.

[unintelligible, multiple voices speaking]

**Chair Lombardo:**

Can I have a motion to adjourn?

*Motion by Commissioner Cupo and seconded by Commissioner Nesheiwat*

**AYES:** *Chair Lombardo, Vice Chair Pyke, Commissioners Doria, Cupo, Nesheiwat, and McKennan.*

**OPPOSED:**

**ABSTAIN:**

**Chair Lombardo:**

Thank you. Goodnight everyone.

*The meeting was then adjourned at 6:26 PM.*