

The Caucus of the Housing Authority of the City of Bayonne was held on Thursday, October 6, 2016 at Noon in the Conference Room located at 549 Avenue A, Bayonne, NJ 07002.

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

Absent: Commissioners Karczewski, Kaczka, and Sinclair-Morris.

Honorable Ludovico Nolfo  
87 Trask Avenue  
Bayonne, New Jersey 07002

Honorable Timothy J. Moriarty  
88 West 31<sup>st</sup> Street  
Bayonne, New Jersey 07002

Honorable Rev. H. Sykes  
28 West 20<sup>th</sup> Street  
Bayonne, New Jersey 07002

Honorable Edward Kaczka  
10 Latourette Place  
Bayonne, New Jersey 07002

Honorable Maria Karczewski  
95 West 39<sup>th</sup> Street  
Bayonne, New Jersey 07002

Honorable Edith Sinclair-Morris  
3 Kennedy Blvd, 2<sup>nd</sup> Floor  
Bayonne, New Jersey 07002

Honorable Antonio Nardini  
109 Avenue A  
Bayonne, New Jersey 07002

Kathleen A. Walrod, Counsel  
700 Plaza Drive Suite 212  
Secaucus, N.J. 07096

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, as additional special meetings of the Authority, generally to be held on the Thursday Noon prior to the second Tuesday of the month.

Very truly yours,

Ludovico Nolfo  
Chairman

The Director went over the Secretary's Report and reviewed all the Resolutions that were on the agenda for the Regular Meeting to be held on Tuesday, October 11, 2016.

The meeting convened at 12:05 PM.

The Regular Meeting of the Housing Authority of the City of Bayonne was held on **Tuesday, October 11, 2016 at 1:00 P.M.** in the Thomas Wojslawowicz Room located at 549 Avenue A, Bayonne, N.J. 07002.

Chairman Nolfo asks for a moment of silence for Commissioner Edith Sinclair-Morris.

Executive Director John Mahon called the roll and the following were present: Chairman Nolfo, Vice Chairman Sykes, Commissioners Moriarty, Nardini. Also in attendance was Kathleen A. Walrod, Esq.

Assistant Executive Director moved to dispense with the reading of the minutes of the previous full Agenda Meeting of September 13, 2016 in view of the fact that each Commissioner received a copy of these minutes. Motion made by Vice Chairman Sykes and seconded by Commissioner Moriarty.

**AYES:** Chairman Nolfo, Vice Chairman Sykes, Commissioners Moriarty, Nardini.  
**NAYS:** None.

**Members of the Board:**

A Resolution declaring the property located at 19 East 19<sup>th</sup> Street to be obsolete and to be used to fulfill any requirements for such a declaration in a Demolition Disposition application with HUD.

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A Resolution approving the Annual Meeting and Caucus Meeting dates for the year 2017 is being prepared for your consideration.

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On Thursday, September 8, 2016 at 11:00 a.m. proposals were received and opened for Installing emergency generators at NJ 12-3 Centerville Gardens and 12-4 LaTourette Gardens from the following:

**PROPOSER**

- DAL Design Group of Bayonne, NJ
- Remington, Vernick & Arango Engineers of Secaucus, NJ
- Arris Engineering Group of Plains, PA
- DLB Associates of Eatontown, NJ
- EGR Engineering of \_\_\_\_\_

A Resolution awarding a contract to Arris Engineering Group for A/E Services to is being prepared for your consideration.

\* \* \* \* \*

A Resolution authorizing to advertise and solicit proposals for A/E Services for exterior concrete repairs and painting 24 & 50 East 21<sup>st</sup> Street is being prepared for your consideration.

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Resolution authorizing to advertise and solicit proposals for A/E Services for updating elevator controls at 24 & 50 East 21<sup>st</sup> Street is being prepared for your consideration.

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Resolution authorizing to advertise and solicit proposals for A/E Services for new hot water heaters and circulating pumps for various sites is being prepared for your consideration.

\* \* \* \* \*

Resolution authorizing Bayonne Housing Authority Executive Director to sign Certificate of Completion and three Quit Claim Deeds.

- a. Certificate of Completion
- b. Quit Claim Deed 15-19 East 23<sup>rd</sup> Street, Bayonne, NJ Block 198 Lot 1
- c. Quit Claim Deed 15-19 East 23<sup>rd</sup> Street, Bayonne, NJ Block 198 Lot 1
- d. Quit Claim Deed 15-19 East 23<sup>rd</sup> Street, Bayonne, NJ Block 198 Lot 1

\* \* \* \* \*

On Tuesday, April 14, 2016 at 10:30 AM bids were received and opened for **19 EAST 19<sup>th</sup> STREET DEMOLITION** from the following:

**BIDDER**

Tricon Enterprises Inc, Keyport

**BID AMOUNT**

\$250,000

Caravella Demolition Inc, East hanover	\$199,000
Two Brothers Contracting Inc, Totowa	\$334,700
Yannuzzi Group, Kinnelon	\$252,000
Control Services, Bayonne	\$209,860
RVT Construction, Paterson	\$231,000
Helios Construction, Ocean	\$253,000

A Resolution awarding a contract to Control Services of Bayonne, New Jersey for Demolition of 19 East 19<sup>th</sup> Street is being prepared for your consideration.

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Respectfully submitted,

John T. Mahon  
Executive Director

**The following Resolution was introduced by Chairman Nolfo read in full and considered:**

**(6347) WHEREAS**, the Housing Authority of the City of Bayonne had previously determined that the Authority property at 19 East 19<sup>th</sup> Street was no longer viable to the public housing program due to age and the condition of the building and it would be cost prohibitive to bring the property up to the standards desired by the Authority and **WHEREAS**, through an RFP process has agreed to sell the property at 19 East 19<sup>th</sup> Street after it was named as part of a Redevelopment Area and **WHEREAS**, as a result of the property at 19 East 19<sup>th</sup> Street being obsolete for the purposes of the public housing program, the Authority wishes to submit a Demolition/Disposition to HUD to remove the property from the Public Housing program and **WHEREAS**, part of the process for the application process is to declare the property at 19 East 19<sup>th</sup> Street obsolete and **WHEREAS**, the Authority declared the property obsolete by actions taken in relation to the property at 19 East 19<sup>th</sup> Street **NOW THEREFORE BE IT RESOLVED**, that the Housing Authority of the City of Bayonne hereby ratifies previous actions to declare the property at 19 East 19<sup>th</sup> Street to be obsolete and **BE IT FURTHER RESOLVED**, that this ratification of the declaration of the property located at 19 East 19<sup>th</sup> Street to be obsolete be used to fulfill any requirements for such a declaration in a Demolition Disposition application with HUD.

**CARRIED.**

**AYES:** Chairman Nolfo, Vice Chairman Sykes, Commissioners Moriarty, Nardini.

**NAYS:** None.

**(6348) WHEREAS**, the Housing Authority of the City of Bayonne (the “Authority”) has determined that, given the nature and extent of the items discussed and voted upon at its regular meetings, it would be in the Authority’s best interests to adopt a consent agenda format for the purpose of conducting one vote on all routine and un-debated matters; **WHEREAS**, the Authority’s Commissioners have reviewed the items listed on the printed agenda, and determined that all, (except resolutions numbered \_\_\_\_\_) shall be voted on together with one vote, and **WHEREAS**, all Commissioners in attendance at this Regular Meeting of the Authority are in agreement with this determination, **NOW THEREFORE BE IT RESOLVED**, that the resolutions numbered 1-8 are hereby adopted, effective immediately, based upon the single vote of the Commissioners.

**CARRIED.**

**AYES:** Chairman Nolfo, Vice Chairman Sykes, Commissioners Moriarty, Nardini.

**NAYS:** None.

**(6349) WHEREAS**, the Housing Authority of the City of Bayonne (the “Authority”) prepares and publishes notice of the times and place of its regular caucus and meeting dates on an annual basis; and **WHEREAS**, ordinarily, the Authority holds its regular meetings on the second Tuesday of each month and its caucuses on the previous Thursday; and **WHEREAS**, the Authority’s Executive Director has prepared the 2017 schedule of caucus and regular meeting dates which differs in some cases from the Authority’s ordinary schedule; and **WHEREAS**, the Board of Commissioners, having reviewed said 2017 Annual Meeting Notice, approve the same and authorize the Authority to meet on the dates, which do not comport with the Authority’s ordinary schedule; **NOW, THEREFORE, BE IT RESOLVED** by the Commissioners of the Authority that the Authority hereby approves the 2017 Annual Meeting Schedule in the form presented at this meeting; and **BE IT FURTHER RESOLVED**, the Authority hereby authorizes and directs the appropriate officers to publish the said Annual Meeting Notice in accordance with applicable law.

**CARRIED.**

**AYES:** Chairman Nolfo, Vice Chairman Sykes, Commissioners Moriarty, Nardini.

**NAYS:** None.

**(6350) WHEREAS**, in accordance with the United States Department of Housing and Urban Development (“HUD”) procurement of professional services, the Housing Authority of the City of Bayonne (the “Authority”) on Monday, August 4<sup>th</sup>, 2016 published in **THE JERSEY JOURNAL**, a Request for Proposals (the “RFP”) for Architectural/Engineering Services (the “A/E Services”) in connection with the following project:

**INSTALLING EMERGENCY GENERATORS AT NJ 12-3 CENTERVILLE GARDENS AND 12-4 LATOURETTE GARDENS**

**WHEREAS**, as of the **11:00 AM September 8, 2016** deadline for receipt of proposals in response to the RFP, the following Architectural/Engineering firms submitted proposals as follows:

**ARCHITECTURAL/ENGINEERING FIRMS**

DAL Design Group of Bayonne, NJ  
Remington, Vernick & Arango Engineers of Secaucus, NJ  
Arris Engineering Group of Plains, PA  
DLB Associates of Eatontown, NJ  
EGR Engineering of \_\_\_\_\_

**WHEREAS**, the Authority's Executive Director has evaluated the proposals received based on evaluation criteria included in the RFP and recommends that the Authority accept the proposal of Arris Engineering Group of Plains, PA to perform the A/E Services, 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,

**NOW THEREFORE BE IT RESOLVED BY THE COMMISSIONERS OF THE AUTHORITY**, that the proposal of Arris Engineering Group of Plains, PA is hereby accepted, with the understanding that any condition or provision contained in the proposal, which is inconsistent with the Authority's Standard Agreement for Professional Architects/Engineers Services (the "Agreement") and the RFP, is not accepted, and

**BE IT FURTHER RESOLVED**, that the Authority's appropriate officers are hereby authorized and directed to enter into the Agreement with Arris Engineering Group of Plains, PA to perform said A/E Services, and

**BE IT FURTHER RESOLVED**, that in accordance with the New Jersey Local Publish Law Contracts Law, N.J.S.A. 40A:11 et seq., the hiring of Arris Engineering Group of Plains, PA to provide the A/E Services, including the nature, service, duration and amount of the contract and a statement that the contract and the hiring resolution are available for public inspection, shall be published as a legal notice once in a newspaper authorized by law to publish such notice.

**CARRIED.**

**AYES:** Chairman Nolfo, Vice Chairman Sykes, Commissioners Moriarty, Nardini.

**NAYS:** None.

**(6351) RESOLVED**, that the Executive Director of the Housing Authority of the City of Bayonne be authorized to advertise and solicit for proposals for:

**EXTERIOR CONCRETE REPAIRS AND PAINTING AT 24 EAST 21<sup>ST</sup> STREET  
AND 50 EAST 21<sup>ST</sup> STREET**

**CARRIED.**

**AYES:** Chairman Nolfo, Vice Chairman Sykes, Commissioners Moriarty, Nardini.

**NAYS:** None.

**(6352) RESOLVED**, that the Executive Director of the Housing Authority of the City of Bayonne be authorized to advertise and solicit for proposals for:

**UPDATING ELEVATOR CONTROLS AT 24 EAST 21<sup>ST</sup> STREET AND 50 EAST  
21<sup>ST</sup> STREET**

**CARRIED.**

**AYES:** Chairman Nolfo, Vice Chairman Sykes, Commissioners Moriarty, Nardini.

**NAYS:** None.

**(6353) RESOLVED**, that the Executive Director of the Housing Authority of the City of Bayonne be authorized to advertise and solicit for proposals for:

**NEW HOT WATER HEATERS AND CIRCULATING PUMPS FOR VARIOUS  
SITES**

**CARRIED.**

**AYES:** Chairman Nolfo, Vice Chairman Sykes, Commissioners Moriarty, Nardini.

**NAYS:** None.

**(6354) RESOLVED**, that the Executive Director of the Housing Authority of the City of Bayonne be authorized to sign the following documents:

1. Certificate of Completion;
2. Quit Claim Deed with respect to prior Deed to Church-Park Homes dated May 4, 1973 and recorded in the Hudson County Register's Office on May 31, 1973 in Deed Book 3142, Page 489;
3. Quit Claim Deed with respect to prior Deed to St. Michael's R.C. Church dated April 24, 1975 and recorded in the Hudson County Register's Office on April 25, 1975 in Deed Book 3183, Page 490;
4. Quit Claim Deed with respect to prior Deed to St. Michael The Archangel Lithuanian Roman Catholic Church dated April 20, 1976 and recorded in the Hudson County Register's Office on April 28, 1976 in Deed Book 3203, Page 1109;

**CARRIED.**

**AYES:** Chairman Nolfo, Vice Chairman Sykes, Commissioners Moriarty, Nardini.

**NAYS:** None.

**(6355) WHEREAS**, the Housing Authority of the City of Bayonne (the "Authority") publicly advertised an Invitation for Bids (the "Invitation") in THE JERSEY JOURNAL on Monday, March 21, 2016 for **DEMOLITION OF 19 EAST 19<sup>TH</sup> STREET the ("Project") and**

**WHEREAS**, the Invitation for Bids provided interested parties with information on how to acquire plans and specifications (the "Specifications") for the Project and indicated

that the bids would be received and opened at 10:30 A.M. on Tuesday, April 14, 2016 whereupon the bids were opened at the Authority's office and read aloud as follows:

<b><u>BIDDER</u></b>	<b><u>BID AMOUNT</u></b>
Tricon Enterprises Inc, Keyport	\$250,000
Caravella Demolition Inc, East hanover	\$199,000
Two Brothers Contracting Inc, Totowa	\$334,700
Yannuzzi Group, Kinnelon	\$252,000
Control Services, Bayonne	\$209,860
RVT Construction, Paterson	\$231,000
Helios Construction, Ocean	\$253,000

**WHEREAS**, by letter to the Authority's Executive Director, Mr. John T. Mahon, DAL Design Group of Bayonne, NJ the Authority's Architect for the project, stated that his review of Control Service's bid, indicated that the bidder was a responsible contractor and recommended that the Authority award a contract for the referenced project to this Contractor,

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

**BE IT FURTHER RESOLVED BY THE COMMISSIONERS OF THE AUTHORITY** that its appropriate officers are hereby authorized and directed to enter into a contract with Control Services of Bayonne, New Jersey to perform the Project in the amount of **\$209,860**.

**CARRIED.**

**AYES:** Chairman Nolfo, Vice Chairman Sykes, Commissioners Moriarty, Nardini.

**NAYS:** None.

**(6356) 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.

**CARRIED.**

**AYES:** Chairman Nolfo, Vice Chairman Sykes, Commissioners Moriarty, Nardini.

**NAYS:** None.

The Chairman opened the floor to anyone in the audience.

Hearing and seeing nobody, motion made by Vice Chairman Sykes and seconded by Commissioner Moriarty to adjourn. The meeting was then adjourned at 1:05 p.m.