

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

RESOLUTION 2022-32

**RESOLUTION BY THE COMMISSIONERS OF THE HOUSING AUTHORITY
OF BERGEN COUNTY APPROVING THE ACCOUNTS PAYABLE FOR THE
PERIOD OF APRIL 21, 2022 THROUGH MAY 20, 2022.**

WHEREAS, the attached listing of Accounts Payable for the period of April 21, 2022 through May 20, 2022 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 April 21, 2022 through May 20, 2022 in the amount of Four Hundred Twenty-Two Thousand, Ninety-Nine Dollars and Thirty-Five Cents (\$422,099.35).

Resolution adopted as read on motion by Commissioner D'Arminio, Jr.
seconded by Commissioner Caminiti, Sr..

Upon roll call the Ayes and Nays were as follows:

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

May 26, 2022
DATE


DANIEL ORTEGA, CHAIRMAN


LYNN BARTLETT, EXECUTIVE DIRECTOR/SECRETARY

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

RESOLUTION 2022-33

RESOLUTION OF THE HOUSING AUTHORITY OF BERGEN COUNTY AUTHORIZING AND APPROVING THE TRANSFER OF THE FAIRVIEW GARDENS APARTMENTS FROM THE HOUSING DEVELOPMENT CORPORATION TO THE HOUSING AUTHORITY OF BERGEN COUNTY.

WHEREAS, The Housing Development Corporation of Bergen County (“HDC”), an organization exempt from tax under Section 501(a) of the Internal Revenue Code of 1986, as amended (the “Code”), and as an organization described in Section 501(c)(3) of the Code, has been incorporated for the specific purpose of erecting, owning or maintain affordable housing in partnership with the Housing Authority of Bergen County (the “Authority”); and

WHEREAS, the HDC is the fee owner of the Fairview Gardens Apartments, a nine (9) unit affordable housing project located at 219 Broad Avenue and 220 Morris Street, Fairview, New Jersey (“Fairview Gardens”); and

WHEREAS, the HABC is a public housing agency as defined in the United States Housing Act of 1937, 42 U.S.C. 1437a(b)(6), with a Section 8 Annual Contributions Contract with the United States Department of Housing and Urban Development, and is the fee simple owner of multiple affordable residential rental projects within Bergen County; and

WHEREAS, the HDC & HABC desire to transfer fee ownership of Fairview Gardens to the HABC for nominal consideration on the condition that Fairview Gardens will continue to be operated as an affordable residential rental housing project; and

WHEREAS, the HDC and the HABC will enter into a contract of sale for Fairview Gardens that will include a requirement that Fairview Gardens will be subject to a Declaration of Covenants and Restrictions providing for Fairview Gardens to be operated in perpetuity as a deed restricted affordable housing project.

NOW THEREFORE BE IT RESOLVED by the Commissioners of the Housing Authority of Bergen County as follows:

1. The HABC hereby authorizes and approves the purchase of the Fairview Gardens Apartments, located at 219 Broad Avenue and 220 Morris Street, Fairview, New Jersey, from the Housing Development Corporation of Bergen County for nominal consideration on condition that Fairview Gardens will be subject to a Declaration of Covenants and Restrictions providing for Fairview Gardens to be operated in perpetuity as a deed restricted affordable housing project.
2. The Chairman, President, Executive Director, and Secretary of the HABC, along with any other designated and authorized officer(s) of the HABC (collectively the “Authorized Officers”) are hereby authorized and directed to execute any documents, make any agreements, approve any changes, and undertake and perform any and all other actions that are necessary to effectuate the transaction contemplated by this Resolution.
3. This Resolution shall take effect immediately upon adoption.

Resolution adopted as read on motion by Commissioner D’Arminio, Jr., seconded by Commissioner Caminiti, Sr.

Upon roll call the Ayes and Nays were as follows:

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

May 26, 2022
DATE


DANIEL ORTEGA, CHAIRMAN


LYNN BARTLETT, EXECUTIVE DIRECTOR/SECRETARY

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

RESOLUTION 2022- 34

RESOLUTION BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF BERGEN COUNTY AUTHORIZING THE EXECUTION OF A CONTRACT WITH CRISTI CLEANING SERVICES CORP. FOR WINDOW WASHING SERVICES.

WHEREAS, the Authority solicited and accepted quotations pursuant to established procedures for the above referenced services. One quotation was received on October 27, 2021: and

WHEREAS, the price quotation, as defined by N.J.S.A. 40A:11-2(31), submitted by Cristi Cleaning Services Corp. has been evaluated and found to meet all the requirements of the price quote specifications, are reasonable and advantageous to the Authority; and

WHEREAS, it is recommended that the contract for Window Cleaning Services be awarded to Cristi Cleaning Services Corp. for a period of one (1) year beginning April 1, 2022 and terminating March 31 for the aforementioned amount; and

WHEREAS, the Director of Finance has certified that sufficient funds are available in the budget to cover these services which shall be encumbered from the operating budget at such time as services are rendered, as allowed under N.J.A.C. 5:30-5(b)-2; and

WHEREAS, the prices quoted shall not be adjusted due to deflection of any work or due to the variations of any quantity of work; and

NOW, THEREFORE, BE IT RESOLVED, that the Commissioners of the Housing Authority of Bergen County do hereby authorize a contract with Cristi Cleaning Services Corp. for the provision of Window Cleaning Services at all HABC properties.

Resolution adopted as read on motion by Commissioner D'Arminio, Jr., seconded by Commissioner Caminiti, Sr.

COMMISSIONERS	Ayes	Nays	Abstain	Absent
Peter Caminiti Sr.	X			
Angelo D'Arminio, Jr.	X			
Joanne English-Rollieson	X			
Junior Hernandez	X			
Daniel Ortega	X			
Danielle Peterson	X			
Harvey Sohmer				X

May 26, 2022
DATE


DANIEL ORTEGA, CHAIRMAN


LYNN BARTLETT, EXECUTIVE DIRECTOR

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

RESOLUTION 2022-35

RESOLUTION BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF BERGEN COUNTY APPROVING A CONTRACT WITH JG PAINTING & CONTRACTING LLC FOR PAINTING OF OCCUPIED APARTMENT INTERIORS, COMMON AREAS, AND VACANT APARTMENT INTERIORS “AS NEEDED”.

WHEREAS, a contract between the Housing Authority of Bergen County (HABC) and JG Painting & Contracting LLC expires on April 31, 202; and

WHEREAS, the HABC wishes to extend said contract for one additional year; and

WHEREAS, original Resolution #2020-45 contains a provision allowing the Authority, at its sole discretion, to extend the contract for one (1) additional year at the predetermined pricing submitted with the original bid; and

WHEREAS, the Purchasing Officer confirms that the Authority has had a continued favorable working relationship with this Firm and that it is qualified and possesses the experience to satisfactorily complete these services; and

WHEREAS, said contract be extended for one (1) additional year commencing upon the expiration of the original term, and shall now be due to expire on April 31, 2023.

NOW THEREFORE BE IT RESOLVED the Commissioners of the Housing Authority of Bergen County authorize to conclude, execute and deliver on behalf of the Housing Authority of Bergen County, a Contract with JG Painting & Contracting LLC for the provision of painting of occupied apartment interiors, common areas, and vacant apartment interiors on an as needed basis at all of HABC facilities.

Resolution adopted as read on motion by Commissioner D'Arminio, Jr., seconded by Commissioner Caminiti, Sr.

Upon roll call the Ayes and Nays were as follows:

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

May 26, 2022
DATE


DANIEL ORTEGA, CHAIRMAN


LYNN BARTLETT, EXECUTIVE DIRECTOR/SECRETARY

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

RESOLUTION 2022-36

**RESOLUTION OF THE HOUSING AUTHORITY OF BERGEN COUNTY
AUTHORIZING AND APPROVING EXPENSES RELATED TO THE UNIFORM
RELOCATION ACT FOR TENANTS AT 155 HUDSON AVENUE, 10 LODI STREET,
18 LODI STREET AND 3-7 JACKSON AVENUE, HACKENSACK, NJ 07601.**

WHEREAS, by Resolution 2020-89 the Commissioners of the Housing Authority of Bergen County authorized the acquisition of certain properties located in the City of Hackensack, County of Bergen, State of 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, occupants of said properties, eligible as a displaced person under the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (URA) are to be offered advisory and financial assistance; and

WHEREAS, assistance includes advisory services for finding suitable replacement locations, payment for moving expenses, reestablishment expenses, and replacement housing assistance wherever applicable; and

WHEREAS, Amado Ortega Luna former resident of 155 Hudson Street, Apt. 1 has relocated to a comparable, decent, safe and sanitary replacement home; and

WHEREAS, Amado Ortega Luna has been determined eligible for moving expenses and housing assistance; and

WHEREAS, under the URA, Amado Ortega Luna was provided a fixed moving expense and dislocation allowance of \$1,150 in accordance with the URA 2021 Payment Schedule; and

WHEREAS, Amado Ortega Luna is eligible to receive housing assistance payments not to exceed \$5,250 in accordance with 49 CFR § 24.402 (b); and

WHEREAS, the HABC wishes to provide Amado Ortega Luna with monies for a security deposit and first month's rent in the amount of \$3,072.

NOW THEREFORE BE IT RESOLVED by the Commissioners of the Housing Authority of Bergen County authorize payment to the family of Amado Ortega Luna in the amount of \$1,150 for moving expense and dislocation allowance and a not to exceed amount of \$5,250 for housing assistance payments, and \$3,072 for security deposit and first month's rent.

Resolution adopted as read on motion by Commissioner D'Arminio, Jr.,
seconded by Commissioner Caminiti, Sr.

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

May 26, 2022
DATE



DANIEL ORTEGA, CHAIRMAN



LYNN BARTLETT, EXECUTIVE DIRECTOR/SECRETARY

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

RESOLUTION 2022-37

RESOLUTION BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF BERGEN COUNTY AUTHORIZING A CONTRACT WITH EMERGENCY PEST CONTROL, INC. AND BUGGIN OUT PEST CONTROL, LLC FOR MONTHLY EXTERMINATING SERVICES AND AS NEEDED BED BUG TREATMENTS.

WHEREAS, the Contracting Officer of the Authority identified a need for Monthly Exterminating Services and Bed Bug Treatments As Needed for facilities owned and/or managed by the Housing Authority of Bergen County; and

WHEREAS, Solicitation No. HABC 2022.03.28 was drawn up according to established procedures, and was properly advertised in The Record newspaper on April 28, 2022 and on the Authority's website requesting sealed bids; and

WHEREAS, two (2) vendors Emergency Pest Control, Inc. and Buggin Out Pest Control, LLC. responded to the solicitation. These bids were reviewed to determine the lowest responsive and responsible bidder and comply with the requirements of N.J.S.A. 10:5-31 et seq. and N.J.S.A. 17:27 et seq.; and

WHEREAS, Emergency Pest Control, Inc. has been identified as the lowest responsive and responsible bidder for Monthly Exterminating Services and Buggin Out Pest Control, LLC has been identified as the lowest responsible bidder for Bed Bug Treatment As Needed; and

WHEREAS, Emergency Pest Control, Inc. and Buggin Out Pest Control, LLC are qualified and possesses the experience to provide services as required under the scope of work; and

WHEREAS, it is recommended that a **Two-Year Contract** be awarded to **Emergency Pest Control, Inc.** and **Buggin Out Pest Control, LLC**, beginning June 1, 2022 and terminating on May 31, 2024 with an option to renew for One (1) Additional Year; and

WHEREAS, the Director of Finance has certified that sufficient funds are available in the budget to cover these services which shall be encumbered from the operating budget at such time as services are rendered, as allowed under N.J.A.C. 5:30-5(b)-2; and

WHEREAS, the prices bid shall not be adjusted due to deflection of any work or due to the variations of any quantity of work.

NOW, THEREFORE, BE IT RESOLVED, that the Commissioners of the Housing Authority of Bergen County do hereby authorize contracts with **Emergency Pest Control Inc.** and **Buggin Out Pest Control, LLC** for the provision of **Monthly Exterminating Services and Bed Bug Treatments As Needed** for all HABC owned and/or manager facilities.

Resolution adopted as read on motion by Commissioner D'Arminio, Jr. seconded by Commissioner Caminiti, Sr.

Upon roll call the Ayes and Nays were as follows:

COMMISSIONERS	Ayes	Nays	Abstain	Absent
Peter Caminiti Sr.	X			
Angelo D'Arminio, Jr.	X			
Joanne English-Rolliesson	X			
Junior Hernandez	X			
Daniel Ortega	X			
Danielle Peterson	X			
Harvey Sohmer				X

May 26, 2022
DATE


DANIEL ORTEGA, CHAIRMAN


LYNN BARTLETT, EXECUTIVE DIRECTOR

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

RESOLUTION 2022-38

RESOLUTION BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF BERGEN COUNTY AUTHORIZING A DEVELOPER AGREEMENT WITH THE TOWNSHIP OF MAHWAH REGARDING RAMAPO BRAE

WHEREAS, the Housing Authority of Bergen County (the “Authority”) is the owner of a 54-unit housing development known as Ramapo Brae (hereinafter “Rental Component”) located on Ramapo Brae Lane in Mahwah, New Jersey; and

WHEREAS, Ramapo Brae is subsidized by the U.S. Department of Housing and Urban Development (“HUD”) with project based vouchers which are currently set to expire on January 1, 2037; and

WHEREAS, the Ramapo Brae Lane site is also occupied by the Ramapo Brae Condominium Association which consists of 35 affordable condominium units (the Condominium Component) which are subject to occupancy and affordability resale restrictions (hereinafter the “Resale Restrictions”) which are contained in the Master Deed for the condominium association; and

WHEREAS, in accordance with the terms of the Condominium Component Master Deed, Resale Restrictions continue until such time as the Authority and at least two-thirds of all condominium association members agree to terminate them; and

WHEREAS, the Township of Mahwah (the “Township”) seeks to ensure compliance with the Judgment of Compliance and Repose approving its Affordable Housing Plan; and

WHEREAS, the Rental Component has existing deed restrictions which were set to expire within the Round 3 compliance period; and

WHEREAS, the Township requests that the Authority extend affordability controls on the Rental Component through at least the year 2049, but in no event sooner than sixty (60) years from the date the controls became effective, (which was on or around July 1, 1989) to preserve the Township’s ability to claim credits under the program called “Extension of Expiring Controls” contained in NJAC 5:97-6.14; and

WHEREAS, the Township also requests that the Authority agree to maintain affordability controls on each individual unit in the Condominium Component for seventy (70) years from the date controls became effective to effectuate functional equivalent of a newly constructed affordable unit; and

WHEREAS, it is appropriate and within the mission of the Authority to ensure that both the Rental and Condominium Components remain affordable; and

WHEREAS, subject to the terms and conditions contained in the Developers’ Agreement attached hereto, in consideration for the Authority’s agreement to maintain the affordability restrictions, the Township has agreed to provide the Authority with a payment of \$1,000,000.00 (\$1 million dollars).

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Housing Authority of Bergen County does hereby authorize entering into a Developer Agreement with the Township of Mahwah in the form attached hereto.

Resolution adopted as read on motion by Commissioner D’Arminio, Jr. seconded by Commissioner Caminiti, Sr.

Upon roll call the Ayes and Nays were as follows:

COMMISSIONERS	Ayes	Nays	Abstain	Absent
Peter Caminiti Sr.	X			
Angelo D’Arminio, Jr.	X			
Joanne English-Rollieson	X			
Junior Hernandez	X			
Daniel Ortega	X			
Danielle Peterson	X			
Harvey Sohmer				X

May 26, 2022

DATE



LYNN BARTLETT, EXECUTIVE DIRECTOR


DANIEL ORTEGA, CHAIRMAN