

The Caucus of the Housing Authority of the City of Bayonne was to be held on Thursday, March 8, 2018 at Noon in the Conference Room located at 549 Avenue A, Bayonne, NJ 07002. It was cancelled due to inclement weather conditions.

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

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 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 Regular Meeting of the Housing Authority of the City of Bayonne was held on **Tuesday, March 13, 2018 at 1:00 P.M.** in the Thomas Wojslawowicz Room located at 549 Avenue A, Bayonne, N.J. 07002.

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

Executive Director moved to dispense with the reading of the minutes of the previous full Agenda Meeting of January 18, 2018 in view of the fact that each Commissioner received a copy of these minutes. Motion made by Commissioner Moriarty and seconded by Vice Chairman Sykes.

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

**NAYS:** None.

**Members of the Board:**

A Resolution entering into an interlocal agreement with Perth Amboy Housing Authority for Section 8 and Public Housing Support Services.

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

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A Resolution authorizing Change Order No. 2 for **William J. Guarini, Inc.** to **install/relocate new exhaust flues and to credit the Authority for work not performed related to the installation of barometric dampers** in the amount of **\$6,610.00.00** is being prepared for your consideration.

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Resolution for promotion for Robert Serafino in the maintenance department.

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A Resolution to adopt the Smoke-Free Policy, Indoor Air Quality Policy, Written Hazard Communication Policy, and Campaigning Policy.

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A Resolution authorizing to advertise and solicit proposals for A/E Services for water booster pumps at all sites.

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A Resolution authorizing to advertise and solicit proposals for appraisal services.

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A Resolution entering into an agreement with National Tenant Network (NTN) for criminal background check services

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A Resolution authorizing various amendments to the Authority’s campaigning policy.

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Respectfully submitted,

John T. Mahon  
Executive Director

**(6469) 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 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 **6469, 6470, 6471, 6472, 6473, 6474, 6475, 6476, 6477, and 6478** are hereby adopted, effective immediately, based upon the single vote of the Commissioners.

(6470) **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.

(6471) **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 Director is authorized to retain Rullo & Juillet Associates, Inc. for an amount not to exceed **\$10,000** to conduct a physical inventory, the updating of central files for each building, for the 2017 survey.

(6472) **WHEREAS**, the Housing Authority of the City of Bayonne (the “Authority”) on April 6, 2017 adopted Resolution No. 6391 authorizing an A/E contract with William J. Guarini, Inc. for the installation of new hot water heaters at all sites; and  
**WHEREAS**, during the prosecution of the work, the Authority determined that the Housing Authority required additional work concerning the installation of new hot water heaters at Constable Hook Village (NJ 12-7); and  
**WHEREAS**, in order to make the required additional work and revision, the Architect proposed a Change Order No. 2 to the Project at a total additional cost to the Authority of \$6,610.00 requested by the Authority with respect to the original contract to install/relocate new exhaust flues and to credit the Authority for work not performed related to the installation of barometric dampers;  
**NOW THEREFORE BE IT RESOLVED** by the Commissioners of the Authority, that the Authority hereby authorizes Change Order No. 2 in the amount of \$6,610.00 to William J. Guarini, Inc. for architectural and engineering services.

(6473) **RESOLVED**, that the following be appointed to the permanent position in accordance with the rules and regulations of the New Jersey Department of Personnel and the Personnel Policy of the City of Bayonne effective **March 1<sup>st</sup>, 2018**.

**Robert Serafino**  
Supervising Maintenance Repairer

(6474) **WHEREAS**, from time to time the Bayonne Housing Authority, through regulation, law, or necessity, is required to update and amend its policies and leases;  
**NOW THEREFORE BE IT RESOLVED** that the following policies be updated or adopted and appropriate lease addendums also be adopted.  
**BE IT FURTHER RESOLVED** that the Board of Commissioners hereby authorizes and directs the appropriate Housing Authority staff to enforce and execute the Policies and Lease Addendum listed:

**Public Housing Smoke Free Policy and Lease Addendum**

**Indoor Air Quality Policy**

**Written Hazard Communication Policy**

**Campaigning Policy**

**(6475) RESOLVED**, that the Executive Director of the Housing Authority of the City of Bayonne be authorized to advertise and solicit proposals for A/E services for:

**WATER BOOSTER PUMPS FOR ALL SITES**

**(6476) WHEREAS**, one of the responsibilities of the Bayonne Housing Authority is to establish appropriate screening procedures for applicants and existing tenants; and  
**WHEREAS**, the Bayonne Housing Authority attempts to conduct such screening in the most efficient and cost effective means.  
**NOW THEREFORE BE IT RESOLVED** that the Bayonne Housing Authority enter into an agreement with National Tenant Network (NTN) for criminal background check services.

**(6477) WHEREAS**, one of the responsibilities of the Bayonne Housing Authority is to establish appropriate screening procedures for applicants and existing tenants; and  
**WHEREAS**, the Bayonne Housing Authority attempts to conduct such screening in the most efficient and cost effective means.  
**NOW THEREFORE BE IT RESOLVED** that the Bayonne Housing Authority enter into an agreement with National Tenant Network (NTN) for criminal background check services.

**(6478) 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.

**VOTE ON RESOLUTIONS: 6469, 6470, 6471, 6472, 6473, 6474, 6475, 6476, 6477, and 6478.**  
**AYES:** Chairman Nolfo, Vice Chairman Sykes, Commissioners Moriarty, Kaczka, Karczewski, and Nardini.  
**NAYS:** None.  
**CARRIED.**

The Chairman opened the floor to anyone in the audience. No response.

**Kathleen Walrod:** Mr. Aziz, the question is if you want to address the board. You can have a seat Mr. Aziz. Mr. Aziz has written up his appeal to the board. He's saying that he's resided in an apartment located at 535 Avenue A since 2003. He suffers from medical conditions such as COPD and congestive heart failures which are aggravated by fumes from his kitchen and that he coughs, wheezes, and has shortness of breath. He applied requesting a transfer for a 1 bedroom apartment. The Housing Authority approved him a transfer for a 1 bedroom apartment and put him on a waiting list. On June 15, 2017, he was sent a letter that he would be transferred to a 1 bedroom unit at 30 East 50<sup>th</sup> Street. He has a hard situation that prevented him from transferring him to that location for certain reasons being that he doesn't drive and that some people living close to him in the same building at 535 Avenue A maintain his needs. The offered apartment is far from his daily activities. His church is at 13<sup>th</sup> Street and is more available than at 50<sup>th</sup> Street. Also psychic and emotional reasons concerning him. At the same time, after the offered apartment he met with Suky Albizu directly and explained the situation and she did not tell him that he was not eligible for another apartment. He then met with Mr. Pacyna who gave him a form to be filled out and that was the request for reasonable accommodation. Nobody told him that he was not eligible for another apartment. So regarding the medical condition and personal circumstances, he requests a transfer to a 1 bedroom apartment in the same building, 535 Avenue A. For the record I would note that there was both an informal and a formal hearing in this matter. The formal hearing was by an independent hearing officer who found that Mr. Farag Aziz did not sustain his burden of showing the Housing Authority acted in an improper manner or in an arbitrary manner in that the regulations of the Housing Authority as well as HUD only allow one apartment to be offered and if that apartment is refused, then the applicant has waived their right to have another transfer. So under the HUD and Housing Authority Rules and Regulations, there is no right to request a specific apartment. There is no likelihood that a 1 bedroom apartment in that building will become available. Once you've passed on the apartment, you've given up your right to a transfer at that point. That is the written opinion of the hearing officer. So I leave the matter to the board.

**Chairman Nolfo:** So let me reiterate in layman's language to try to understand. Maybe you can try to speak for yourself. You're looking for another apartment due to your situation and right now there's nothing available.

**Director, John Mahon:** We offered one already.

**Chairman Nolfo:** So we offered one to you, for your convenience. But you didn't want to because you wanted to be in the same building. Why are you here today, specifically?

**Kathleen Walrod:** He's here to appeal the hearing officer's decision.

**Mr. Aziz:** We have been in this building since 15 years. I have some persons close to me who help me. They drive me to the church because I don't drive. This location is far from this. They are beside me. Also food shopping and all my daily activities are easy to get to.

**Chairman Nolfo:** I understand but an apartment has already been offered and for whatever reasons, you did not accept.

**Kathleen Walrod:** Under the regulations, once he turns down the apartment there is not the possibility of offering him another apartment. And in our meeting he's indicated that even if we were to offer him another 1 bedroom apartment, he wouldn't accept it unless it were in his current

building. We can't guarantee anyone an apartment in a particular building. I would also note that when the offer was made on June 15<sup>th</sup>, Mr. Farag, and any other tenant is notified in writing that if he gives up that apartment, he will not be offered another one. He got that notice on June 15, 2017 as part of the offer.

**Chairman Nolfo:** All we can do at this time is say we will look into this and respond to you in writing with our decision.

**Mr. Aziz:** After the offer, I came here and made my concerns clear to Ms. Suky and Mr. Evan and Mr. Wilson and explained my situation. They gave me forms to fill out.

**Chairman Nolfo:** You have explained your situation. We have to review the matter and respond in writing. This is all I can say at the time. We can't make a final decision right now. Thank you for coming and addressing us.

Motion made by Commissioner Karczewski and seconded by Commissioner Moriarty to adjourn.

**AYES:** Chairman Nolfo, Vice Chairman Sykes, Commissioners Moriarty, Kaczka, Karczewski, and Nardini

**NAYS:** None.

The meeting was then adjourned at 1:12 PM.