



SCARINCI | HOLLENBECK^{LLC}
ATTORNEYS AT LAW

150 CLOVE ROAD, 9TH FLOOR
LITTLE FALLS, NJ 07424
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HOUSING AUTHORITY OF THE CITY OF BAYONNE

Statement of Interest and Qualifications to provide Legal Services

2026 Redevelopment Legal Counsel

ORIGINAL



JOSEPH DEMARCO | Partner

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, New Jersey 07002

Re: Transmittal Letter - For Interest and Qualifications of Scarinci & Hollenbeck LLC to Provide Professional Legal Services as Redevelopment Legal Counsel to the Housing Authority of the City of Bayonne

Dear Authority Members:

Scarinci & Hollenbeck LLC is pleased to submit this qualification statement to serve as Redevelopment Legal Counsel for the Housing Authority of the City of Bayonne (BHA) for the 2026 calendar year.

We understand that Bayonne is amid a historic transformation, evolving from a traditional industrial hub into the premier "Gold Coast" destination for residential and commercial investment. To sustain this momentum, the BHA requires counsel that has not only mastered Local Redevelopment and Housing Law (LRHL), but also intimately understands Bayonne's unique economic and operational landscape.

We propose Joseph DeMarco, Esq. as the lead attorney for this engagement. As a Partner at our firm and the City of Bayonne's former Business Administrator, Mr. DeMarco possesses an unparalleled "insider" perspective. He has successfully negotiated some of the City of Bayonne's most complex redevelopment agreements and understands the delicate balance between attracting investment and protecting ratables that the BHA requires. Additionally, the members of the firm's public and real estate practices are available to assist the Housing Authority on any matters when necessary.

Our team confirms compliance with all submission requirements, including the New Jersey Business Registration Certificate, Affirmative Action compliance, and the requisite professional liability insurance. We are prepared to hit the ground running on Day 1, requiring no learning curve regarding the City's ongoing projects at the Peninsula at Bayonne Harbor or along the Broadway corridor.

Executive Summary

The Scarinci Hollenbeck Advantage: Redevelopment Counsel for the Housing Authority of the City of Bayonne

This Executive Summary outlines Scarinci Hollenbeck's qualifications to serve as **Redevelopment Legal Counsel** for the City of Bayonne. With **Joe DeMarco** as the lead attorney, the City gains a partner who combines the aggressive deal-making capability of a top-tier law firm with the practical, operational wisdom of a former Bayonne Business Administrator.

1. Lead Attorney: Joe DeMarco, Esq.

The City will be represented by **Joe DeMarco**, a veteran redevelopment attorney who was instrumental in kickstarting Bayonne's current development boom.

- **Institutional Knowledge:** As a former Business Administrator, Mr. DeMarco managed the day-to-day operations of the City and oversaw the initial waves of development at the **Military Ocean Terminal (MOTBY)**. He knows the history of the City's redevelopment plans and the players involved.
- **Dual Perspective:** Uniquely qualified with experience in both the public sector (as Somerset County Counsel and Bayonne BA) and the private sector, representing major developers. This allows him to anticipate developer strategies in negotiations and secure the best terms for the City.
- **"Deal Maker" Reputation:** Proven track record of moving stalled projects forward, navigating complex **PILOT (Payment in Lieu of Taxes)** negotiations, and resolving land use disputes to get shovels in the ground.

2. Scope of Services & Approach

Scarinci Hollenbeck is prepared to handle the full lifecycle of Bayonne's land use needs:

- **Redevelopment Agreements:** Drafting and negotiating robust agreements that protect the City against non-performance, ensuring developers meet timelines and community benefit obligations.
- **PILOT Negotiations:** expertly structuring Financial Agreements to maximize City revenue while ensuring project viability, utilizing deep knowledge of the Long Term Tax Exemption Law.
- **Litigation Defense:** Aggressively defending the City, Planning Board, and Zoning Board against prerogative writ actions, utilizing our firm's deep litigation bench to uphold the City's land use decisions.
- **Distressed Projects:** Advising the Administration on legal mechanisms to address stalled construction or defaulting redevelopers to ensure prime real estate does not sit dormant.

3. Firm Capabilities

The City will benefit from the full resources of one of New Jersey's largest and most respected municipal practice groups:

- **Deep Bench:** Mr. DeMarco is supported by a team of attorneys specializing in **Environmental Law** (critical for brownfield sites), **Public Finance**, and **Affordable Housing (COAH)** compliance.
- **Regional Connectivity:** Our firm represents numerous municipalities along the Hudson River waterfront and throughout the State, giving us insight into regional development trends and "market" terms for developer agreements.
- **Conflict-Free Representation:** We maintain strict ethical standards to ensure our representation of the City is free from conflicts of interest with developers appearing before the City's boards.

By selecting Scarinci Hollenbeck and Joe DeMarco, the BHA secures a legal partner who is already invested in its success and possesses the specific tools to drive the next phase of its revitalization.

Name, address and telephone number of the firm or firms submitting the Qualification Statement pursuant to this RFQ, and the name of the key contact person.

Firm Name: Scarinci & Hollenbeck LLC
Main Office: Overlook Corporate Center
150 Clove Road, 9th 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

Office Locations

The Firm's principal place of business is located at 150 Clove Road, 9th Floor, Little Falls, NJ 07424. The Firm also maintains another New Jersey office in Red Bank, New Jersey. Our New Jersey office contact information is as follows:

Main Office (Passaic County)	Monmouth County Office
Overlook Corporate Center	One River Centre
150 Clove Road, 9 th Floor	331 Newman Springs Road
Little Falls, NJ 07424	Building 3, Suite 310
(201) 896-4100 phone	Red Bank, NJ 07701-5692
(201) 896-8660 fax	(732) 780-5590 phone
	(732) 695-8108 fax

For more detailed information on the Firm, Scarinci Hollenbeck, LLC maintains a fully functional website that includes descriptive information on the Firm's background, practice areas, attorneys, legal updates and Firm news. The website can be found at www.sh-law.com.

Organizational Chart

Scarinci & Hollenbeck LLC is a Limited Liability Company. Donald Scarinci is the managing member, while Kenneth J. Hollenbeck is a member of the firm.

Scarinci Hollenbeck, LLC Ownership

<u>Name</u>	<u>Business Address</u>	<u>Ownership</u>
Donald Scarinci, Managing Member	Scarinci & Hollenbeck LLC Overlook Corporate Center 150 Clove Road, 9 th Floor Little Falls, NJ 07424	50%
Kenneth J. Hollenbeck, Member	Scarinci & Hollenbeck LLC Overlook Corporate Center 150 Clove Road, 9 th Floor Little Falls, NJ 07424	50%

Number of Years in Business under the Present Name

Scarinci & Hollenbeck LLC has been continuously engaged in the practice of law under its present name since 1988, providing more than thirty-five (35) years of legal service to public- and private-sector clients throughout New Jersey and New York.

Number of Years under Current Management

The firm has been under the leadership of its current Managing Partner and Executive Committee for approximately fifteen (15) years, during which Scarinci Hollenbeck has expanded its municipal, labor, and employment practice and enhanced its statewide presence.

Affirmative Action and Equal Employment Opportunity Compliance

Scarinci & Hollenbeck LLC is fully compliant with all applicable federal, state, and local affirmative action, equal employment opportunity, and non-discrimination requirements governing its business activities.

The firm maintains written employment policies consistent with Title VII of the Civil Rights Act, the New Jersey Law Against Discrimination, and Executive Order 11246, among others. Evidence of compliance—including the firm’s New Jersey Business Registration Certificate and Affirmative Action Compliance documentation—is available upon request.

Professional Malpractice Judgments

Scarinci & Hollenbeck LLC affirms that it has not been adjudicated liable for professional malpractice within the past three (3) years. The firm maintains comprehensive professional liability insurance coverage that meets or exceeds industry standards.

Bankruptcy or Reorganization Proceedings

Scarinci & Hollenbeck LLC certifies that it is not now and has not been involved in any bankruptcy or reorganization proceedings within the past ten (10) years. The firm remains in good financial standing and fully capable of performing the legal services contemplated under this RFQ.

Licensing and Business Registration

Scarinci & Hollenbeck LLC is a duly organized New Jersey limited liability company in good standing and authorized to practice law in the State of New Jersey, as well as other jurisdictions where its attorneys are admitted.

Description of Overall Experience

Scarinci & Hollenbeck LLC (the “Firm” or “Scarinci Hollenbeck”) is a full-service, general practice law firm with emphasis in the areas of public entity representation, litigation, labor and employment law, environmental and land use law, and real estate and business law. We are also experienced in a number of specialty areas that are incorporated into these main practice areas and have represented public and private sector clients operating across a multitude of industry groups. The Firm’s practice groups are fully integrated, which affords each client the variety of experience and expertise necessary to advance each assignment in an efficient, cost-effective manner.

Public Law

The Public Law practice at Scarinci Hollenbeck is a think tank comprising attorneys who focus on every aspect of public law at every level of government, from municipalities to counties and regional authorities. Our attorneys are experienced at every level of government, including the State and Federal levels.

The Firm currently represents over 70 public entities in fourteen counties across the State. This substantial public client base allows each attorney within the group to focus their practice on specific areas of public work. This ranges from general counsel representation, contracts, labor, OPRA, Land Use, and Litigation.

When clients select Scarinci Hollenbeck as their general counsel, we offer the expertise of the attorneys throughout the Firm’s practice areas at the same hourly rate proposed here. This means that there is no need for public entities to hire special counsel if they are confronted with criminal matters, intellectual property issues, environmental issues, or litigation at any level (including federal litigation involving constitutional issues).

The think tank approach to managing this practice area affords ample opportunity for our lawyers to publish, teach, and take lead roles in the ever-changing legal landscape in New Jersey. Our attorneys offer information to the public through two award-winning, top 100 legal blogs in America: The Constitutional Law Reporter and the Government and Law Blog (see description below).

Government & Law – The New Jersey Supreme Court Reporter

Since 2011, our Firm has operated an award-winning website focused on New Jersey Government and Law. Featuring The New Jersey Supreme Court Reporter, it serves as the sole resource compiling all decisions of the New Jersey Supreme Court in one location. Donald Scarinci, our Founder and Managing Partner, serves as the editor. Alongside this comprehensive repository, the website offers regular updates on laws and governance within New Jersey.

The website is prominently listed as a resource on the New Jersey Institute of Local Government Attorneys' homepage. Visit <http://www.governmentandlaw.com> for more information.

Constitutional Law Reporter

Since its inception in 2011, our Firm has maintained an award-winning website on Constitutional Law. This online resource offers an annotated Constitution, crafted to clarify and distill the complexities of constitutional text for educational purposes. It houses an extensive compilation of detailed biographies of pivotal Americans, along with comprehensive analyses of landmark decisions rendered 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 delivered ICLE seminars across New Jersey, New York, Pennsylvania, and Delaware, ingeniously using method actors embodying historical figures such as Thomas Jefferson and John Adams. These seminars explore contemporary issues through the lens of our nation's founders, achieving record attendance in ICLE's history. Mr. Scarinci's program was invited to present to over 800 judges in Pennsylvania. Recently, ICLE has invited Mr. Scarinci to create and moderate the inaugural "Constitutional Law Panel" on September 17th (Constitution Day) at the ICLE Law Center. This panel featured distinguished guests, including former Seton Hall School of Law Dean Ronald J. Riccio and Justice Rachel Wainer Apter, marking the foundation of an annual Constitution Day Symposium.

Our website is also prominently listed as a resource on the home page of NJILGA. For further information, please visit: www.constitutionallawreporter.com.

Labor and Employment Law

The Firm's Labor and Employment Law Group allows for interaction of attorneys in complex labor and employment matters regarding all aspects of labor and management relations, prosecution of disciplinary actions, civil service matter labor negotiations with regard to collective

bargaining agreements, defense of grievances arising out of collective bargaining agreements, interest arbitrations, and unfair labor practice proceedings.

Attorneys within the Labor and Employment Law Group counsel our clients on matters involving the employer/employee relationship, such as employee discipline, grievance processing, civil service rules and regulations, family medical leave, Title VII of the Civil Rights Act of 1964, the Age Discrimination in Employment Act, the American with Disabilities Act, Individuals with Disabilities Education Act, the New Jersey Law Against Discrimination, Conscientious Employee Protection Act, and the Occupational Safety and Health Act.

We also provide training seminars for our clients on a wide range of topics, such as anti-harassment in the workplace and ensuring compliance with the Family and Medical Leave Act, the perils of social media, and the Open Public Records Act. We also frequently send our clients articles and legal alerts pertaining to labor and employment issues and recent cases that are of significant interest to the school boards and other public entities with whom we work.

Scarinci & Hollenbeck LLC would provide all the support necessary to thoroughly handle any labor and employment matter assigned to us. This would include:

- Prosecution of disciplinary matters on the local level and before the Office of Administrative Law;
- Grievance arbitrations;
- Counseling with regard to compliance with State and Federal labor relations and employment laws;
- Labor negotiations with regard to collective bargaining agreements;
- Training on topics involving the employer/employee relationship;
- Defending the BHA in labor and employment matters in both State and Federal Court; and Other related services.

Litigation

Scarinci & Hollenbeck LLC's Litigation Group is comprised of highly qualified and experienced attorneys who can represent clients in all types of general and commercial litigation, ranging from relatively simple contractual matters to litigation involving complex questions of law. The Litigation Group works closely with the Firm's specialty groups, developing strategies that will protect our clients' needs when litigation proves to be the only means of resolving a conflict. The Firm's Litigation Group works with the Firm's public clients, providing services in areas that include tort claims, CEPA claims, LAD, CEPA, ADA matters, Civil Rights §§ 1983 and 1985 matters, personnel matters, and challenges to governmental actions, to name a few.

Our litigation attorneys represent public entities regularly. They have experience prosecuting and defending unique issues presented that are special to public entities. These issues often relate to constitutional claims. Our attorneys have represented the New Jersey Reapportionment Commission in both State and Federal Courts relating to the constitutionality of legislative redistricting. They have represented Federal, State, and local elected officials concerning constitutional claims in both

State and Federal Courts. Our attorneys also have prosecuted State and Federal claims seeking relief for public entities and elected officials predicated upon constitutional issues.

In developing a strategic approach to a disputed matter brought to us by a client, the attorneys in the Litigation Group analyze both the cost and merits of alternative courses of action, including alternative dispute resolution. In complex matters, we are frequently asked to develop budgets for anticipated litigation expenses to guide our clients both in their ongoing business planning and in making strategic decisions as the litigation proceeds. As our clients' goals are defined, we work with them to develop and implement the strategies best suited to achieve their desired results. In every instance, we strive to ensure that our clients' objectives are pursued in an aggressive, imaginative, and cost-effective manner. Our Litigation Group utilizes an internal system of oversight, whereby a designated group of Partners, Counsel, and Senior Associates oversees the work of the other attorneys in the Group to ensure work quality and appropriate billing.

Appellate Practice

At Scarinci & Hollenbeck LLC, our appellate practitioners have gained an intimate knowledge of the appellate process that trial lawyers, who may only occasionally be involved in an appeal, do not possess. Our appellate attorneys also have the advantage of corresponding with colleagues in virtually every area of law, providing them with the breadth of knowledge necessary to assess any appeal appropriately. As a result, we have significant advantages in advising clients whether an appeal is warranted and what their chances of success may be. Our appellate attorneys have represented clients in all levels of appellate advocacy, both State and Federal.

Data Privacy and Artificial Intelligence Law

Scarinci & Hollenbeck LLC provides sophisticated legal counsel in the rapidly evolving areas of data privacy, cybersecurity, and emerging technologies such as artificial intelligence (AI). Our attorneys advise clients on developing robust data protection policies, ensuring compliance with federal and state regulations, and addressing the complex legal and ethical challenges associated with new technologies.

The firm maintains a forward-looking perspective, monitoring legislative and regulatory developments and providing proactive guidance to help clients mitigate risk. Through continuing legal education programs, publications, and client workshops, our attorneys share best practices for managing data responsibly, navigating AI-related challenges, and maintaining compliance in an increasingly digital environment.

Availability

Within the Firm, our public law group is small enough to offer our clients personalized, responsive service; yet large enough to ensure that there will always be an attorney available to provide assistance, even if the responsible attorney was temporarily unavailable. Our Firm is structured in such a way that there will always be an attorney available who is knowledgeable about the engagement and who can provide immediate support. We also make ourselves available to attend

any required or special Counsel meeting. Our clients receive our same commitment to excellent service, regardless of 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 have an excellent support staff of more than fifty professionals who are available to assist our attorneys. Our support staff consists of legal assistants, paralegals, law clerks, and office clerks. When appropriate, we will use support staff to keep fees down. We also have a fully staffed IT department to help ensure that our attorneys perform work for our clients and communicate with them as efficiently as possible, and in remote locations.

Representative 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, special improvement districts 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 serviced many of the same clients for numerous years – some for a decade or more. Below is a representative list of our current public clients:

- Exchange Place Alliance District Management Corporation
- Hoboken Business Alliance
- North Hudson Regional Fire & Rescue (Labor Counsel)
- Bergen, County of (Outside Counsel)
- Bloomfield, Township of (Historic Preservation Commission Counsel)
- Elizabeth Planning Board (Board Counsel)
- Elizabeth 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)
- 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)

Contact References

Scarinci & Hollenbeck LLC acknowledges and accepts that the City of Bayonne reserves the right to reject any or all proposals, in whole or in part, at its sole discretion. Additionally, we consent to the BHA's right to contact any references provided within this proposal for verification and further evaluation purposes.

Christine Fischer
Borough Clerk-Administrator
Borough of South Bound Brook
2 Main Street, Suite 101
South Bound Brook, NJ 08880
Phone: (732) 356-0258
Email: CFischer@southboundbrook.com

Andrew J. Casais
Chief Administrative Officer
Borough of Roselle Park
110 East Westfield Avenue
Roselle Park, NJ 07204
Phone: (908) 245-6222 x1002
Email: acasais@rosellepark.net

Matthew Loper
Director of Planning and Engineering
Somerset County
20 Grove Street, P.O. Box 3000
Somerville, NJ 08876-1262
Phone: (908) 231-7040
Email: EngineeringDiv@co.somerset.nj.us

Sub-Contracted Services

Scarinci Hollenbeck does not anticipate subcontracting any portion of the labor law services to be performed for the BHA. All work will be handled directly by the firm's attorneys and paralegal staff.

If the BHA requests or authorizes the use of any specialized third-party services (e.g., actuarial or technical experts), Scarinci Hollenbeck will secure prior written approval and will remain fully responsible for supervising and coordinating such services.

Union or Non-Union Employees

Scarinci & Hollenbeck LLC employs non-union professional attorneys, paralegals, and administrative staff. While the firm itself is non-union, our attorneys have extensive experience representing both unionized and non-unionized public employers, giving us balanced insight into the issues faced by the Housing Authority of the City of Bayonne.

Resumes of Key Employees



Joseph DeMarco - Partner (Labor, Land Transactions)

Education

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

Bar Admissions

New Jersey

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.

Immediate Relatives of Principals Who Are BHA Employees or Elected Officials

Scarinci & Hollenbeck LLC certifies that no immediate relatives (as defined in the RFQ) of any of the firm's principals, partners, or equity members are currently employed by or hold elected office within the City of Bayonne or the Housing Authority of the City of Bayonne.

If the BHA identifies any potential conflict of interest, Scarinci Hollenbeck will promptly review and disclose any relevant information to ensure full transparency and compliance with the BHA's ethics requirements.

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 as follows:

For general matters \$250/hour for all Counsel/Partners and Associates, and \$175/hour for work performed by paralegals and law clerks.

For Projects with Developer escrows \$395/hour for all Counsel/Partners and Associates, and \$175/hour 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
Redevelopment 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 our services as **Redevelopment 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 via email at jdemarco@sh-law.com. We look forward to hearing from you.

Respectfully submitted,

SCARINCI & HOLLENBECK LLC

/s/ Joseph DeMarco

Joseph DeMarco, Esq., Partner
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, 9th 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: _____

A handwritten signature in blue ink, appearing to be 'JTC', is written over a horizontal line.

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, 9th 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).


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

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"/> COMMERCIAL GENERAL LIABILITY <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"/> AUTOMOBILE LIABILITY <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"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$			Z2YJ951015	2/1/2026	2/1/2027	EACH OCCURRENCE \$5,000,000 AGGREGATE \$5,000,000 \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A				<input type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER 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 For Informational Purpose Only For Informational Purpose Only	CANCELLATION 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 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.

Print or type. See Specific Instructions on page 3.	<p>1 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>SCARINCI & HOLLENBECK, LLC</p>	
	<p>2 Business name/disregarded entity name, if different from above.</p>	
	<p>3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one 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"/> LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) P</p> <p>Note: 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>4 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>3b 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>5 Address (number, street, and apt. or suite no.). See instructions.</p> <p>150 CLOVE RD STE 9</p>	<p>Requester's name and address (optional)</p>
	<p>6 City, state, and ZIP code</p> <p>LITTLE FALLS, N.J. 07424-2139</p>	
	<p>7 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.

Social security number													
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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.

Sign Here	Signature of U.S. person 	Date 5/28/2026
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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.

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