

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

**RESOLUTION 2023-17**

**RESOLUTION BY THE COMMISSIONERS OF THE HOUSING AUTHORITY  
OF BERGEN COUNTY APPROVING THE ACCOUNTS PAYABLE FOR THE  
PERIOD OF FEBRUARY 17, 2023 THROUGH MARCH 16, 2023.**

WHEREAS, the attached listing of Accounts Payable for the period of February 17, 2023 through March 16, 2023 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 February 17, 2023 through March 16, 2023 in the amount of Three Hundred Twenty-Six Thousand Five Hundred Thirty-Three Dollars and Seventy-Four Cents (\$326,533.74).

Resolution adopted as read on motion by Commissioner Hernandez  
seconded by Commissioner Caminiti, Sr..

Upon roll call the Ayes and Nays were as follows:

COMMISSIONERS	AYES	NAYS	ABSTAIN	ABSENT
Peter Caminiti, Sr.	X			
Joanne English-Rolliesson	X			
Junior Hernandez	X			
Daniel Ortega	X			
Danielle Peterson	X			
Harvey Sohmer	X			

March 23, 2023  
DATE

  
DANIEL ORTEGA, CHAIRMAN

  
LYNN BARTLETT, EXECUTIVE DIRECTOR/SECRETARY

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

**RESOLUTION 2023-18**

**RESOLUTION BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF BERGEN COUNTY AUTHORIZING A CONTRACT WITH LEWIS CONSULTING GROUP 2604 ATLANTIC AVENUE SUITE 600, WALL, NJ 07719 FOR REMEDIAL INVESTIGATION (RI) FOR SOIL TO DELINEATE THE PETROLEUM-IMPACTED SOIL AT 3-7 JACKSON AVENUE AND 18 LODI STREET, HACKENSACK, NJ.**

**WHEREAS**, by Resolution 2020-89 the Commissioners of the Housing Authority of Bergen County authorized the acquisition of certain properties located in Hackensack, New Jersey (the “City”), which are identified by the street addresses and designations on the tax maps of the City (collectively, the “Property”) as: (i) 155 Hudson Street (Block 58, Lot 36); (ii) 10 Lodi Street (rear) (Block 58, Lot 1.02); (iii) 3-7 Jackson Avenue (Block 58, Lot 39); and (iv) 18 Lodi Street (Block 58, Lot 2); and

**WHEREAS**, the Authority intends to redevelop the properties described above for the purposes of developing affordable housing units and HABC offices; and

**WHEREAS**, the Authority has previously identified and had removed three underground storage tanks (UST) containing number 2 heating oil; and

**WHEREAS**, holes were observed in the bodies of the USTs; and

**WHEREAS**, on February 22<sup>nd</sup>, 2023, the Purchasing Agent accepted a proposal from Lewis Consulting Group in the amount of Seventeen Thousand Eight Hundred and Sixty Two Dollars (\$17,862.00) to complete a Remedial Investigation (RI) for soil to delineate the petroleum-impacted soil at 3-7 Jackson Avenue and 18 Lodi Street Hackensack, NJ 07601; and

**WHEREAS**, the Authority has a favorable working relationship with Lewis Consulting Group whom possess the experience and knowledge to complete this work; and

**WHEREAS**, the Director of Finance has certified that sufficient funds are available to compensate the professional for this work.

**NOW, THEREFORE, BE IT RESOLVED**, that the Commissioners of the Housing Authority of Bergen County do hereby authorize a contract with Lewis Consulting Group in the amount of \$17,862 to complete a Remedial Investigation (RI) for soil to delineate the petroleum-impacted soil at 3-7 Jackson Avenue and 18 Lodi Street Hackensack, NJ.

Resolution adopted as read on motion by Commissioner Hernandez seconded by Commissioner Caminiti, Sr..

Upon roll call the Ayes and Nays were as follows:

COMMISSIONERS	AYES	NAYS	ABSTAIN	ABSENT
Peter Caminiti, Sr.	X			
Joanne English-Rollieson	X			
Junior Hernandez	X			
Daniel Ortega	X			
Danielle Peterson	X			
Harvey Sohmer	X			

March 23, 2023  
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**HOUSING AUTHORITY OF BERGEN COUNTY  
ONE BERGEN COUNTY PLAZA, FL 2  
HACKENSACK, NEW JERSEY**

**RESOLUTION 2023-19**

**RESOLUTION BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF BERGEN COUNTY AUTHORIZING A CONTRACT WITH CARAVELLA DEMOLITION, INC 40 DEFOREST AVENUE, EAST HANOVER, NJ 07936 FOR ASBESTOS REMEDIATION AND DEMOLITION OF STRUCTURES LOCATED AT 3-7 JACKSON AVENUE, 18 LODI STREET, 155 HUDSON AVENUE (FRONT), AND 155 HUDSON AVENUE (REAR) IN HACKENSACK, NJ.**

**WHEREAS**, by Resolution 2020-89 the Commissioners of the Housing Authority of Bergen County authorized the acquisition of certain properties located in Hackensack, New Jersey (the “City”), which are identified by the street addresses and designations on the tax maps of the City (collectively, the “Property”) as: (i) 155 Hudson Street (Block 58, Lot 36); (ii) 10 Lodi Street (rear) (Block 58, Lot 1.02); (iii) 3-7 Jackson Avenue (Block 58, Lot 39); and (iv) 18 Lodi Street (Block 58, Lot 2); and

**WHEREAS**, the Authority intends to redevelop the properties described above for the purposes of developing affordable housing units and HABC offices; and

**WHEREAS**, the Authority has a need to first complete the remediation of asbestos and demolishing of certain structures located on the aforementioned properties; and

**WHEREAS**, solicitation No. HABC 2023.02.03 was drawn up according to established procedures, and was properly advertised in The Record newspaper on February 3, 2023 and on the Authority’s website requesting sealed bids; and

**WHEREAS**, on February 16<sup>th</sup>, 2023, the Purchasing Agent accepted bids and publicly opened same for asbestos remediation and demolition of structures located at 3-7 Jackson Avenue, 18 Lodi Street, and 155 Hudson Avenue in Hackensack, NJ 07601; and

**WHEREAS**, five (5) bids were received and after careful evaluation the bid submitted by Caravella Demolition Inc. in the lump sum amount of One Hundred Forty-Seven Thousand Two Hundred and Forty-Seven Dollars (\$147,247.00) was deemed the lowest responsive and responsible bidder and complies with the requirements of N.J.S.A 10:5-31 et seq. and N.J.S.A 17:27 et seq.; and

**WHEREAS**, the Director of Finance has certified that sufficient funds are available to compensate the contractor for the balance of this project.

**NOW, THEREFORE, BE IT RESOLVED**, that the Commissioners of the Housing Authority of Bergen County do hereby authorize a contract with Caravella Demolition, Inc. for the provision of asbestos remediation and demolition of structures located at 3-7 Jackson Avenue, 18 Lodi Street, 155 Hudson Avenue (front), and 155 Hudson Avenue (rear) in Hackensack, NJ.

Resolution adopted as read on motion by Commissioner Caminiti, Sr.  
seconded by Commissioner Sohmer.

Upon roll call the Ayes and Nays were as follows:

COMMISSIONERS	AYES	NAYS	ABSTAIN	ABSENT
Peter Caminiti, Sr.	X			
Joanne English-Rolliesson	X			
Junior Hernandez	X			
Daniel Ortega		X		
Danielle Peterson	X			
Harvey Sohmer	X			

March 23, 2023  
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DANIEL ORTEGA, CHAIRMAN

  
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LYNN BARTLETT, EXECUTIVE DIRECTOR/SECRETARY

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

**RESOLUTION 2023-20**

**RESOLUTION BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF BERGEN COUNTY AUTHORIZING A CONTRACT WITH DMJ SOLUTIONS, LLC FOR FIRE ALARM & FIRE SUPPRESSION SYSTEM TESTING, INSPECTION AND REPAIR SERVICES FOR THE AUTHORITY'S FACILITIES**

**WHEREAS**, on March 15, 2023, the purchasing agent accepted bids and publicly opened same for the Fire Alarm & Fire Suppression System Testing, Inspection and Repair Services, and

**WHEREAS**, only one bid was submitted by DMJ Solutions, LLC and after careful evaluation was found to be responsive and responsible, and

**WHEREAS**, based on DMJ Solutions, LLC's willingness to enter into a Contract without reservation, the Authority's purchasing agent recommends award of the Contract to DMJ Solutions, LLC, and

**WHEREAS**, DMJ Solutions, LLC agrees to perform all services and provisions contained in the specifications for said services for the amounts set forth below and as detailed in the bid tabulation spreadsheet available upon request, for a period of Two Years beginning April 1, 2023 and terminating on March 31, 2025, with the option, at the sole discretion of the Authority, to extend the contract for One additional year upon termination of the original contract term;

Description	Year One	Year Two
Fire Alarm Testing & Inspection	\$5,600.00	\$5,600.00
Fire Suppression Testing & Inspection	\$7,904.00	\$7,904.00
TOTAL BOTH YEARS- Fire Alarm & Suppression Systems	\$27,008.00	

**WHEREAS**, the Director of Finance has certified that sufficient funds are available to compensate the contractor for the entire scope of work.

**NOW, THEREFORE, BE IT RESOLVED**, that the Commissioners of the Housing Authority of Bergen County do hereby authorize a contract with DMJ Solutions, LLC for the Fire Alarm & Fire Suppression System Testing, Inspection and Repair Services at the aforementioned amounts.

Resolution adopted as read on motion by Commissioner Hernandez  
seconded by Commissioner Caminiti, Sr.

Upon roll call the Ayes and Nays were as follows:

COMMISSIONERS	AYES	NAYS	ABSTAIN	ABSENT
Peter Caminiti, Sr.	X			
Joanne English-Rollieson	X			
Junior Hernandez	X			
Daniel Ortega	X			
Danielle Peterson	X			
Harvey Sohmer	X			

March 23, 2023  
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**HOUSING AUTHORITY OF BERGEN COUNTY  
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**RESOLUTION 2023-21**

**RESOLUTION BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF BERGEN COUNTY RATIFYING A CONTRACT WITH DELTA DENTAL OF NEW JERSEY, INC. LOCATED AT 1639 ROUTE 10, PARSIPPANY, NJ 07054-4506 FOR DENTAL INSURANCE CONVERAGE FOR A TWO-YEAR PERIOD BEGINNING MAY 1, 2023 THROUGH APRIL 30, 2025.**

**WHEREAS**, the Housing Authority of Bergen County currently has dental insurance with MetLife Benefits Group; and

**WHEREAS**, the Housing Authority’s insurance broker has identified and received proposals for dental insurance; and

**WHEREAS** Housing Authority staff along with the Housing Authority’s insurance broker have reviewed the proposals ensure coverage remains equal to or exceeds current coverages provided to Housing Authority employees; and

**WHEREAS**, the Housing Authority has reviewed all options and recommends awarding a contract to Delta Dental of New Jersey Inc. for a total annual amount of Ninety-One Thousand, Three Hundred Ninety-Four Dollars (\$91,394.00) and Zero Cents; and

**NOW, THEREFORE, BE IT RESOLVED**, that the Commissioners of the Housing Authority of Bergen County do hereby ratify the execution of a contract by the Executive Director with Delta Dental of New Jersey Inc. for the sum Ninety-One Thousand, Three Hundred Ninety-Four Dollars (\$91,394.00) and Zero Cents for the period beginning May 1, 2023 ending on April 30, 2025.

Resolution adopted as read on motion by Commissioner Hernandez  
seconded by Commissioner Caminiti, Sr.

Upon roll call the Ayes and Nays were as follows:

COMMISSIONERS	AYES	NAYS	ABSTAIN	ABSENT
Peter Caminiti, Sr.	X			
Joanne English-Rolleson	X			
Junior Hernandez	X			
Daniel Ortega	X			
Danielle Peterson	X			
Harvey Sohmer	X			

March 23, 2023  
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**HOUSING AUTHORITY OF BERGEN COUNTY  
ONE BERGEN COUNTY PLAZA, FL 2  
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**RESOLUTION 2023-22**

**RESOLUTION BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF BERGEN COUNTY APPROVING THE WRITE-OFF OF UNCOLLECTED RENTS AS STATED IN THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) HANDBOOK 7511.1 FOR PUBLIC HOUSING ACCOUNTING, COLLECTION LOSSES.**

**WHEREAS**, under the provisions of Handbook 7511.1, the Department of Housing and Urban Development (HUD) requires a board resolution to write-off the uncollected rent for the following:

**HABC**

Name	Building	Unit #	Amount	Charges requesting write off	Date of Move Out	Senior	Comments
Stopy, Ruth	East Rutherford	ER4T	2,458.87	Rent	6/30/2021	Yes	Sent to collections 11/23/21
Stanowiec, Sophie	East Rutherford	ER4J	737.87	Rent	7/31/2021	Yes	Sent to collections 11/23/21
Ramirez-Martinez, Edwina	Mahwah	403-7	250.61	Rent	4/30/21	No	Sent to collections 11/23/21
Pacheco, Francisco	Mahwah	706-7	6,868.89	Rent	8/16/19	No	Sent to collections 11/23/21
Liman, Maria	Lyndhurst	LY3T	2,751.71	Rent	5/31/22	Yes	Tenant moved to a nursing home; no assets
Ryu, Michael Taeki	Lyndhurst	LY2K	276.98	Rent	12/31/20	Yes	Sent to collections 9/15/22.

**WHEREAS**, legal counsel for the Housing Authority of Bergen County has reviewed said accounts and recommended that they be closed.

**NOW, THEREFORE, BE IT RESOLVED**, that the Commissioners of the Housing Authority of Bergen County hereby approve the write-off of the uncollected rents as listed above and shall be effective as of March 23, 2023.

Resolution adopted as read on motion by Commissioner Hernandez

seconded by Commissioner Caminiti, Sr.

Upon roll call the Ayes and Nays were as follows:

COMMISSIONERS	AYES	NAYS	ABSTAIN	ABSENT
<b>Peter Caminiti, Sr.</b>	X			
<b>Joanne English-Rolliesson</b>	X			
<b>Junior Hernandez</b>	X			
<b>Daniel Ortega</b>	X			
<b>Danielle Peterson</b>	X			
<b>Harvey Sohmer</b>	X			

**March 23, 2023**  
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