



**SCARINCI | HOLLENBECK**<sup>LLC</sup>  
ATTORNEYS AT LAW

150 CLOVE ROAD, 9TH FLOOR  
LITTLE FALLS, NJ 07424  
201.896.4100 • [sh-law.com](http://sh-law.com)

# **HOUSING AUTHORITY OF THE CITY OF BAYONNE**

**Statement of Interest and Qualifications to provide Legal Services**

**2026 Tenancy Legal Counsel**

**ORIGINAL**



**JOSEPH DEMARCO** | Partner

[jdemarco@sh-law.com](mailto:jdemarco@sh-law.com)

Phone: (201) 896-7027

May 28, 2026

**VIA ONLINE SUBMISSION**

Housing Authority of the City of Bayonne

P.O. Box 277

549 Avenue A

Bayonne, NJ 07002

**Re: Transmittal Letter – Scarinci & Hollenbeck LLC – Response to Housing Authority of the City of Bayonne RFP for Tenancy Legal Counsel**

Dear Members of the Evaluation Committee:

Scarinci & Hollenbeck LLC is pleased to submit this proposal in response to the Housing Authority of the City of Bayonne’s Request for Proposals for Tenancy Legal Counsel. Our firm has a long-standing history of representing housing authorities, municipalities, and other public entities throughout New Jersey, providing comprehensive legal counsel on governance, regulatory compliance, labor and employment, litigation, and public-sector operations.

The Housing Authority of the City of Bayonne (BHA) operates within a complex statutory and regulatory framework while serving a diverse and dynamic community. Effective legal counsel must understand not only New Jersey public-sector law, but also the unique legal, operational, and compliance challenges faced by public housing authorities. Scarinci Hollenbeck offers this experience, coupled with a practical, responsive approach that minimizes risk and supports the Authority’s mission.

The proposed engagement will be led by Joseph DeMarco. Mr. DeMarco brings with him a strong combination of public-sector, labor, and regulatory experience. With the assistance of additional legal staff, Scarinci & Hollenbeck LLC can ensure that the Housing Authority receives timely, reliable, and cost-effective legal representation. Additionally, the members of the firm's public and real estate practices are available to assist the Housing Authority on any matters when necessary.

We appreciate the opportunity to submit this proposal and look forward to the possibility of serving the Housing Authority of the City of Bayonne as its legal counsel.

## **Executive Summary**

### Firm Overview & Public-Sector Experience

Scarinci & Hollenbeck LLC is a full-service law firm with a longstanding and respected Public Law practice representing housing authorities, municipalities, redevelopment agencies, school districts, and other public entities throughout New Jersey. For more than 35 years, the firm has provided strategic legal counsel on matters involving governance, regulatory compliance, labor and employment, contracts, litigation, and public finance.

Our attorneys regularly advise public authorities on issues requiring a thorough understanding of state and federal regulatory frameworks, including transparency obligations, procurement laws, personnel matters, and risk management. We pride ourselves on delivering practical, solution-oriented legal guidance that supports public missions while protecting institutional interests.

### Understanding of the Housing Authority's Needs

The Housing Authority of the City of Bayonne operates within a highly regulated environment, balancing its mission to provide quality housing and services with strict compliance obligations and public accountability. Legal counsel must be knowledgeable, responsive, and proactive in addressing issues such as:

- Compliance with federal, state, and local housing regulations
- Governance and Board advisory services
- Contract drafting, review, and procurement matters
- Labor and employment issues involving Authority personnel
- Litigation management and risk mitigation

Scarinci Hollenbeck brings the experience necessary to support the Authority in meeting these obligations while advancing its operational and policy objectives.

### Approach and Value Proposition

- **Public Authority Experience:** Extensive experience representing housing authorities and other public bodies across New Jersey.
- **Proactive Legal Counsel:** Focus on identifying and addressing legal risks before they escalate into disputes or enforcement actions.
- **Efficiency & Cost Effectiveness:** Strategic staffing and partner oversight to deliver high-quality legal services in a fiscally responsible manner.
- **Accessibility & Responsiveness:** A service-oriented approach emphasizing clear communication and timely advice to Authority leadership and staff.

### Scope of Legal Services

If selected, Scarinci Hollenbeck will be available to provide:

1. Tenancy legal counsel services to the Board and administration.
2. Legal advice on governance, compliance, and regulatory matters.
3. Drafting and review of contracts, resolutions, and procurement documents.
4. Representation in litigation, administrative proceedings, and disputes.
5. Preparation of legal opinions, memoranda, and risk assessments.
6. Ongoing support to ensure transparency, accountability, and regulatory compliance.

#### Statement of Financial Security

Scarinci Hollenbeck is financially sound and possesses the necessary staffing, operational capacity, technical expertise, and financial resources required to successfully perform the services contemplated under this agreement. The firm maintains adequate personnel, administrative support, and organizational infrastructure to ensure timely and professional delivery of all contracted services. Scarinci Hollenbeck is not aware of any current anticipated financial, legal, or operational circumstances that would adversely affect its ability to fulfill its obligations under the agreement.

#### Civil Rights and Non-Discrimination Compliance

Scarinci Hollenbeck operates in full compliance with all applicable federal, state, and local civil rights and non-discrimination laws, regulations, executive orders, and policies, including, but not limited to, the New Jersey Law Against Discrimination (N.J.S.A. 10:5-1 et seq.), applicable Equal Employment Opportunity requirements, and all other applicable statutes and regulations governing nondiscrimination in employment and the provision of services. The firm does not discriminate on the basis of race, creed, color, national origin, ancestry, age, sex, gender identity or expression, affectional or sexual orientation, marital status, disability, religion, veteran status, or any other protected classification under applicable law.

#### Commitment

Scarinci Hollenbeck is committed to supporting the Housing Authority of the City of Bayonne with integrity, professionalism, and strategic foresight. With Joseph DeMarco serving as Lead Attorney, the Authority will benefit from experienced leadership and a firm deeply familiar with the legal demands of public housing operations.

## 1. List of Qualifications and Description of Experience

Firm Name: Scarinci & Hollenbeck LLC  
Main Office: Overlook Corporate Center  
150 Clove Road, 9<sup>th</sup> Floor  
Little Falls, New Jersey 07424  
Main Office Phone: 201-896-4100  
Main Office Fax: 201-896-8660  
  
Main Contact: Joseph DeMarco  
Direct Phone: (201) 896-7027  
E-Mail: [jdemarco@sh-law.com](mailto:jdemarco@sh-law.com)

### **Firm Background**

Scarinci & Hollenbeck LLC (the “Firm” or “Scarinci Hollenbeck”) is a comprehensive legal practice specializing in public entity representation, litigation, labor and employment law, environmental and land use law, as well as real estate and business law. Additionally, we possess extensive experience in various specialized fields integrated into these primary practice areas and have represented clients from the public and private sectors operating across diverse industries. The Firm’s practice groups are fully coordinated, providing each client with a broad spectrum of experience and expertise necessary to efficiently and cost-effectively advance each assignment.

### **Public Law**

The Public Law practice at Scarinci Hollenbeck constitutes a think tank comprising attorneys specializing in all facets of public law across various levels of government, including municipalities, counties, and regional authorities. Our attorneys possess extensive experience at both the State and Federal levels.

Currently, the Firm serves over 70 public entities across fourteen counties within the State. This considerable public client base enables each attorney within the team to focus on specific areas of public law, such as general counsel services, contracts, labor issues, OPRA, land use, and litigation.

When clients engage Scarinci Hollenbeck as their general counsel, they benefit from the expertise of attorneys across the Firm’s practice areas at the same hourly rate outlined herein. Consequently, there is no requirement for public entities to retain separate counsel for criminal matters, intellectual property concerns, environmental issues, or litigation at any level, including federal litigation involving constitutional issues.

The innovative think tank approach to managing this practice area provides abundant opportunities for our lawyers to publish, instruct, and assume leading roles in the dynamic legal landscape of New Jersey. Our attorneys contribute to public knowledge through two distinguished,

top 100 legal blogs in the United States: The Constitutional Law Reporter and the Government and Law Blog (see description below).

### **Government & Law – The New Jersey Supreme Court Reporter**

Since 2011, our organization has managed an acclaimed website dedicated to New Jersey Government and Law. Featuring The New Jersey Supreme Court Reporter, it functions as the exclusive source aggregating all decisions of the New Jersey Supreme Court in a single location. Donald Scarinci, our Founder and Managing Partner, serves as the editor. In addition to this comprehensive repository, the website provides regular updates regarding laws and governance within New Jersey.

The website is prominently recognized as a resource on the homepage of the New Jersey Institute of Local Government Attorneys. For more information, please visit <http://www.governmentandlaw.com>.

### **Constitutional Law Reporter**

Since its inception in 2011, our firm has maintained an award-winning website dedicated to Constitutional Law. This online resource provides an annotated Constitution, designed to elucidate and simplify the complexities of constitutional text for educational purposes. It includes an extensive collection of detailed biographies of key American figures, along with comprehensive analyses of landmark decisions issued by the United States Supreme Court.

Mr. Scarinci serves as both contributor and editor of the site. Recognized as a Constitutional Scholar, Mr. Scarinci has conducted ICLE seminars across New Jersey, New York, Pennsylvania, and Delaware, employing innovative methods such as method actors portraying historical figures like Thomas Jefferson and John Adams. These seminars examine contemporary issues through the perspective of our nation's founders, achieving record attendance in ICLE's history. Mr. Scarinci's program was also invited to present to over 800 judges in Pennsylvania. Recently, ICLE invited Mr. Scarinci to develop and moderate the inaugural "Constitutional Law Panel" on September 17th (Constitution Day) at the ICLE Law Center. This panel included distinguished guests, such as former Seton Hall School of Law Dean Ronald J. Riccio and Justice Rachel Wainer Apter, establishing the foundation for an annual Constitution Day Symposium.

Our website is also prominently featured as a resource on the homepage of NJILGA. For further information, please visit: [www.constitutionallawreporter.com](http://www.constitutionallawreporter.com).

### **Litigation**

The Litigation Group at Scarinci Hollenbeck, LLC, comprises highly qualified and experienced attorneys capable of representing clients in a broad spectrum of general and commercial litigation. This includes matters ranging from relatively straightforward contractual disputes to litigation involving complex legal questions. The group collaborates closely with the firm's specialized practice areas to develop strategies that safeguard clients' interests when litigation

becomes the sole avenue for conflict resolution. The firm's Litigation Group provides services to public clients in various domains such as tort claims, construction litigation, CEPA claims, LAD, CEPA, ADA issues, Civil Rights §§ 1983 and 1985 matters, personnel disputes, and challenges to governmental actions, among others.

Our attorneys regularly represent public entities and possess experience in prosecuting and defending unique legal issues specific to these entities, often involving constitutional claims. They have represented the New Jersey Reapportionment Commission in both state and federal courts concerning the constitutionality of legislative redistricting. Additionally, they have represented federal, state, and local elected officials regarding constitutional claims in various judicial settings. Our attorneys have also prosecuted state and federal claims seeking relief for public entities and officials based on constitutional grounds.

In formulating strategic approaches to disputed matters presented by clients, our attorneys analyze the costs and merits of different courses of action, including alternative dispute resolution. For complex cases, we are frequently engaged to develop budgets estimating potential litigation expenses to assist clients in ongoing business planning and strategic decision-making throughout the litigation process. As clients' goals are clarified, we collaborate to develop and execute strategies tailored to achieve the desired outcomes. Throughout every engagement, we are committed to ensuring that our clients' objectives are pursued with assertiveness, ingenuity, and cost-efficiency. The Litigation Group employs an internal oversight system wherein designated partners, counsel, and senior associates supervise the work performed by other attorneys to maintain high standards of quality and appropriate billing practices.

#### **Additional Representative Matters – Complex General Litigation**

- Achieved withdrawal of an erroneously entered \$800,000 judgment by uncovering an unfiled prior settlement, saving the client full exposure.
- Won a directed verdict in a \$1.1 million bankruptcy-related trial, resulting in complete dismissal of claims.
- Secured dismissal for lack of personal jurisdiction in a multi-party environmental case involving corporate officers, emphasizing the firm's ability to limit liability for public clients.
- Represents municipalities and authorities in high-value commercial, contract, and tort disputes in both federal and state courts.

#### **Appellate Practice**

At Scarinci Hollenbeck, LLC, our appellate practitioners possess an in-depth understanding of the appellate process that trial attorneys, who may only occasionally be involved in an appeal, lack. Our appellate legal professionals also benefit from their engagement with colleagues across nearly every legal discipline, thereby equipping them with the comprehensive knowledge required to evaluate any appeal appropriately. Consequently, we hold a significant advantage in advising clients on the appropriateness of an appeal and their prospects for success. Our appellate attorneys have represented clients at all levels of appellate advocacy, including both State and Federal courts.

### **Labor and Employment Law**

The Firm's Labor and Employment Law Group facilitates collaboration among attorneys on intricate labor and employment issues concerning all facets of labor and management relations, disciplinary proceedings, labor negotiations related to collective bargaining agreements, defense against grievances stemming from such agreements, interest arbitrations, and unfair labor practice proceedings.

Attorneys within the Labor and Employment Law Group advise our clients on matters encompassing the employer-employee relationship, including employee discipline, grievance procedures, civil service regulations, family medical leave, Title VII of the Civil Rights Act of 1964, the Age Discrimination in Employment Act, the Americans with Disabilities Act, the Individuals with Disabilities Education Act, the New Jersey Law Against Discrimination, the Conscientious Employee Protection Act, and the Occupational Safety and Health Act.

Our labor and employment section has handled numerous unfair labor practice, disciplinary actions, civil service and discrimination claims on behalf of our clients. Consistent with our commitment to defend our clients' management rights in a cost effective manner, we have settled or had withdrawn unfair practice charges related to alleged failure to bargain over access to attendance and time records and overtime assignments without impacting the County's ability to run its operations. Similarly, we have successfully defended numerous claims of age, race, sex and disability discrimination filed before the Federal Equal Employment Opportunity Commission and New Jersey Division on Civil Rights. Each of them was dismissed without a finding or the investigation closed. We have also defended the Sheriff's right to remove a name from the Civil Service hiring list. Finally, our meticulous preparation of disciplinary matters has enabled us to resolve many attendance, performance and conduct unbecoming cases before a hearing is necessary at the Office of Administrative Law. Of course, when voluntary resolutions are not possible, we are not afraid to litigate matters before arbitrators, at the Office of Administrative Law, the Public Employment Relations Commission or the courts.

We also offer training seminars to our clients on diverse topics such as anti-harassment policies in the workplace, compliance with the Family and Medical Leave Act, the risks associated with social media, and the Open Public Records Act. Additionally, we regularly distribute articles and legal alerts related to labor and employment issues and recent cases of particular relevance to school boards and other public entities with whom we collaborate.

### **Data Privacy and Artificial Intelligence Law**

Scarinci Hollenbeck, LLC provides comprehensive legal counsel in the rapidly evolving areas of data privacy, cybersecurity, and artificial intelligence (AI). Our attorneys assist clients in developing robust data protection policies, ensuring compliance with federal and state regulations, and addressing the complex legal and ethical issues presented by AI technologies. The firm stays at the forefront of technological developments, monitoring legislative and regulatory changes and providing proactive guidance to help clients mitigate risk. Through workshops, seminars, and

thought leadership, we educate clients on best practices for managing data, navigating AI-related challenges, and maintaining compliance in an increasingly digital and AI-driven environment.

### **Availability**

Within the Firm, our public law group is sufficiently small to provide our clients with personalized and responsive service; however, it is also sufficiently large to guarantee that an attorney will always be accessible to offer assistance, even if the designated attorney is temporarily unavailable. Our Firm's organizational structure ensures the constant availability of an attorney well-informed about the engagement, capable of delivering immediate support. Additionally, we are prepared to attend any necessary or Special Counsel meetings. Our clients benefit from the same commitment to excellent service, irrespective of the firm's size or budget.

We have prided ourselves on being available to officials whenever they need us. The Firm is proud of a track record of getting back to our clients within twenty-four hours, and in most cases, on the same day they call, even when we are not in the office. We also make ourselves available after regular business hours for emergency situations that may arise from time to time, and readily provide our cell phone numbers to our clients, recognizing that emergencies can arise at any given time.

In addition to our attorneys, we also employ a highly competent support staff comprising over fifty professionals dedicated to assisting our legal team. The support team includes legal assistants, paralegals, law clerks, and office clerks. When appropriate, we leverage support staff to adequately manage costs. Furthermore, we maintain a fully equipped IT department to ensure that our attorneys can perform their duties and communicate with clients as efficiently as possible, including in remote locations.



**Joseph DeMarco - Partner  
(Labor, Land Transactions)**

Education

Fordham University School of Law, J.D. (1994)  
Boston College, B.A. (1989)

Bar Admissions

New Jersey

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Joe DeMarco is a Partner in Scarinci Hollenbeck’s Commercial Real Estate group, where he focuses his practice on complex land use matters, including redevelopment, zoning, and permitting. Drawing on his extensive experience advising New Jersey municipalities, Joe provides both public and private clients with practical and strategic guidance to navigate real estate transactions and development projects from concept to completion.

In addition to his private practice, Joe serves as County Counsel for Somerset County, New Jersey, overseeing all legal matters for the county. He also serves as Borough Attorney for Roselle Park and as Redevelopment Counsel for South Bound Brook, where he manages a wide range of municipal and redevelopment-related legal issues. His government experience includes serving as Business Administrator for the City of Bayonne and for West New York, where he directed day-to-day operations, negotiated redevelopment and financial agreements, updated master plans, and led zoning and planning departments.

Earlier in his career, Joe was a Partner at Chasan Lamparello Mallon & Cappuzzo, PC, and practiced insurance coverage and defense litigation at Cleary Jacobbe Alfieri Jacobs. He also gained dispute resolution experience at Forthright Solutions, where he adjudicated personal injury protection (PIP) claims. This broad background, coupled with his hands-on municipal leadership, gives Joe a unique perspective in helping clients achieve their redevelopment and land use goals.

### **Representative Public Clients:**

Scarinci Hollenbeck has been representing public entities since 1988. Our Public Law Group currently works with over 70 public entities, including some of the largest municipalities and counties in the State, as well as planning and zoning boards, economic development authorities, school boards, utility authorities, and other public entities at every level of municipal, county, and State government. We have developed strong working relationships with our public entity clients and have been very successful in our representation. As such, we have served many of the same clients for numerous years – some for a decade or more. Below is a representative list of our current public clients:

#### **Representative Clients**

Bergen, County of (Outside Counsel)  
Bloomfield, Township of (Historic Preservation Commission Counsel)  
Bayonne Planning Board (Board Counsel)  
Bayonne Zoning Board of Adjustment, City of (Board Counsel)  
Guttenberg, Town of (Special Counsel)  
Highlands Borough (Special Counsel)  
Hudson, County of (Labor Counsel)  
Maywood (Special Counsel – Affordable Housing/COAH)  
New Jersey Schools Insurance Group (Outside Counsel)  
North Hudson Regional Fire & Rescue (Labor Counsel)  
Old Bridge Municipal Utilities Authority (Bankruptcy Counsel)  
South Orange Village Historic Preservation Commission (General Counsel)  
South Orange Planning Board (General Counsel)  
Union Beach, Borough of (Labor Counsel)  
Union City, City of (Corporation Counsel, Special Construction Code Litigation Counsel)  
Union City Community Development Agency (General Counsel)  
West Deptford Township (Environmental Counsel)  
West New York, Town of (Corporation Counsel)  
West New York Housing Authority, Town of (Special Labor Counsel)

#### **Additional Firm Information**

**Public Law Book:** Managing Partner Donald Scarinci authored a chapter in the Thomson Reuters publication *Inside the Minds: Representing Municipalities in Litigation*, 2013. Mr. Scarinci was the only New Jersey attorney represented in the book.

#### **Proposed Rate Schedule**

Our firm recognizes the fact that cost limitations are of great concern to our clients, especially our public-sector clients. We always look for ways to speed the process along in order to get the job done in a minimal amount of time, without undue confrontation. We propose an hourly rate of \$175.00/hour for all Counsel/Partners and Associates, and \$100.00 for work performed by paralegals and law clerks. We will also charge for out-of-pocket expenses such as (but not limited to): photocopying (excess of 25 pages), fax, postage and courier service.

Housing Authority of the City of Bayonne  
Tenancy Legal Counsel  
May 28, 2026

On behalf of the Firm, we would like to thank you for your consideration. It is our hope that we can provide **Tenancy Legal Counsel** to the Housing Authority of the City of Bayonne. Please do not hesitate to contact me should you have any questions or require additional information. I can be reached directly by phone at (201) 896-7027 (office) or through email at [jdemarco@sh-law.com](mailto:jdemarco@sh-law.com). I look forward to hearing from you.

Respectfully submitted,

**SCARINCI & HOLLENBECK LLC**

*/s/ Joseph DeMarco*

Joseph DeMarco, Esq.  
For the Firm  
JDM/jmv

Encl.

## STATEMENT OF OWNERSHIP DISCLOSURE

N.J.S.A. 52:25-24.2 et seq. (P.L. 1977, c.33, as amended by P.L. 2016, c.43)

This statement shall be completed, certified to, and included with all bid and proposal submissions. Failure to submit the required information is cause for automatic rejection of the bid or proposal.

Name of Organization: Scarinci & Hollenbeck LLC

Organization Address: 150 Clove Road, 9<sup>th</sup> Floor, Little Falls, NJ 07424

**Part I Check the box that represents the type of business organization:**

- Sole Proprietorship (skip Parts II and III, execute certification in Part IV)
- Non-Profit Corporation (skip Parts II and III, execute certification in Part IV)
- For-Profit Corporation (any type)       Limited Liability Company (LLC)
- Partnership       Limited Partnership       Limited Liability Partnership (LLP)
- Other (be specific): \_\_\_\_\_

**Part II**

- The list below contains the names and addresses of all stockholders in the corporation who own ten percent (10%) or more of its stock, of any class, or of all individual partners in the partnership who own a ten percent (10%) or greater interest therein, or of all members in the limited liability company who own a ten percent (10%) or greater interest therein, as the case may be. **(COMPLETE THE LIST BELOW IN THIS SECTION)**

**OR**

- No one stockholder in the corporation owns ten percent (10%) or more of its stock, of any class, or no individual partner in the partnership owns a ten percent (10%) or greater interest therein, or no member in the limited liability company owns a ten percent (10%) or greater interest therein, as the case may be.  
**(SKIP TO PART IV)**

(Please attach additional sheets if more space is needed):

Name of Individual or Business Entity	Home Address (for Individuals) or Business Address
Donald Scarinci	164 Schuyler Road, Allendale, NJ 07401
Kenneth Hollenbeck	404 Riverside Drive 10S, New York, NY 10037

**DISCLOSURE OF TEN PERCENT (10%) OR GREATER OWNERSHIP IN THE STOCKHOLDERS, PARTNERS OR LLC MEMBERS LISTED IN PART II**

If a Bidder/Proposer has a direct or indirect parent entity which is publicly traded, and any person holds a ten percent (10%) or greater beneficial interest in the publicly traded parent entity as of the last annual federal Security and Exchange Commission (SEC) or foreign equivalent filing, ownership disclosure can be met by providing links to the website(s) containing the last annual filing(s) with the federal Securities and Exchange Commission (or foreign equivalent) that contain the name and address of each person holding a ten percent (10%) or greater beneficial interest in the publicly traded parent entity, along with the relevant page numbers of the filing(s) that contain the information on each such person. **Attach additional sheets if more space is needed.**

Website (URL) containing the last annual SEC (or foreign equivalent) filing	Page #'s
N/A	

Please list the names and addresses of each stockholder, partner or member owning a ten percent (10%) or greater interest in any corresponding corporation, partnership and/or limited liability company (LLC) listed in Part II other than for any publicly traded parent entities referenced above. The disclosure shall be continued until names and addresses of every noncorporate stockholder, and individual partner, and member exceeding the ten percent (10%) ownership criteria established pursuant to N.J.S.A. 52:25-24.2 et seq. has been listed. **Attach additional sheets if more space is needed.**

Stockholder/Partner/Member and Corresponding Entity Listed in Part II	Home Address (for Individuals) or Business Address
Donald Scarinci	164 Schuyler Road, Allendale, NJ 07401
Kenneth Hollenbeck	404 Riverside Drive 10S, New York, NY 10037

**Part IV Certification**

I, being duly sworn upon my oath, hereby represent that the foregoing information and any attachments thereto to the best of my knowledge are true and complete. I acknowledge: that I am authorized to execute this certification on behalf of the Bidder/Proposer; that the **Housing Authority of the City of Bayonne** is relying on the information contained herein and that I am under a continuing obligation from the date of this certification through the completion of any contracts with the **BHA** to notify the **BHA** in writing of any changes to the information contained herein; that I am aware that it is a criminal offense to make a false statement or misrepresentation in this certification, and if I do so, I am subject to criminal prosecution under the law and that it will constitute a material breach of my agreement(s) with the, permitting the **BHA** to declare any contract(s) resulting from this certification void and unenforceable.

Full Name (Print):	Lester Aron		
Signature:			

**CONFLICT OF INTEREST CERTIFICATION**

The undersigned certifies to the Housing Authority of the City of Bayonne that, in performing services for the Authority, he knows of no circumstance that would constitute a conflict of interest, financial or otherwise, between himself or his firm and the Housing Authority of the City of Bayonne, its members or with the interests of the Authority in general. The undersigned further certifies that he knows of no circumstances or relationships between himself or his firm and third parties that would cause the actual or appearance of a conflict of interest or a compromise of judgment and independence in the performance of the designated services.

The undersigned acknowledges this is a continuing certification and shall remain in effect for the term of the attorney services.

I certify that the foregoing statements made by me are true. I am aware that if any of the foregoing statements made by me are willfully false, I am subject to punishment.

By: \_\_\_\_\_



**NON-COLLUSION AFFIDAVIT**

STATE OF NEW JERSEY

ss:

COUNTY OF Passaic

I Lester Aron of the City/Township/Borough of Livingston

in the County of Essex in the State of New Jersey

of full age, being duly sworn according to law on my oath depose and say that:

I am Deputy Managing Partner

of the firm of Scarinci & Hollenbeck LLC

the bidder making the Proposal for the above named project, and that I executed the said Proposal with full authority so to do; that said bidder has not, directly or indirectly, entered into any agreement, participated in any collusion, or otherwise taken any action in restraint of free, competitive bidding in connection with the above named project; and that all statements contained in said Proposal and in this affidavit are true and correct, and made with full knowledge that the **Housing Authority of the City of Bayonne** relies upon the truth of the statements contained in said Proposal and in the statements contained in this affidavit in awarding the contract for the said project.

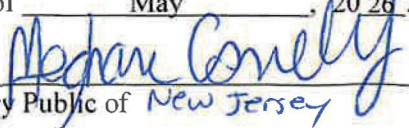
I further warrant that no person or selling agency has been employed or retained to solicit or secure such contract upon an agreement or understanding for a commission, percentage, brokerage or contingent fee, except bona fide employees or bona fide established commercial or selling agencies maintained by

Scarinci & Hollenbeck LLC (N.J.S.A. 52:34-15)  
(Name of Contractor)

  
(Also type or print name of affiant under signature)  
Lester Aron

Subscribed and sworn to before me this 27th

Day of May, 2026.

  
Notary Public of New Jersey

My commission expires: 11/27/2028



**DEBARRED, SUSPENDED AND DISQUALIFIED CONSULTANT AFFIDAVIT**

STATE OF NEW JERSEY

COUNTY OF: Passaic

I, Lester Aron of the City of Livingston, in the County of Essex and the State of New Jersey being of full age, being duly sworn according to law on my oath depose and say:

I am Lester Aron, an officer of the firm(s) of Scarinci & Hollenbeck LLC, the Consultant making the proposal for the above named work; I executed the said proposal with full authority to do so; said Consultant at the time of making this proposal {as applicable, insert "is" or "is not"} is not included on the State of New Jersey, State Treasurer's List of Debarred, Suspended and Disqualified Consultants; and all statements contained in said proposal and in this affidavit are true and correct and made with the full knowledge that Housing Authority of the City of Bayonne as the Local Unit relies upon the truth of the statements contained in said proposal and in the statements contained in this affidavit in awarding the contract for said work:

- I. Has not been suspended, debarred, voluntarily excluded or determined ineligible by any Federal, state or local government agency within the past 3 years;
- II. Does not have a proposed debarment pending; and
- III. Has not been indicted, convicted, or had a civil judgment rendered against (it) by a court of competent jurisdiction in any matter involving fraud or official misconduct within the past 3 years.

The undersigned further warrants that should the name of the firm making this proposal appear on the State Treasurer's List of Debarred, Suspended and Disqualified Consultants at any time prior to, and during the life of the contract, including the Guaranteed Period, that the Local Unit shall be immediately so notified by the signatory of this Eligibility Affidavit.

The undersigned understands that the firm making the proposal as a Consultant is subject to debarment, suspension and/or disqualification in contracting with the State of New Jersey and the Department of Environmental Protection if the Consultant, pursuant to N.J.A.C. 7:1-5.2, commits any of the acts listed therein, and as determined according to applicable law and regulation.

**(Insert Exceptions - For any exception noted, indicate to whom it applies, initiating agency, and dates of action. Providing false information may result in criminal prosecution or administrative sanctions. If no exceptions, insert "None".)**

Subscribed and Sworn  
Before me this twenty-sixth day  
Of May, 20 26

Scarinci & Hollenbeck LLC  
150 Clove Road, 9<sup>th</sup> Floor, Little Falls, NJ 07424  
Name and address of Consultant

Lester Aron, Deputy Managing Partner  
Name and Title of Affiant

Signed: [Signature]  
By: Dep. Mg. Partner

STATE OF NEW JERSEY  
BUSINESS REGISTRATION CERTIFICATE

DEPARTMENT OF TREASURY  
DIVISION OF REVENUE  
PO BOX 252  
TRENTON, N J 08646-0252

TAXPAYER NAME:

**SCARINCI & HOLLENBECK LLC**

TRADE NAME:

ADDRESS:

**150 CLOVE ROAD, 9TH FLOOR  
LITTLE FALLS NJ 07424-2138**

SEQUENCE NUMBER:

**0075979**

EFFECTIVE DATE:

**06/24/88**

ISSUANCE DATE:

**01/09/23**



Director  
New Jersey Division of Revenue

FORM-BRC

This Certificate is NOT assignable or transferable. It must be conspicuously displayed at above address.

Certification 11738

## CERTIFICATE OF EMPLOYEE INFORMATION REPORT

### RENEWAL

This is to certify that the contractor listed below has submitted an Employee Information Report pursuant to N.J.A.C. 17:27-1.1 et. seq. and the State Treasurer has approved said report. This approval will remain in effect for the period of

15-JUL-2023 to 15-JUL-2026

SCARINCI HOLLENBECK LLC  
150 CLOVE RD, 9TH FLOOR  
LITTLE FALLS NJ 07424



*Elizabeth Maher Muoio*

ELIZABETH MAHER MUOIO  
State Treasurer



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

4/9/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> Acrisure East Insurance Services, LLC 100 Passaic Avenue Suite 120 Fairfield NJ 07004  License#: 1202869 SCAR&HO-01	<b>CONTACT NAME:</b> Barbara A. Hayden <b>PHONE (A/C. No. Ext):</b> 732-462-2412 <b>E-MAIL ADDRESS:</b> bhayden@acrisure.com	<b>FAX (A/C. No.):</b> 732-780-8414
	<b>INSURER(S) AFFORDING COVERAGE</b>	
<b>INSURED</b> Scarinci & Hollenbeck, LLC 150 Clove Road 9th Floor Little Falls NJ 07424	<b>INSURER A :</b> Allmerica Financial Benefit Insurance Company <b>NAIC #</b> 41840	
	<b>INSURER B :</b> Indian Harbor Insurance Company <b>NAIC #</b> 36940	
	<b>INSURER C :</b>	
	<b>INSURER D :</b>	
	<b>INSURER E :</b>	
	<b>INSURER F :</b>	

**COVERAGES**

CERTIFICATE NUMBER: 423886511

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> <b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			Z2YJ951015	2/1/2026	2/1/2027	EACH OCCURRENCE \$2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$1,000,000 MED EXP (Any one person) \$5,000 PERSONAL & ADV INJURY \$2,000,000 GENERAL AGGREGATE \$4,000,000 PRODUCTS - COMP/OP AGG \$ \$
A	<input checked="" type="checkbox"/> <b>AUTOMOBILE LIABILITY</b> <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			AWY-J950999-01	2/1/2026	2/1/2027	COMBINED SINGLE LIMIT (Ea accident) \$1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	<input checked="" type="checkbox"/> <b>UMBRELLA LIAB</b> <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> <b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$			Z2YJ951015	2/1/2026	2/1/2027	EACH OCCURRENCE \$5,000,000 AGGREGATE \$5,000,000 \$
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> Y/N <input checked="" type="checkbox"/> N/A (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						<input type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
B	Lawyers Professional Liability See Excess LPL Limits below			LPN 904697702	12/23/2025	12/23/2026	Per Claim/Aggregate 5,000,000

**DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)**

Indian Harbor Insurance Company - PRIMARY LPL - Policy #LPN904697702 - 12/23/25 - 12/23/26 \$5,000,000 per Claim & Aggregate  
 QBE Insurance - EXCESS LPL - Policy #100009650 - 12/23/2025-12/23/2026 \$5,000,000 per Claim & Aggregate (excess \$5,000,000)  
 Markel American Insurance Co- EXCESS LPL- Policy # MKLM1XLA000068 - 12/23/2025-12/23/2026 \$5,000,000 per Claim & Aggregate (excess \$10,000,000)  
 Ironshore Indemnity - EXCESS LPL- Policy #LPL7NAB4BC4006 - 12/23/2025-12/23/2026- \$5,000,000 Per Claim & Aggregate (excess \$15,000,000)  
 Great Midwestern Ins Co - EXCESS LPL - Policy #HPRO-CX-GM-0000475-00 - 12/23/2025 - 12/23/2026 - \$5,000,000 per Claim & Aggregate (excess \$20,000,000)

**CERTIFICATE HOLDER****CANCELLATION**

For Informational Purpose Only  
 For Informational Purpose Only

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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# Request for Taxpayer Identification Number and Certification

Go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9) for instructions and the latest information.

**Give form to the  
 requester. Do not  
 send to the IRS.**

**Before you begin.** For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

<b>Print or type.</b> See <i>Specific instructions</i> on page 3.	<p><b>1</b> Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)</p> <p><b>SCARINCI &amp; HOLLENBECK, LLC</b></p>	
	<p><b>2</b> Business name/disregarded entity name, if different from above.</p>	
	<p><b>3a</b> Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only <b>one</b> of the following seven boxes.</p> <p><input type="checkbox"/> Individual/sole proprietor    <input type="checkbox"/> C corporation    <input type="checkbox"/> S corporation    <input type="checkbox"/> Partnership    <input type="checkbox"/> Trust/estate</p> <p><input checked="" type="checkbox"/> <b>LLC.</b> Enter the tax classification (C = C corporation, S = S corporation, P = <b>Partnership</b>) . . . . . <b>P</b></p> <p><b>Note:</b> Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.</p> <p><input type="checkbox"/> Other (see instructions) _____</p>	<p><b>4</b> Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):</p> <p>Exempt payee code (if any) _____</p> <p>Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____</p> <p style="text-align: right;"><i>(Applies to accounts maintained outside the United States.)</i></p>
	<p><b>3b</b> If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions . . . . . <input type="checkbox"/></p>	
	<p><b>5</b> Address (number, street, and apt. or suite no.). See instructions.</p> <p><b>150 CLOVE RD STE 9</b></p>	<p>Requester's name and address (optional)</p>
	<p><b>6</b> City, state, and ZIP code</p> <p><b>LITTLE FALLS, N.J. 07424-2139</b></p>	
	<p><b>7</b> List account number(s) here (optional)</p>	

**Part I Taxpayer Identification Number (TIN)**

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

<b>Social security number</b>													
<table border="1" style="width: 100%; height: 20px;"> <tr> <td style="width: 25%;"></td> <td style="width: 25%;"></td> <td style="width: 25%;"></td> <td style="width: 25%;"></td> </tr> </table>					<table border="1" style="width: 20px; height: 20px;"> <tr> <td style="text-align: center;">-</td> </tr> </table>	-	<table border="1" style="width: 20px; height: 20px;"> <tr> <td style="text-align: center;">-</td> </tr> </table>	-	<table border="1" style="width: 25%; height: 20px;"> <tr> <td style="width: 25%;"></td> <td style="width: 25%;"></td> <td style="width: 25%;"></td> <td style="width: 25%;"></td> </tr> </table>				
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or													
<b>Employer identification number</b>													
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**Note:** If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

**Part II Certification**

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

**Certification instructions.** You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

<b>Sign Here</b>	Signature of U.S. person 	Date <b>5/28/2026</b>
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**General Instructions**

Section references are to the Internal Revenue Code unless otherwise noted.

**Future developments.** For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9).

**What's New**

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

**Purpose of Form**

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they