

The Caucus of the Housing Authority of the City of Bayonne was held on Tuesday, March 17, 2026 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, March 17, 2026 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 February 10, 2026.

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A Resolution authorizing to advertise and solicit for Pest Control Services is being prepared for your consideration.

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A Resolution authorizing to advertise and solicit for Exceptional Services for Bed Bug Elimination is being prepared for your consideration.

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A Resolution approving revised maintenance repair charges for the Tenant Handbook.

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Finance and Personnel Committee

The committee discussed all the standard reports. The operating budget is in a deficit position. The summary bank balances are still at 32 at the end of January. The interest was discussed, it's still getting that three and a half percent rate. Overtime was a little higher than normal; it relates to the weather conditions that we had with respect to the month. The tenant operation details were discussed regarding where we're not collecting rent and where we're collecting rent.

Facilities and Tenant Relations Committee

The committee met on Friday the 13th and discussed the work items of the five-year annual plan which should be presented at next month's meeting. Some of those items include

replacing the hot water heater and storage tanks in multiple buildings, apartment doors at 18th Street and Second and Boulevard, roof replacement, Second and the Boulevard. Building envelope, windows, patio doors at 21st and 159 West Second, kitchen and bath replacement for side upgrade, crawl space and storage upgrades and some new kitchens at different sites.

For further discussion, the board talked about the usage of large courtyard space in the middle of LaTourette Gardens. Possibilities including expanding a parking lot or maybe a recreational space. Considering the neighborhood and the park across the street, a better use or at least make it more aesthetic looking would improve the property overall. We haven't finalized. We'll come back with what we'll eventually decide on that.

And then the committee also reviewed the proposed campaigning policy.

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 such orders. We call 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, and McKennan.*

Commissioner Makowski has an excused absence.

Executive Director John Mahon:

A resolution by the Chairman.

John Mahon reads Consent Agenda resolution number 7241 listed below

(7241) 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 ____ are hereby adopted, effective immediately.

(7242) **WHEREAS**, the Board of Commissioners held the regular Board meeting on February 10, 2026 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 February 2026 Board of Commissioners regular meeting are approved.

(7243) **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.
BE IT FURTHER RESOLVED that the Executive Director has the discretion to modify this policy, and any other campaigning policy, as needed and report changes to the Board of Commissioners.

CAMPAIGN POLICY FOR MUNICIPAL ELECTIONS

(7244) **RESOLVED**, that the Executive Director of the Housing Authority of the City of Bayonne be authorized to advertise and receive bids for:
PEST CONTROL SERVICES

(7245) **RESOLVED**, that the Executive Director of the Housing Authority of the City of Bayonne be authorized to advertise and receive bids for:
EXCEPTIONAL SERVICES FOR BED BUG ELIMINATION

(7246) **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?

Motion made by Commissioner Nesheiwat and Seconded by Commissioner McKennan

Executive Director John Mahon:

Any discussion on any of the items? Hearing none. All in favor?

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

OPPOSED:

ABSTAIN:

Executive Director John Mahon:

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

Chair Lombardo:

Public meeting, anyone like to speak?

Roberto Betancourt:

Yes.

Chair Lombardo:

Just to remind you, you have three minutes.

Roberto Betancourt:

My name is Roberto Bettencourt.

Chair Lombardo:

Excuse me. Can you time it?

Roberto Betancourt:

It'll be less than that, just a few seconds.

Chair Lombardo:

Huh?

Roberto Betancourt:

It will be quick.

Chair Lombardo:

Okay

Roberto Betancourt:

Good evening. My name is Roberto Bettencourt. I'm a resident at the Bayonne Housing Authority. And I just want to place on public record that a matter involving my reasonable accommodation request with the Bayonne Housing Authority is currently under investigation by the New Jersey Division on Civil Rights, docket number H2025-00822. I appreciate the opportunity for the matter to be reviewed and look forward to a fair process. Thank you.

Chair Lombardo:

Thank you. Anyone else? I just want to wish everybody an end of a happy St. Patrick's Day. The buildings look great. The team did a great job with the snow removal, so thank you for that. As I mentioned earlier during the caucus, I take great pride when I'm leaving Bayonne in the morning and I see our buildings pristine and I see our staff members out there doing what they need to do. But they couldn't do what they do if it wasn't for the staff that's inside this building as well, the administrative staff, clerical staff, and the leadership. So, thank you all, and the board.

Commissioner McKennan:

The dog stuff, outside the front. When I walk out my front door, it's like right there.

Executive Director John Mahon:

Let us know. We'll check out the cameras. We'll find out who's doing it. Absolutely.

Chair Lombardo:

Anything else? Anything else from the commissioners? Motion to adjourn?

Motion made by Vice Chair Pyke and Seconded by Commissioner Nesheiwat

Executive Director John Mahon:

All in favor?

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

OPPOSED:

ABSTAIN:

Executive Director John Mahon:

Motion carried. Thank you very much. Happy St. Patrick's Day.

The meeting was then adjourned at 5:35 PM.