

**HOUSING AUTHORITY OF BERGEN COUNTY  
ONE BERGEN COUNTY PLAZA, FL 2  
HACKENSACK, NEW JERSEY**

**RESOLUTION 2014-70**

**RESOLUTION BY THE COMMISSIONERS OF THE HOUSING AUTHORITY  
OF BERGEN COUNTY APPROVING THE ACCOUNTS PAYABLE FOR THE  
PERIOD OF JULY 16, 2014 THROUGH SEPTEMBER 16, 2014.**

WHEREAS, the attached listing of Accounts Payable for the period of July 16, 2014 through September 16, 2014, was reviewed and found acceptable.

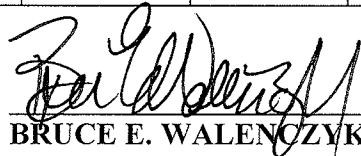
NOW, THEREFORE, BE IT RESOLVED, by the Commissioners of the Housing Authority of Bergen County do hereby approve payment of all checks identified on the attached listing for the period of July 16, 2014 through September 16, 2014 in the amount of Eight Hundred Forty Four Thousand Eight Hundred Eighteen Dollars (\$844,818.04) and Four Cents.

Resolution adopted as read on motion by Commissioner Kopf  
seconded by Commissioner Peterson.

Upon roll call the Ayes and Nays were as follows:

COMMISSIONERS	AYES	NAYS	ABSTAIN	ABSENT
Mark DiPisa	✓			
Joanne English Rollieson				✓
Steven E. Kopf	✓			
Kay Nest	✓			
Danielle Peterson	✓			
Bob Taschler	✓			
Bruce E. Walenczyk	✓			

September 25, 2014  
DATE

  
BRUCE E. WALENCZYK, CHAIRMAN

  
LYNN BARTLETT, EXECUTIVE DIRECTOR/SECRETARY

**HOUSING AUTHORITY OF BERGEN COUNTY  
ONE BERGEN COUNTY PLAZA, FL 2  
HACKENSACK, NEW JERSEY**

**RESOLUTION 2014-71**

**RESOLUTION BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF BERGEN COUNTY APPROVING THE ACCOUNTS PAYABLE FOR THE PERIOD OF JULY 16, 2014 THROUGH SEPTEMBER 16, 2014 FOR THE HOUSING DEVELOPMENT CORPORATION OF BERGEN COUNTY.**

WHEREAS, the attached listing of Accounts Payable for the period of July 16, 2014 through September 16, 2014 for the Housing Development Corporation of Bergen County, was reviewed and found acceptable.

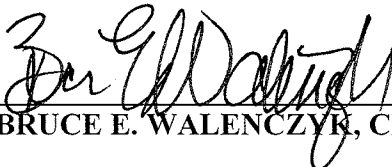
NOW, THEREFORE, BE IT RESOLVED, the Commissioners of the Housing Authority of Bergen County do hereby approve payment of all checks identified on the attached listing for the period of July 16, 2014 through September 16, 2014 in the amount of the amount of Three Hundred Twenty One Thousand Eight Hundred Ninety Six Dollars (\$321,896.21) and Twenty One Cents.

Resolution adopted as read on motion by Commissioner Kopf  
seconded by Commissioner Peterson.

Upon roll call the Ayes and Nays were as follows:

COMMISSIONERS	AYES	NAYS	ABSTAIN	ABSENT
Mark DiPisa	✓			
Joanne English Rollieson				✓
Steven E. Kopf	✓			
Kay Nest	✓			
Danielle Peterson	✓			
Bob Taschler	✓			
Bruce E. Walenczyk	✓			

September 25, 2014  
DATE

  
BRUCE E. WALENCZYK, CHAIRMAN

  
LYNN BARTLETT, EXECUTIVE DIRECTOR/SECRETARY

**HOUSING AUTHORITY OF BERGEN COUNTY  
ONE BERGEN COUNTY PLAZA, FL 2  
HACKENSACK, NEW JERSEY**

**RESOLUTION 2014-72**

**RESOLUTION BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF BERGEN COUNTY AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A CONTRACT WITH NEW ORLEANS TELEPORT D/B/A CALLS PLUS, 201B TRAVIS STREET, LAFAYETTE, LA 70503, FOR TELEPHONE ANSWERING SERVICE FOR A TWO (2) YEAR PERIOD BEGINNING NOVEMBER 1, 2014 THROUGH OCTOBER 31, 2016, FOR ALL PROPERTIES OWNED AND/OR MANAGED BY THE HOUSING AUTHORITY OF BERGEN COUNTY.**

**WHEREAS**, the Contracting Officer of the Authority accepted proposals for telephone answering services for all properties owned and/or managed by the Housing Authority of Bergen County; and

**WHEREAS**, on August 28, 2014 one proposal was submitted and carefully evaluated by the Evaluation Committee utilizing the points system. The committee determined that the proposal submitted by New Orleans Teleport d/b/a Calls Plus is responsive, advantageous and in the best interest of the Authority; and

**WHEREAS**, New Orleans Teleport d/b/a Calls Plus submitted a responsible proposal in the amount of Four Thousand Nine Hundred Twenty Six Dollars (\$4,926.60) and Sixty Cents for year one and Four Thousand Nine Hundred Twenty Six Dollars (\$4,926.60) and Sixty Cents for year two for a total of Nine Thousand Eight Hundred Fifty Three Dollars (\$9,853.20) and Twenty Cents to be billed monthly based on the costs enumerated on the attached spreadsheet; and

**WHEREAS**, the Contracting Officer confirms that the Authority has had favorable previous experience with this firm for many years. They are qualified and possess the experience to satisfactorily complete the referenced services; and

**WHEREAS**, said contract will be reviewed and approved by Counsel prior to its execution; and

**WHEREAS**, The Authority shall have the option, at its sole discretion to renew the contract for one (1) additional year upon expiration of the original contract term. All multi-year contracts (if any) shall be subject to fund availability on a yearly basis and the contractor must agree to the extension.

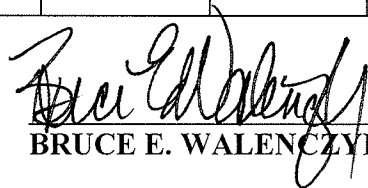
**NOW, THEREFORE, BE IT RESOLVED**, that the Commissioners of the Housing Authority of Bergen County do hereby authorize the Chairman and/or Executive Director to execute a contract with New Orleans Teleport d/b/a Calls Plus submitted a responsible proposal in the amount of Four Thousand Nine Hundred Twenty Six Dollars (\$4,926.60) and Sixty Cents for year one and Four Thousand Nine Hundred Twenty Six Dollars (\$4,926.60) and Sixty Cents for year two for a total of Nine Thousand Eight Hundred Fifty Three Dollars (\$9,853.20) and Twenty Cents to be billed monthly based on the costs enumerated on the attached spreadsheet.

Resolution adopted as read on motion by Commissioner Kept,  
seconded by Commissioner Peterson.

Upon roll call the Ayes and Nays were as follows:

COMMISSIONERS	AYES	NAYS	ABSTAIN	ABSENT
Mark DiPisa	✓			
Joanne English Rollieson				✓
Steven E. Kopf	✓			
Kay Nest	✓			
Danielle Peterson	✓			
Bob Taschler	✓			
Bruce E. Walenczyk	✓			

September 25, 2014  
DATE

  
BRUCE E. WALENCZYK, CHAIRMAN

  
LYNN BARTLETT, EXECUTIVE DIRECTOR/SECRETARY

**HOUSING AUTHORITY OF BERGEN COUNTY  
ONE BERGEN COUNTY PLAZA, FL 2  
HACKENSACK, NEW JERSEY**

**RESOLUTION 2014-73**

**RESOLUTION BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF BERGEN COUNTY AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A CONTRACT EXTENSION WITH SLADE ELEVATOR FOR ELEVATOR MAINTENANCE AND REPAIR SERVICE AT MARTIN LUTHER KING SENIOR CENTER FOR AN ADDITIONAL ONE YEAR.**

**WHEREAS**, the Housing Authority of Bergen County requires Elevator Maintenance and Repair Services for the elevator at Martin Luther King Senior Center, 375 First Street, Hackensack; and

**WHEREAS**, the Authority awarded a Contract for such services to Slade Elevator, 1101 Bristol Road, Mountainside, New Jersey for a period of one (1) year commencing on January 1, 2014 and terminating on December 31, 2014; and

**WHEREAS**, pursuant to 40A:11-15, the Authority reserves the right to extend a contract period for non-professional services for one additional year period, providing all rates, terms and conditions remain the same as provided for in the original bid submission, and providing both parties are in agreement; and

**WHEREAS**, the original bid documents dated August, 2013 provided for the option to extend the contract period for one (1) additional year period; and

**WHEREAS**, Slade Elevator has performed satisfactorily over the last Twelve months and has proven to be a competent and reliable contractor, and

**WHEREAS**, Slade Elevator has agreed to the one (1) year extension period and further agreed to submit a Performance Bond and Labor and Material Payment Bond to cover the extended contract period; and

**WHEREAS**, the Finance Manager has certified that sufficient funds are available in the Authority's operating budget to pay for the required services at such times as the services are rendered for One (1) additional year period as allowed under N.J.A.C. 5:30-5 (b)-2.

**WHEREAS**, the Contracting Officer of the Authority recommends that the Contract with Slade Elevator be extended for a period of One (1) additional year commencing January 1, 2015 and terminating on December 31, 2015.

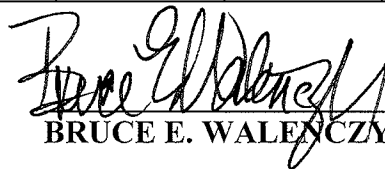
**NOW, THEREFORE, BE IT RESOLVED**, that the Commissioners of the Housing Authority of Bergen County do hereby authorize the Chairman and/or Executive Director to execute a one (1) year extension of the Contract for services as specified in Bid Specifications HABC 2013-08-07 and dated August, 2013 and other documents for Elevator Maintenance and Repair Services in the annual amount of \$4,380.00 to be paid in equal monthly installments of \$365.00 from January 1, 2015 to December 31, 2015.

Resolution adopted as read on motion by Commissioner Roop,  
seconded by Commissioner Peterson.

Upon roll call the Ayes and Nays were as follows:

COMMISSIONERS	AYES	NAYS	ABSTAIN	ABSENT
Mark DiPisa	✓			
Joanne English Rollieson				✓
Steven E. Kopf	✓			
Kay Nest	✓			
Danielle Peterson	✓			
Bob Taschler	✓			
Bruce E. Walenczyk	✓			

September 25, 2014  
DATE

  
BRUCE E. WALENCZYK, CHAIRMAN

  
LYNN BARTLETT, EXECUTIVE DIRECTOR/SECRETARY

**HOUSING AUTHORITY OF BERGEN COUNTY  
ONE BERGEN COUNTY PLAZA, FL 2  
HACKENSACK, NEW JERSEY**

**RESOLUTION 2014-74**

**RESOLUTION OF THE COMMISSIONERS OF THE HOUSING AUTHORITY OF BERGEN COUNTY APPROVING THE APPOINTMENT OF LYNN BARTLETT TO SERVE AS EXECUTIVE DIRECTOR COMMENCING SEPTEMBER 12, 2014, PENDING THE APPROVAL OF THE NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS.**

**WHEREAS**, the Board of Commissioners of the Housing Authority of Bergen County conducted a search to fill the position of Executive Director; and

**WHEREAS**, in accordance with *NJAC5:44-3.1(b)(3)* advertisements specifying the requisite executive director qualifications were published in at least one regional newspaper and national periodical or professional journal. More specifically the ad was published on HABC's website, monster.com, Star Ledger, The Record, NAHRO, PHADA and jobs4jersey.com; and

**WHEREAS**, the Authority's Personnel Committee received and reviewed resumes narrowing them down to two main candidates; and

**WHEREAS**, the Board of Commissioners held a special meeting on September 12, 2014 to meet and conduct interviews with the two qualified candidates for the position of ED; and

**WHEREAS**, after careful evaluation of all candidates the Board of Commissioners deemed that Lynn Bartlett was the most qualified person for the aforementioned position and it would be in the best interest of the Authority for Ms. Bartlett to serve as Executive Director and recommends that her credentials be submitted to NJ Department of Community Affairs (NJDCA) for approval; and

**WHEREAS**, upon motion of Commissioner Kopf, seconded by Commissioner Taschler, the Board unanimously voted to approve the appointment of Lynn Bartlett to serve as Executive Director at her current salary subject to approval by the NJDCA and further directed the personnel committee to negotiate complete terms of an employment contract including an increase in salary; and

**WHEREAS**, subsequent to said action, the board did not adopt a memorializing resolution with respect to the aforesaid action

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS**, that this Resolution No. 2014-74 be and hereby is adopted nunc pro tunc to memorialize the appointment of Lynn Bartlett as Executive Director effective September 12, 2014 subject to formal approval of the NJ Dept of Community Affairs and further to memorialize that the personnel committee is authorized to negotiate the terms of an employment agreement with Lynn Bartlett with respect to all relevant terms.

Resolution adopted as read on motion by Commissioner Kopf, seconded by Commissioner Peterson.

COMMISSIONERS	AYES	NAYS	ABSTAIN	ABSENT
Mark DiPisa	✓			
Joanne English Rollieson				✓
Steven E. Kopf	✓			
Kay Nest	✓			
Danielle Peterson	✓			
Bob Taschler	✓			
Bruce E. Walenczyk	✓			

September 25, 2014  
DATE

  
BRUCE E. WALENCZYK, CHAIRMAN

  
TERRENCE CORRISTON, ESQ./HABC BOARD ATTORNEY

**HOUSING AUTHORITY OF BERGEN COUNTY  
ONE BERGEN COUNTY PLAZA, FL 2  
HACKENSACK, NEW JERSEY**

**RESOLUTION 2014-75**

**RESOLUTION BY THE COMMISSIONERS OF THE HOUSING AUTHORITY  
OF BERGEN COUNTY AUTHORIZING THE CHAIRMAN AND/OR  
EXECUTIVE DIRECTOR TO EXECUTE A CONTRACT WITH BETTER  
IMAGE LANDSCAPES FOR SNOW PLOWING AND SNOW REMOVAL  
SERVICES AT VARIOUS LOCATIONS ON AN “AS NEEDED” BASIS.**

**WHEREAS**, the Contracting Officer of the Housing Authority of Bergen County accepted re-bids and publicly opened same on September 2, 2014 for snow plowing and removal services at various locations; and

**WHEREAS**, at the aforementioned public re-bid opening, one bid was accepted and publicly opened, and after careful evaluation they were all deemed responsive. The lowest responsive bidder is follows:

1. Better Image Landscapes is the lowest bidder for Fairview Gardens, Mahwah Public Housing, Martin Luther King Jr. Senior Center and Vincent Place (Teterboro).

**WHEREAS**, Better Image Landscapes agrees to perform all services and provisions contained in the Specifications dated August 2014, for said snow plowing and snow removal services; and

**WHEREAS**, The Contracting Officer confirms that the Authority has worked together with this contractor in the past and has had positive experience with them. They are qualified and possess the experience to satisfactorily complete this project; and

**WHEREAS**, Sufficient funds are available to compensate the contractors, for the entire scope of work; and

**WHEREAS**, The Contracting Officer recommends that the Board of Commissioners approve a resolution awarding contracts on an “as needed” basis for the 2014-2015 “Snow Season” to Better Image Landscapes for the locations listed below at the fees outlined in the attached bid spreadsheet, however the resolution shall include the following maximum limits for each location.

LOCATION	MAXIMUM LIMIT PER LOCATION
FAIRVIEW GARDENS	\$10,000.00
MAHWAH PUBLIC HOUSING	\$80,000.00
MARTIN LUTHER KING JR. SENIOR CENTER	\$ 5,000.00
VINCENT PLACE	\$20,000.00
TOTAL FOR ALL LOCATIONS	\$115,000.00

**WHEREAS**, should services provided exceed the stated limits, the Contracting Officer shall seek approval from the Board of Commissioners allowing for the increased costs; and

**WHEREAS**, said contract will be reviewed and approved by Counsel prior to its execution.

**NOW, THEREFORE, BE IT RESOLVED**, that the Commissioners of the Housing Authority of Bergen County do hereby authorize the Chairman and/or Executive Director to execute a contract Better Image Landscapes, for the amount set forth above for



snow plowing and snow removal services at the aforementioned location for the 2014/2015 winter season on an "as needed" basis.

Resolution adopted as read on motion by Commissioner Kopf,  
 seconded by Commissioner Peterson.

Upon roll call the Ayes and Nays were as follows:

COMMISSIONERS	AYES	NAYS	ABSTAIN	ABSENT
Mark DiPisa	✓			
Joanne English Rollieson				✓
Steven E. Kopf	✓			
Kay Nest	✓			
Danielle Peterson	✓			
Bob Taschler	✓			
Bruce E. Walenczyk	✓			

September 25, 2014  
 DATE

  
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 LYNN BARTLETT, EXECUTIVE DIRECTOR/SECRETARY

**HOUSING AUTHORITY OF BERGEN COUNTY  
ONE BERGEN COUNTY PLAZA, FL 2  
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**RESOLUTION 2014-76**

**RESOLUTION BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF BERGEN COUNTY TO ENTER INTO A GRANT AGREEMENT WITH THE COUNTY OF BERGEN FOR A COMMUNITY DEVELOPMENT BLOCK GRANT FOR THE ROOF REHABILITATION AT CARUCCI APARTMENTS, 281 STUYVESANT AVENUE, LYNDHURST, NJ.**

**BE IT RESOLVED**, that the Board of Commissioners of the Housing Authority of Bergen County (HABC) wishes to enter into a grant agreement with the County of Bergen for the purpose of using \$316,000.00 in Fiscal Year 2014 Community Development Block Grant (CDBG) funds for roof rehabilitation at Carucci Apartments, 281 Stuyvesant Avenue, Lyndhurst, NJ; and

**BE IT FURTHER RESOLVED**, that the Board of Commissioners hereby authorizes the Executive Director or Commissioner Chair to be a signatory to the aforesaid grant agreement; and

**BE IT FURTHER RESOLVED**, that the Board of Commissioners hereby authorizes the HABC Executive Director, HABC Deputy Executive Director or the HABC Director of Finance to sign all County vouchers submitted in connection with the aforesaid project; and

**BE IT FURTHER RESOLVED**, that the Board of Commissioners recognizes that the Housing Authority of Bergen County (HABC) is liable for any funds not spent in accordance with the Grant Agreement; and that liability of Board members is in accordance with N.J.S.A. 2A:53A-7 et. seq.

Resolution adopted as read on motion by Commissioner Kopf,  
seconded by Commissioner Peterson.

Upon roll call the Ayes and Nays were as follows:

COMMISSIONERS	AYES	NAYS	ABSTAIN	ABSENT
Mark DiPisa	✓			
Joanne English Rollieson				✓
Steven E. Kopf	✓			
Kay Nest	✓			
Danielle Peterson	✓			
Bob Taschler	✓			
Bruce E. Walenczyk	✓			

September 25, 2014  
DATE

  
\_\_\_\_\_  
BRUCE E. WALENCZYK, CHAIRMAN

  
\_\_\_\_\_  
LYNN BARTLETT, EXECUTIVE DIRECTOR/SECRETARY

**HOUSING AUTHORITY OF BERGEN COUNTY  
ONE BERGEN COUNTY PLAZA, FL 2  
HACKENSACK, NEW JERSEY**

**RESOLUTION 2014-77**

**RESOLUTION BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF BERGEN COUNTY TO ENTER INTO A GRANT AGREEMENT WITH THE COUNTY OF BERGEN FOR A COMMUNITY DEVELOPMENT BLOCK GRANT FOR BERGEN COUNTY HOUSING, HEALTH AND HUMAN SERVICES CENTER.**

**BE IT RESOLVED**, that the Board of Commissioners of the Housing Authority of Bergen County (HABC) wishes to enter into a grant agreement with the County of Bergen for the purpose of using \$21,825.00 in Fiscal Year 2014 Community Development Block Grant (CDBG) funds for operational expenses at the Bergen County Housing, Health, and Human Services Center; and

**BE IT FURTHER RESOLVED**, that the Board of Commissioners hereby authorizes the Executive Director or Commissioner Chair to be a signatory to the aforesaid grant agreement; and

**BE IT FURTHER RESOLVED**, that the Board of Commissioners hereby authorizes the HABC Executive Director, HABC Deputy Executive Director or the HABC Director of Finance to sign all County vouchers submitted in connection with the aforesaid project; and

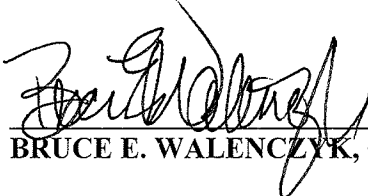
**BE IT FURTHER RESOLVED**, that the Board of Commissioners recognizes that the Housing Authority of Bergen County (HABC) is liable for any funds not spent in accordance with the Grant Agreement; and that liability of Board members is in accordance with N.J.S.A. 2AL53A-7 et. seq.

Resolution adopted as read on motion by Commissioner Kopf,  
seconded by Commissioner Peterson.

Upon roll call the Ayes and Nays were as follows:

COMMISSIONERS	AYES	NAYS	ABSTAIN	ABSENT
Mark DiPisa	✓			
Joanne English Rollieson				✓
Steven E. Kopf	✓			
Kay Nest	✓			
Danielle Peterson	✓			
Bob Taschler	✓			
Bruce E. Walenczyk	✓			

September 25, 2014  
DATE

  
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BRUCE E. WALENCZYK, CHAIRMAN

  
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LYNN BARTLETT, EXECUTIVE DIRECTOR/SECRETARY