

The Caucus of the Housing Authority of the City of Bayonne was held on Tuesday, October 21, 2025 at 4:30 PM in the Conference Room located at 549 Avenue A, Bayonne, NJ 07002.

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

Honorable Vincent Lombardo

Honorable Irene Rose Pyke

Honorable Robert Doria

Honorable Shanna McKennan

Honorable Jubrial J. Nesheiwat

Honorable Keith Makowski

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, October 21, 2025 at 5:30 PM** in the Conference Room located at 549 Avenue A, Bayonne, NJ 07002.

Members of the Board:

Resolution authorizing the acceptance of the minutes of the Board of Commissioners regular meeting held on September 16, 2025.

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BHA performs inspection services for Perth Amboy Housing for properties where a conflict of interest prevent Perth Amboy Housing from performing such inspections. The terms of the agreement remain the same as previous agreements. A Resolution approving the interlocal agreement between the Perth Amboy Housing Authority and the Bayonne Housing Authority to perform Housing Quality Standard inspections.

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A Bid for **Kitchen and Bath Replacements at 45 East 18th Street**. Links to the submitted bids are below.

BIDDER

BID AMOUNT

Master Build and Design

\$927,000.00

William J Guarini

\$945,000.00

Blackstone Group

\$1,350,000.00

Reliance Remodeling

\$1,480,000.00

BDG Contracting

\$1,686,000.00

A resolution awarding a contract to **William J Guarini** is being prepared for your consideration.

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A Bid for **Replacement of Stair Treads and VCT Tiles at Bridgeview Manor**. Links to the submitted bids are below.

BIDDER

BID AMOUNT

Continental Flooring

\$220,888.00

Reliance Remodeling	\$221,136.00
Blackstone Group LLC	\$285,000.00
In-Line Architectural	\$294,000.00
VEL Construction	\$355,300.00
Hipont Restoration	\$375,786.00
PAX Mundus	\$1,182,000.00
Nela Carpentry and Masonry	\$1,460,000.00

A resolution awarding a contract to **Continental Flooring** is being prepared for your consideration.

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A Resolution authorizing the purchasing of new hard drives to for the BHA's security camera systems.

PROPOSER	AMOUNT
Alarmax	\$38,240.00
VA Electrical Designers	\$39,114.00
Western Digital	\$41,754.00

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A Resolution rescinding resolution #7171 awarding a contract for A/E Services for **Replacement of Emergency Generators at Multiple Sites** is being prepared for your consideration.

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A Resolution rescinding resolution #7172 awarding a contract for **Replacement of Pedestal Sump Pumps in Boiler Rooms** is being prepared for your consideration.

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A Resolution rescinding resolution #7173 awarding a contract for **Replacement of Stucco on Foundation Walls at Pamrapo Gardens** is being prepared for your consideration.

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A Resolution rescinding resolution #7174 awarding a contract for **Replacement of Interior Lights at All Sites** is being prepared for your consideration.

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A bid **Concrete And Curb Replacement As Needed At Various Sites** was due and submissions were received June 14, 2024 at 11:00 AM.

BIDDER	BID AMOUNT
RAJA CONTRACTORS INC	\$346,250.00
DIBELLA CONSTRUCTION CO INC	\$222,500.00
DIAMOND CONSTRUCTION	\$212,500.00
CEDAR CONTRACTING CO	\$205,487.50
A-TECH CONCRETE	\$288,750.00
AA BERMS LLC	\$272,500.00

A resolution rejecting the bids received is being prepared for your consideration. The BHA has determined that changes need to be made to the specifications, and the received submissions should be rejected and re-bid.

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A Bid for **Kitchen and Bath Replacements at 49 East 18th Street**. Links to the submitted bids are below.

BIDDER	BID AMOUNT
Blackstone Group LLC	\$1,650,000.00

A resolution rejecting the submitted bid and going out for re-bid is being prepared for your consideration.

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Finance and Personnel Committee

The committee reviewed the regular financial reports and found them in order. There was some spending from the development fund for, the biggest thing was a deposit for new property and some spending for Oak Street. It was noted that the interest rate had gone down to 3.8% for the month, but a decent amount of interest is still being generated. Overtime went back down to its regular consistent level, and the anomaly from last month was due to a broken elevator.

Facilities and Tenant Relations Committee

Discussed the Kitchen and Bath jobs that were recently opened and a recommendation was made for the 45 East 18th bid. 49 East 18th was recommended to go out for rebid because it only received a single submission that was substantially higher compared to the similar bids for 45 East 18th Street.

It was recommended to rescind the awards to Lothrop Associates as they refused to sign the contract presented. Staff separated the jobs into purchasing and installation to bid out.

It was also discussed that two additional Zoom Board Meetings would be scheduled for late November and December in the event they are needed in our efforts to obligate funds before December 31st.

An old bid for Concrete was also discussed and it is recommended to throw out the bid due to the length of time since the opening and due to a need to update the specifications.

It was recommended to re-establish an interlocal agreement with Perth Amboy Housing Authority for Inspection Services, at their request. Finally, due to the obligation situation, it was recommended that certain proposals be codified via resolution, which at the October Meeting is represented by the purchasing of hard drives for the security systems.

During the Caucus, an executive session was held.

(7177) WHEREAS, the Housing Authority of the City of Bayonne has determined that Pursuant to the applicable provision of the New Jersey Sunshine Law, it would be Appropriate to engage in Executive Session,

NOW THEREFORE BE IT RESOLVED, that the Authority shall immediately hereafter participate in a closed Executive Session for such purpose of discussing legal and contract matters, and be it further

RESOLVED, that after such closed session, the Authority shall make known to the public the topics discussed at such session and any action to be taken by it in open public session, when in the best interest of the Authority.

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

OPPOSED:

ABSTAIN:

Respectfully submitted,
John T. Mahon
Executive Director

Executive Director John Mahon:

In accordance with the Open Public Meetings Act, Chapter 231, P.L. 1975, the “so called” Sunshine Law, a notice was forwarded to the clerk of the City of Bayonne and to the Jersey Journal NJ.com and was posted on the bulletin board in the lobby of 549 Avenue A, Bayonne, New Jersey. Also in consideration of executive order #103 issues by Governor Murphy in regards to declaring a state of emergency and a public health emergency, following all said provisions of the emergency order. We’re calling this meeting to order and please be advised that this public meeting is being recorded.

Pledge of Allegiance

*Executive Director John Mahon then called the roll and the following were present:
Chair Lombardo, Vice Chair Pyke, Commissioners Doria, Nesheiwat, McKennan, and Makowski.*

John Mahon reads Consent Agenda resolution number 7178 listed below

(7178) 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 all routine and un-debated matters; and

WHEREAS, the Authority’s Commissioners have reviewed the items listed on the printed agenda, and determined that all, (except resolutions numbered ____) shall be voted on together; 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 7178 - 7190 are hereby adopted, effective immediately.

(7179) WHEREAS, the Board of Commissioners held the regular Board meeting on September 16, 2025 meeting which was attended 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 September 2025 Board of Commissioners regular meeting are approved.

(7180) 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 Inter local Services Act, N.J.S.A. 40:8A-1 et seq. and, as such, may contract 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 had required services for the inspection of units of the PAHA (the “Inspection 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 Inspection Services.

(7181) **WHEREAS**, the Housing Authority of the City of Bayonne (the “Authority”) publicly advertised an Invitation for Bids (the “Invitation”) in THE STAR LEDGER for **KITCHEN AND BATH REPLACEMENTS AND PLUMBING UPGRADES AT 45 EAST 18TH STREET the (“Project”)** and

WHEREAS, the Invitation 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 at 11:00 AM on October 16, 2025 whereupon the bids were opened at the Authority’s office and read aloud as follows:

<u>BIDDER</u>	<u>BID AMOUNT</u>
Master Build and Design	\$927,000.00
William J Guarini	\$945,000.00
Blackstone Group	\$1,350,000.00
Reliance Remodeling	\$1,480,000.00
BDG Contracting	\$1,686,000.00

WHEREAS the bid documents submitted by Master Builders and Design are unresponsive and contain a fatal defect pursuant to NJSA 40A:11-21 as they do not contain a signed bid bond or consent of surety, and

WHEREAS the Board of Commissioners have reviewed the bid placed by **William J Guarini** and determined that bidder was a responsible bidder and recommended that the Authority award a contract for the referenced project to **William J Guarini**, 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

NOW THEREFORE BE IT RESOLVED BY THE COMMISSIONERS OF THE AUTHORITY that its appropriate officers are hereby authorized and directed to enter into a contract with **William J Guarini** to perform the Project in the amount of **\$945,000.00.**

(7182) **WHEREAS**, the Housing Authority of the City of Bayonne (the “Authority”) publicly advertised an Invitation for Bids (the “Invitation”) in THE STAR LEDGER for **REPLACEMENT OF STAIR TREADS AND VCT TILES AT BRIDGEVIEW MANOR the (“Project”)** and

WHEREAS, the Invitation 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 at 11:00 AM on October 16, 2025 whereupon the bids were opened at the Authority’s office and read aloud as follows:

<u>BIDDER</u>	<u>BID AMOUNT</u>
Continental Flooring	\$220,888.00

Reliance Remodeling	\$221,136.00
Blackstone Group LLC	\$285,000.00
In-Line Architectural	\$294,000.00
VEL Construction	\$355,300.00
Hipont Restoration	\$375,786.00
PAX Mundus	\$1,182,000.00
Nela Carpentry and Masonry	\$1,460,000.00

WHEREAS the bid documents submitted by Continental Flooring are unresponsive and contain a fatal defect pursuant to NJSA 40A:11-21 as no Consent of Surety was submitted, and

WHEREAS the Board of Commissioners have reviewed the bid placed by **Reliance Remodeling** and determined that bidder was a responsible bidder and recommended that the Authority award a contract for the referenced project to **Reliance Remodeling**, 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

NOW THEREFORE BE IT RESOLVED BY THE COMMISSIONERS OF THE AUTHORITY that its appropriate officers are hereby authorized and directed to enter into a contract with **Reliance Remodeling** to perform the Project in the amount of **\$221,136.00.**

(7183) **WHEREAS**, proposals were sought for, and

WHEREAS, the following proposals were received, and

PROPOSAL

AlarMax

Western Digital

VA Electrical Designers LLC

WHEREAS, proper procurement procedures were followed as per the Authority's certified Qualified Purchasing Agent's supervision.

NOW THEREFORE BE IT RESOLVED that the Qualified Purchasing Agent is authorized to purchase new hard drives for the BHA's security camera systems for **\$38,240.00.**

(7184) **WHEREAS** a contract was awarded by resolution #7171 at the September 16, 2025 Regular Meeting to Lothrop Associates Architects for A/E Services for Replacement of Emergency Generators at Multiple Sites in the amount of \$59,000.00, and

WHEREAS, Lothrop Associates Architects did not wish to proceed in signing the Contract due to uncertainty that they could complete the job within the 30 days allowed by the contract,

NOW THEREFORE BE IT RESOLVED that resolution #7171 awarding a contract to Lothrop Associates Architects be rescinded.

(7185) **WHEREAS** a contract was awarded by resolution #7172 at the September 16, 2025 Regular Meeting to Lothrop Associates Architects for A/E Services for Replacement of Pedestal Sump Pumps in Boiler Rooms in the amount of \$35,000.00, and

WHEREAS, Lothrop Associates Architects did not wish to proceed in signing the Contract due to uncertainty that they could complete the job within the 30 days allowed by the contract,

NOW THEREFORE BE IT RESOLVED that resolution #7172 awarding a contract to Lothrop Associates Architects be rescinded.

(7186) **WHEREAS** a contract was awarded by resolution #7173 at the September 16, 2025 Regular Meeting to Lothrop Associates Architects for A/E Services for Replacement of Stucco on Foundation Walls at Pamrapo Gardens in the amount of \$33,000.00, and

WHEREAS, Lothrop Associates Architects did not wish to proceed in signing the Contract due to uncertainty that they could complete the job within the 30 days allowed by the contract,

NOW THEREFORE BE IT RESOLVED that resolution #7173 awarding a contract to Lothrop Associates Architects be rescinded.

(7187) **WHEREAS** a contract was awarded by resolution #7174 at the September 16, 2025 Regular Meeting to Lothrop Associates Architects for A/E Services for Replacement of Interior Lights at All Sites in the amount of \$64,000.00, and

WHEREAS, Lothrop Associates Architects did not wish to proceed in signing the Contract due to uncertainty that they could complete the job within the 30 days allowed by the contract,

NOW THEREFORE BE IT RESOLVED that resolution #7174 awarding a contract to Lothrop Associates Architects be rescinded.

(7188) **WHEREAS**, the Board of the Housing Authority of the City of Bayonne had previously approved the solicitations of bids for **CONCRETE AND CURB REPLACEMENT AS NEEDED AT VARIOUS BAYONNE HOUSING AUTHORITY SITES 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 at 11:00 AM on June 14, 2025 whereupon the bids were opened at the Authority’s office and read aloud as follows:

<u>BIDDER</u>	<u>BID AMOUNT</u>
RAJA CONTRACTORS INC	\$346,250.00
DIBELLA CONSTRUCTION CO INC	\$222,500.00
DIAMOND CONSTRUCTION	\$212,500.00
CEDAR CONCRETE	\$205,487.50
A-TECH CONCRETE	\$288,750.00
AA BERMS LLC	\$272,500.00

WHEREAS, pursuant to NJSA 40A:11-13-2, the Authority governing body has determining it is in the best interests of the Authority and its residents to substantially revise the bid specifications by changing the Scope of Services;

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 specifications and they be re-advertised.

(7189) WHEREAS, the Bayonne Housing Authority (“Authority”) duly advertised for the receipt of sealed bids for Kitchen and Bath Remodeling 49 E 18th Street, in accordance with the requirements of the New Jersey Local Public Contracts Law, N.J.S.A. 40A:11-1 et seq.; and

WHEREAS, the bid opening was held on October 16, 2025, and the Authority received only one (1) bid for the project; and

WHEREAS, during the course of the procurement process, the Authority also advertised for other similar projects involving comparable work scopes and technical specifications, with identical bid submission deadlines, which may have caused confusion among prospective bidders as to the appropriate project or specification set for which to submit bids; and

WHEREAS, the Authority’s staff and procurement officer have determined that such overlapping and similar bid solicitations likely deterred fair and open competition by creating uncertainty among contractors, thereby limiting the number of bids received; and

WHEREAS, under N.J.S.A. 40A:11-13.2(d), the Authority may reject all bids when it determines that such rejection is in the public interest, including when it is necessary to substantially revise the solicitation to promote clarity and encourage fair competition; and

WHEREAS, the Board of Commissioners finds that it is in the public interest to reject the sole bid received and to re-advertise the project under revised and clarified specifications and schedules, in order to promote full and fair competition consistent with the intent of the Local Public Contracts Law;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Bayonne Housing Authority, County of Hudson, State of New Jersey, that:

1. The sole sealed bid received for Kitchen and Bath Remodeling 49 E 18th Street on October 16, 2025 is hereby rejected pursuant to N.J.S.A. 40A:11-13.2(d), as the Board has determined that rejection is in the public interest due to confusion among prospective bidders caused by simultaneous, similar bid solicitations with overlapping deadlines;
2. The Executive Director and Qualified Purchasing Agent are hereby authorized and directed to prepare revised bid specifications and to re-advertise for sealed bids for the project in accordance with the Local Public Contracts Law and applicable procurement regulations;
3. This Resolution shall take effect immediately upon adoption.

(7190) 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:

Do I hear a motion on that resolution?

Motion made by Commissioner Nesheiwat and Seconded by Vice Chair Pyke

Executive Director John Mahon:

Okay. It's moved and seconded. Are there any questions on the consent agenda from the Board or the public? Hearing none. We'll take a vote. All in favor?

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

OPPOSED:

ABSTAIN:

Executive Director John Mahon:

Motion carried. And Mr. Chairman, done with the regular order of business, and turn the meeting over to you.

Chair Lombardo:

Well, thank you very much John. I want to get those out. Sorry. Sorry, [inaudible 00:02:38] is good. Well, good evening everyone. I see we have some guests at the meeting. We have by policy a three-minute speaking limit. Who would like to go first? When you speak, please state your name, and the reason why you're here, and your address. Want to go first?

Member of the Public:

I'm just watching.

Chair Lombardo:

Okay. Oh, you're just observing?

Member of the Public:

Yeah.

Chair Lombardo:

Oh, welcome.

Mr. Betancourt:

All right. My name is Roberto Betancourt, 49. I live in 49 East 18th Street, Apartment 323. On September 16th, here at the meeting, I submitted three written questions to the board about retaliation, ADA, Section 504 accommodation, and unauthorized photograph inside of tenant's home. On October 20th, last night, the Housing Authority attorney Paul Weeks responded. His letter confirms every violation I raised.

First, he admitted that the Authority relies on legal services of New Jersey pamphlet for tenant rights, instead of having his own anti-retaliation policy. A public housing agency without its own retaliation standard isn't compliant, it's negligent. Second, he acknowledged the Authority follows ADA and Fair Housing Rules accommodations, yet my formal request submitted August 20th, and stamped in their office, was ignored. The request included documentation from two licensed medical providers, and was followed up with separate times in writing, all without response. The silence is why I filed a verified complaint with the New Jersey Division of Civil Rights, docket number H202500822. That case is active, and still unanswered by the Bayonne Housing Authority.

Third, and the most serious, Mr. Weeks claimed photographs inside a tenant's apartment may be taken without consent. Yet the word photograph appears only three times in my lease, and under pet policy. I don't have a pet. The picture taken inside my home on June 6th was unauthorized,

unannounced, and outside the scope of any repair. That visit was supposed to be for a plumbing repair for an unclogged sink, not for inspection. But once the photograph was taken, the scope of entry changed, turning what began as an authorized entry for repair, to an unauthorized entry of inspection.

Under 24 CFR Section 9664J1, tenants must receive reasonable advanced written notice before any inspection or entry beyond the purpose originally agreed to. I received none. My privacy was violated, and I was denied due process. After months of ignored Opra, requests, I filed a civil action for a deemed denial under the Open Public Records Act and served in order to show calls, docket HUD L03. Excuse me, L003307825. On October 16, that same afternoon, the Authority suddenly printed out and time stamped the old June 6th work order, at 1:30, the very document they refused to produce months ago.

So tonight, I'm presenting their own paperwork for proving no retaliation policy, ignored ADA accommodation with medical documentation, unauthorized photo during a repair, and records appearing only after court service. This isn't about a clogged sink. It's about privacy, accountability, integrity, and the Housing Authority's silence, that now speaks lacking compliance.

Thank you.

Chair Lombardo:

Thank you, Mr. Betancourt.

Mr. Betancourt:

Yes, sir.

Chair Lombardo:

Okay. Thank you. Anyone else? Would you like to speak?

Member of the Public:

No. No, I was just observing.

Chair Lombardo:

Okay. You observing? Just out of curiosity, if this is not a question to answer here, is this for school, or...

Member of the Public:

No, not really. I'm just curious about some of the local government stuff.

Chair Lombardo:

As you know, everybody's welcome to come to every meeting and sit down, and witness, watch, speak, and we welcome everybody.

Member of the Public:

Thank you.

Chair Lombardo:

Is there any other business? Any other? Just before we call to adjourn, I want to thank everybody for coming. Thank you for your input. And do we have a motion to adjourn?

Motion made by Vice Chair Pyke and Seconded by Commissioner McKennan

Executive Director John Mahon:

Having a motion and a second, all in favor?

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

OPPOSED:

ABSTAIN:

Executive Director John Mahon:

We're done. Thank you very much.

The meeting was then adjourned at 5:40 PM.