

7762

The Caucus Meeting of the Housing Authority of the City of Bayonne was held on Thursday, March 6, 2014 at Noon in the Conference Room located at 549 Avenue A, Bayonne, NJ 07002.

The Secretary called the roll and the following were present:

Chairman Nolfo, Vice Chairman Sykes, Commissioners Kaczka, Moriarty and Commissioner Karczewski phoned in for the meeting.

Also in attendance Kathleen Walrod, Counsel.

Absent: Commissioner Olender and Commissioner Pacyna.

Chairman Nolfo moved to dispense with the reading of the minutes of the previous meeting. Full Agenda Meeting of February 11, 2014, in view of the fact that each Commissioner received a copy of these minutes and to excuse Commissioner Pacyna from attendance at the Regular Meeting.

Seconded by Commissioner Olender

Passed unanimously.

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

Honorable Ludovico Nolfo  
87 Trask Avenue  
Bayonne, N.J. 07002

Honorable Maria Karczewski  
95 West 39<sup>th</sup> Street  
Bayonne, N.J. 07002

Honorable Rev. H. Gene Sykes  
28 West 20<sup>th</sup> Street  
Bayonne, N.J. 07002

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

Honorable Edward Kaczka  
10 Latourette Place  
Bayonne, NJ 07002

Honorable Louis Pacyna  
41 East 31<sup>st</sup> Street  
Bayonne, N.J. 07002

Kathleen A. Walrod, Esq.  
1271 Paterson Plank Road  
Secaucus, N.J. 07094

Very truly yours,

  
Ludovico Nolfo  
Chairman

The meeting convened at 12:00 Noon

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, March 18, 2014 at 1:00 P.M.

7763

The Regular Meeting of the Housing Authority of the City of Bayonne will be held on **Tuesday, March 18, 2014 at 1:00 P.M.** in Thomas Wojslawowicz Room, located at 549 Avenue A, Bayonne, New Jersey 07002.

The Chairman called the roll and the following were present:

Chairman Nolfo	Commissioner Karczewski
Vice Chairman Sykes	Commissioner Moriarty
Commissioner Kaczka	Commissioner Olender
Commissioner Pacyna	

Also in attendance was Kathleen A. Walrod, Counsel.

Chairman Nolfo moved to dispense with the reading of the minutes of the previous meeting. Full Agenda Meeting of February 11, 2014, in view of the fact that each Commissioner received a copy of these minutes and to excuse Commissioner Olender. Passed unanimously.

Members of the

A Resolution authorizing to enter into an agreement with Perth Amboy Housing Authority for Section 8 and Public Housing Support Services.

\* \* \* \* \*

On Thursday, March 6, 2014 at 10:30 a.m. bids were opened and read aloud for Turnover Painting and Plastering of Vacated Apartments from the following:

<b>BIDDER</b>	<b>BID AMOUNT</b>
Shamrock Maintenance Co., Inc. of Bogota, NJ	\$130,680
Peninsula Painting & Property LLC of Bayonne, NJ	\$131,080
RML Corp of Carlstadt, NJ	\$574,120
Altec Building Systems Corp of Pt. Pleasant, NJ	\$564,400 (late)

A Resolution awarding a contract to Shamrock Maintenance Co., Inc. of Bogota, NJ is being prepared for your consideration.

\* \* \* \* \*

On Thursday, March 6, 2014 at 11:15 a.m. bids were opened and read aloud for Exceptional Services Bed Bug Elimination from the following:

<b>BIDDER</b>	<b>BID AMOUNT</b>
Mitebusters of Union City, NJ	\$ 1,367
Emergency Pest Control of West Orange, NJ	\$20,160

A Resolution awarding a contract to Mitebusters of Union City, NJ is being prepared for your consideration.

\* \* \* \* \*

7764

On Thursday, March 6, 2014 at 11:00 a.m. bids were opened and aloud for Pest Control Services from the following:

<b>BID AMOUNT</b>	<b>BID AMOUNT</b>
Mitebusters of Union City, NJ	\$37,999
Emergency Pest Control of West Orange, NJ	\$41,990

A Resolution awarding a contract to Mitebusters of Union City, NJ is being prepared for your consideration.

\*\*\*\*\*

On Thursday, March 6, 2014 at 10:30 a.m. proposals were received and opened for Special Legal Services from the following:

**PROPOSER**  
 Mc Manimon-Scotland-Baumann, LLC of Roseland, NJ  
 Joseph M. Wenzel of Clifton, NJ

A Resolution awarding a contract to Mc Manimon-Scotland-Baumann, LLC of Roseland, NJ is being prepared for your consideration.

\*\*\*\*\*

A Resolution authorizing the renewal of contract for the Authority's Right to Know to Rullo & Juliet Associated is being prepared for your consideration.

\*\*\*\*\*

A Resolution authorizing the ratification of Emergency Snow Removal Services is being prepared for your consideration.

\*\*\*\*\*

A Resolution authorizing the Family Leave for Peter Gilson (Laborer) from February 20, 2014 not to exceed 12 weeks is being prepared for your consideration.

\*\*\*\*\*

A Resolution authorizing to solicit proposals for Concrete and Asphalt repairs due to winter weather is being prepared for your consideration.

\*\*\*\*\*

7765

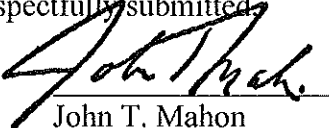
A Resolution authorizing to solicit and receive bids for one sedan and one pick-up truck is being prepared for your consideration.

\*\*\*\*\*

\*\*\*\*\*

\*\*\*\*\*

Respectfully submitted,



John T. Mahon  
Executive Director

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

**(6107) 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 undebated 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 with one vote,

**WHEREAS**, all Commissioners in attendance at this Regular Meeting of the Authority are in agreement with this determination,

**RESOLVED**, that the resolutions numbered 1-11 are hereby adopted, effective immediately, based upon the single vote of the Commissioners.

**CARRIED**

**AYES:** Chairman Nolfo, Vice Chairman Sykes, Commissioners Kaczka, Karczewski, Moriarty, Olender and Pacyna.

**NAYS:** None.

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

**(6108) RESOLVED**, that the Executive Director be authorized to enter into an agreement with Perth Amboy Housing Authority for Section 8 and Public Housing Support Services.

**CARRIED.**

**AYES:** Chairman Nolfo, Vice Chairman Sykes, Commissioners Kaczka, Karczewski, Moriarty, Olender and Pacyna.

**NAYS:** None.

The following Resolution was introduced Commissioner Karczewski read in full and considered:

**(6109) 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 12, 2012** for:

**APARTMENT TURNOVER PAINTING AND PLASTERING AT THE FOLLOWING SITES: NJ12-1, NJ12-2, NJ12-3, NJ12-4, NJ12-5, NJ12-6A, NJ12-7, NJ12-8, NJ12-9, NJ12-11, POST ROAD GARDENS and BRIDGEVIEW MANOR (the "Project"), and**

**WHEREAS**, the Invitation provided interested parties with information on services required for the Project and indicated that the bids would be received and opened **at 10:30 a.m. Thursday, March 6, 2014**, and

**WHEREAS**, bids for the Project were opened at the Authority's office at the time and date specified and read aloud as follows:

<b>BIDDER</b>	<b>BID AMOUNT</b>
Shamrock Maintenance of Bogotá, NJ	\$130,680
Peninsula Painting & Property Maintenance LLC of Bayonne, NJ	\$131,080
RML Construction Inc. of Carlstadt, NJ	\$574,120
Altec Building Systems Corp of Pt. Pleasant, NJ	\$564,400 (late)

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

**WHEREAS**, the Authority's Executive Director has stated that his review of **Shamrock Maintenance Co., Inc. of Bogota, NJ** bid indicated that it was the lowest bid, based upon the formula provided in the bid materials, and the bidder was a responsible contractor; 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 **Shamrock Maintenance Co., Inc. of Bogota, N. J.** in the amount of **\$130,680**.

**CARRIED.**

**AYES:** Chairman Nolfo, Vice Chairman Sykes, Commissioners Kaczka, Karczewski, Moriarty, Olender and Pacyna.

**NAYS:** None.

The following Resolution was introduced by Commissioner Karczewski read in full and considered:

**(6110) WHEREAS**, by a Invitation to Bid published on Monday, February 10, 2014 in **THE JERSEY JOURNAL**, the Housing Authority of the City of

7767

Bayonne (the "Authority") publicly advertise for bids to provide the Authority's Exceptional Services for Bed Bug Elimination at **NJ12-1, NJ12-2, NJ12-3, NJ12-4, NJ12-5, NJ12-6A, NJ12-6B, NJ12-7, NJ12-8, NJ12-9, NJ12-11, Post Road Gardens and Bridgeview Manor** (the "Services") at all properties owned by the Authority for the period of one year commencing April 1, 2014 and terminating March 31, 2015; and

**WHEREAS**, the Authority prepared specifications for the Services, which specifications included the requirements for bids; and

**WHEREAS**, bids were received up to 11:15 A.M. on March 6, 2014 at the Authority's office, whereupon they were opened and read aloud as follows:

<b>NAME OF BIDDER</b>	<b>BID AMOUNT</b>
Mite busters, LLC of Union City, NJ	\$ 1,367
Emergency Pest Control of Orange, NJ	\$20,160

**WHEREAS**, the bid of Mitebusters of Union City, NJ was the lowest responsible bid and conformed to the specifications and qualified,

**NOW THEREFORE BE IT RESOLVED** that the award be made to Mitebusters of Union City, NJ for extermination services at all Authority locations and properties, in the amount **\$1,367**.

**CARRIED.**

**AYES:** Chairman Nolfo, Vice Chairman Sykes, Commissioners Kaczka, Karczewski, Moriarty, Olender and Pacyna.

**NAYS:** None.

The following Resolution was introduced by Commissioner Olender read in full and considered:

(6111) **WHEREAS**, by a Invitation to Bid published on Monday, February 10, 2014 in **THE JERSEY JOURNAL**, the Housing Authority of the City of Bayonne (the "Authority") publicly advertise for bids to provide the Authority's Pest Control Services (the "Services") at all properties owned by the Authority for the period of one year commencing April 1, 2014 and terminating March 31, 2015; and

**WHEREAS**, the Authority prepared specifications for the Services, which specifications included the requirements for bids; and

**WHEREAS**, bids were received up to 11:00 A.M. on March 18, 2014 at the Authority's office, whereupon they were opened and read aloud as follows:

<b>NAME OF BIDDER</b>	<b>BID AMOUNT</b>
Mitebuster of Union City, NJ	\$ 37,999
Emergency Pest Control of Orange, NJ	\$ 41,990

**WHEREAS**, the bid of **Mitebusters LLC of Union City, NJ** was the lowest responsible bid and conformed to the specifications and qualified, **NOW THEREFORE BE IT RESOLVED** that the award be made to **Mitebusters LLC of Union, NJ** for extermination services at all Authority locations and properties, in the amount **\$37,999**.

**CARRIED.**

**AYES:** Chairman Nolfo, Vice Chairman Sykes, Commissioners Kaczka, Karczewski, Moriarty, Olender and Pacyna.

**NAYS:** None.

The following Resolution was introduced by Commissioner Olender read in full and considered:

**(6112) WHEREAS**, in order to comply with professional procurement requirements of 24 CFR 85.36 and HUD's PIH Notice 90-47, the Authority published a notice in **THE JERSEY JOURNAL** on Thursday, February 20, 2014, requesting attorney and law firms to submit proposals to provide **SPECIAL LEGAL SERVICES** to the Authority ("RFP"); and

**WHEREAS**, at **10:30 a.m., March 6, 2014** proposals were received and the Authority's Executive Director opened the proposals from the following:

**PROPOSER**

McManimon Scotland Baumann of Roseland, NJ  
Joseph M. Wenzel of Clifton, NJ

**WHEREAS**, the Authority's Executive Director has evaluated the proposals received based on evaluation criteria included in the RFP, which included, but not limited to price, and recommends that the Authority accept the proposal of **Mc Manimon-Scotland-Baumann of Roseland, NJ**, based upon its receiving the highest evaluation score, and

**WHEREAS**, it is the conclusion of the Commissioners of the Authority that, based upon the proposal submitted by **Mc Manimon-Scotland-Baumann of Roseland, NJ**, as evaluated by the Executive Director, the selection of **Mc Manimon-Scotland-Baumann of Roseland, NJ** to provide **Special Legal Services** to the Authority is in the best interest of the Authority; 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

**WHEREAS**, the Local Public Contracts Law of the State of New Jersey, N.J.S.A. 40A:11-1 et seq., requires that the resolution authorizing the award of a contract for "Professional Services" without competitive bids and the contract itself must be available for public inspection;

**NOW THEREFORE BE IT RESOLVED**, that the appropriate officers of the Authority are authorized and directed to execute the form of contract providing for the **Special Legal Services with Mc Manimon-Scotland-Baumann of Roseland, NJ** at an hourly rate of **\$220 per hour** (attorneys) and **\$135 per hour** (paralegals) for the period from **March 18, 2014 to March 17, 2015**, and be it further

**RESOLVED**, that this contract has been awarded under competitive proposal procurement procedures, as more fully described at 24 CFR 85.36 and PIH Notice 90-47, and as a "Professional Services" was not required to be bid under New Jersey Local Public Contracts Law, and that a notice of this action shall be published once in an appropriate newspaper of general circulation.

**CARRIED.**

**AYES:** Chairman Nolfo, Vice Chairman Sykes, Commissioners Kaczka, Karczewski, Moriarty, Olender and Pacyna.

**NAYS:** None.

The following Resolution was introduced by Commissioner Olender read in full and considered:

(6113) **WHEREAS**, the Housing Authority of the City of Bayonne is required to follow appropriate laws of the State of New Jersey

**WHEREAS**, "Right to Know" laws must be followed and

**WHEREAS**, Rullo & Juillet Associates, Inc. have performed "Right to Know" related tasks as per requirements of the law and

**WHEREAS**, Rullo & Juillet Associates, Inc. has the expertise and knowledge of the Authority needed to perform the tasks required by New Jersey State Law,

**NOW THEREFORE BE IT RESOLVED** that the Authority retains Rullo & Juillet Associates, Inc. for the amount of **\$5,089** to conduct a physical inventory, the updating of central files for each building for the 2014 survey.

**CARRIED.**

**AYES:** Chairman Nolfo, Vice Chairman Sykes, Commissioners Kaczka, Karczewski, Moriarty, Olender and Pacyna.

**NAYS:** None.



7770

The following Resolution was introduced by Commissioner Moriarty read in full and considered:

**(6114) RESOLVED**, that the Executive Director be authorized to ratify Emergency Snow Removal Services.

**CARRIED.**

**AYES:** Chairman Nolfo, Vice Chairman Sykes, Commissioners Kaczka, Karczewski, Moriarty, Olender and Pacyna.

**NAYS:** None.

The following Resolution was introduced by Commissioner Kaczka read in full and considered:

**(6115) WHEREAS**, the Housing Authority of the City of Bayonne has received a accordance with the Authority's Family Medical Leave Act Policy and applicable N.J. & Federal Law, now therefore be it

**RESOLVED**, that Peter Gilson be granted a Family Medical Leave from February 10, 2014 and to exceed 12 weeks.

**CARRIED.**

**AYES:** Chairman Nolfo, Vice Chairman Sykes, Commissioners Kaczka, Karczewski, Moriarty, Olender and Pacyna.

**NAYS:** None.

The following Resolution was introduced by Commissioner Kaczka read in full and considered:

**(6116) RESOLVED**, that the Executive Director be authorized to solicit for proposals for:

**CONCRETE AND ASPHALT REPAIRS DUE TO WINTER WEATHER**

**CARRIED.**

**AYES:** Chairman Nolfo, Vice Chairman Sykes, Commissioners Kaczka, Karczewski, Moriarty, Olender and Pacyna.

**NAYS:** None.

The following Resolution was introduced Commissioner Pacyna read in full and considered:

**(6117) RESOLVED**, that the Executive Director be authorized to solicit for bids for:

**ONE SEDAN AND ONE PICK-UP TRUCK**

**CARRIED.**

**AYES:** Chairman Nolfo, Vice Chairman Sykes, Commissioners Kaczka, Karczewski, Moriarty, Olender and Pacyna.

**NAYS:** None.

7771

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

**(6118) 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 Kaczka, Karczewski, Moriarty, Olender and Pacyna.

**NAYS:** None.

Chairman Nolfo: The meeting is now open to the public. Kindly state your name and address for the record.

Ms. Angel Farag 152 S Bridge St. Apt. 58A Somerville, NJ  
The comments were inaudible basically due to the accent.

Chairman Nolfo: The BHA will review and make a decision and will respond in writing.

Vice Chairman Sykes: We will not make a decision today.

John T. Mahon: The Board will respond.

Linda Kelly, 41 Zaleski Drive, Sayreville, NJ 08872 I'm here today for my Mom. She is suffering from depression and I want a fob so I can get into her apartment whenever I come to Bayonne. I live in Sayreville I need the fob so I can have access into her apartment. I have to be able to come in at any time. I need to know that I can pop in any time of the day or night. My husband is a Jersey City Police Officer and he would come in and check on her too. I want a responsible way to get my self in and not to call 911 or the Fire Dept. or Police Dept. just to see if she is ok.

I don't feel like I should call 911 every time I want to get in. I just want to make sure she ok.

Sometimes she lies down and is not able to press the button.

John Mahon said that if she's lying in bed and can't press the button then that's an emergency.

Linda Kelly: it's not an emergency; she is just not in the right state of mind.

I do have power of attorney. I just need to make sure she is cared for properly, Someone from the office said put your self on the lease I can't I don't live here.

Chairman Nolfo said we will discuss and get back to you in writing.  
Give your address to Ms. Ava Mitchell.

7772

The following Resolution was read in full and considered:

(6119)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 for contract negotiations, and be it further

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

Will be going into an executive session. No action will be taken and the meeting will be closed just so the public knows no action and no public vote.

Signed off by the Chairman Nolfo

Seconded: Commissioner Moriarty.

All in favor.

We will now adjourn and go into an Executive Session at 1:45 p.m.