

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

**RESOLUTION 2020-55**

**RESOLUTION BY THE COMMISSIONERS OF THE HOUSING AUTHORITY  
OF BERGEN COUNTY APPROVING THE ACCOUNTS PAYABLE FOR THE  
PERIOD OF JUNE 17, 2020 THROUGH JULY 13, 2020.**

WHEREAS, the attached listing of Accounts Payable for the period of June 17, 2020 through July 13, 2020 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 June 17, 2020 through July 13, 2020 in the amount of Two Hundred Eighty-Seven Thousand, Five Hundred Ninety Dollars and Twenty-Two Cents (\$287,590.22).

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

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			

July 23, 2020  
DATE



LYNN BARTLETT, EXECUTIVE DIRECTOR/SECRETARY



DANIEL ORTEGA, CHAIRMAN

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

**RESOLUTION 2020-56**

**RESOLUTION BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF BERGEN COUNTY APPROVING THE ACCOUNTS PAYABLE FOR THE PERIOD OF JUNE 17, 2020 THROUGH JULY 13, 2020 FOR THE HOUSING DEVELOPMENT CORPORATION OF BERGEN COUNTY.**

WHEREAS, the attached listing of Accounts Payable for the period of June 17, 2020 through July 13, 2020 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 June 17, 2020 through July 13, 2020 in the amount of One Hundred Seventy-Four Thousand, Six Hundred Thirty-Two Dollars and Thirteen Cents (\$174,632.13).

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

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			

June 25, 2020  
DATE

  
DANIEL ORTEGA, CHAIRMAN

  
LYNN BARTLETT, EXECUTIVE DIRECTOR/SECRETARY

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

**RESOLUTION 2020-57**

**RESOLUTION BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF BERGEN COUNTY ADOPTING A POLICY ADDRESSING THE PROTECTION AND SAFE TREATMENT OF MINORS.**

**WHEREAS**, it is appropriate to establish a policy to protect the health, safety and welfare of minors who interact with officials, employees and volunteers of the Authority to the maximum extent possible; and

**WHEREAS**, the JIF/MEL has issued a Model Policy addressing the Protection and Safe Treatment of Minors; (hereinafter referred to as the "Policy") in the form attached hereto; and

**WHEREAS**, it is in the best interest of the Authority to adopt the attached Policy which has been adapted from the JIF/MEL Model Policy;

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Commissioners of the Housing Authority of Bergen County hereby adopts the Policy Addressing the Protection and Safe Treatment of Minors as written, attached hereto.

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

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			

July 23, 2020  
DATE

  
DANIEL ORTEGA, CHAIRMAN

  
LYNN BARTLETT, EXECUTIVE DIRECTOR/SECRETARY

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

**RESOLUTION 2020-58**

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF BERGEN COUNTY ADOPTING A DOMESTIC VIOLENCE POLICY FOR PUBLIC EMPLOYERS AND DESIGNATING HUMAN RESOURCE OFFICERS WITH RESPECT TO SAME.**

**WHEREAS**, in accordance with N.J.S.A. 11A:2-6a all public employers are required to adopt a policy to encourage employees who are victims of domestic violence, and those impacted by domestic violence, to seek assistance from their employer and provide a standard for employers to follow when responding to said employees; and

**WHEREAS**, the state has issued a uniform policy known as the “New Jersey Domestic Violence Policy for Public Employers” (hereinafter referred to as the “Policy”) in the form attached hereto; and

**WHEREAS**, it is in the best interest of the Housing Authority of Bergen County (the “Authority”) to adopt the attached Policy; and

**WHEREAS**, the Policy requires that the Authority designate a Human Resource Officer and a Secondary Human Resource Officer, who shall receive training on responding to and assisting employees who are victims of domestic violence and who be available to assist such employees.

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Commissioners of the Housing Authority of Bergen County does hereby adopt the “Domestic Violence Policy for Public Employees” attached hereto; and

**BE IT FURTHER RESOLVED THAT** for the purposes of this policy Human Resources Manager, Esther Gatria shall be designated as Human Resource Officer and Clinical Coordinator, Christina Baluja shall be designated as Secondary Human Resource Officer and that they shall both take the training provided by the State of New Jersey with respect to same.

Resolution adopted as read on motion by Commissioner Peterson

seconded by Commissioner Caminiti.

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			

July 23, 2020  
DATE



LYNN BARTLETT, EXECUTIVE DIRECTOR/SECRETARY

  
DANIEL ORTEGA, CHAIRMAN

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

**RESOLUTION 2020-59**

**RESOLUTION BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF BERGEN COUNTY APPROVING THE WRITE-OFF OF UNCOLLECTED ACCOUNTS RECEIVABLE 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 accounts receivable for the following:

Housing Works II - \$55,956 - Overbilling due to incorrect contract start date  
LINKS II - \$25,840 - Overbilling due to incorrect contract start date  
Van Sciver - \$31,281 - Overbilling due to incorrect contract start date

**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 July 23, 2020.

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

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			

July 23, 2020  
DATE

  
\_\_\_\_\_  
DANIEL ORTEGA, CHAIRMAN

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

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

**RESOLUTION 2020 - 60**

**RESOLUTION BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF BERGEN COUNTY APPROVING AN ADDITIONAL NINE MONTH EXTENSION UNDER THE OPTION TO EXTEND THE EXISTING CONTRACT WITH STANDARD ELEVATOR FOR ELEVATOR MAINTENANCE & REPAIR SERVICES FOR BROOKSIDE GARDENS, FRANKLIN HEIGHTS, HASBROUCK HEIGHTS SENIOR HOUSING, FOR A PERIOD BEGINNING JULY 1, 2020 AND TERMINATING ON MARCH 31, 2021.**

**WHEREAS**, a certain Contract between the **Housing Authority of Bergen County** and **Standard Elevator 68 Union Ave., Clifton, NJ 07011** was approved by Resolution 2017-90 for a two (2) year period from April 1 2018 – March 31, 2020 with an option to renew for one (1) additional year; and

**WHEREAS**, this contract was extended prior to the COVID19 Pandemic for three months (April 1 2020 – June 30 2020) with the intention to bid for these services in May 2020; and

**WHEREAS**, the COVID19 Pandemic disrupted several areas of operations, one of which included the ability to follow the standard procedures of the Local Public Contracts Law and public bidding; and

**WHEREAS**, both parties wish to extend and continue said Contract at the pre-determined fees submitted with the original bid; and

**WHEREAS**, the contract would now be extended for nine (9) additional months, now due to expire on March 31, 2021, therefore granting the full one (1) year extension as allowed in the original contract; and

**NOW THEREFORE, BE IT RESOLVED**, that the Board of Commissioners, is hereby authorized to conclude, execute and deliver on behalf of the Housing Authority of Bergen County, a Contract with **Standard Elevator Corp.**, for the provision of **Elevator Maintenance & Repair Services for Brookside Gardens, Franklin Heights, and Hasbrouck Heights.**

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

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			

July 25, 2020  
DATE

  
\_\_\_\_\_  
DANIEL ORTEGA, CHAIRMAN

  
\_\_\_\_\_  
LYNN BARTLETT, EXECUTIVE DIRECTOR

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

**RESOLUTION 2020 - 61**

**RESOLUTION BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF BERGEN COUNTY APPROVING AN ADDITIONAL NINE MONTH EXTENSION UNDER THE OPTION TO EXTEND THE EXISTING CONTRACT WITH CLIFTON ELEVATOR SERVICE CO., INC. FOR ELEVATOR MAINTENANCE & REPAIR SERVICES FOR RIDGECREST APARTMENTS 7-11 RIDGE ROAD, RIDGEWOOD, NJ FOR A PERIOD BEGINNING JULY 1, 2020 AND TERMINATING ON MARCH 31, 2021.**

**WHEREAS**, a certain Contract between the **Housing Authority of Bergen County** and **Clifton Elevator Service Co., Inc. 4401 South Clinton Avenue, South Plainfield, NJ 07080** was approved by Resolution 2017-90 for a two (2) year period from April 1 2018 – March 31, 2020 with an option to renew for one (1) additional year; and

**WHEREAS**, this contract was extended prior to the COVID19 Pandemic for three months (April 1 2020 – June 30 2020) with the intention to bid for these services in May 2020; and

**WHEREAS**, the COVID19 Pandemic disrupted several areas of operations, one of which included the ability to follow the standard procedures of the Local Public Contracts Law and public bidding; and

**WHEREAS**, both parties wish to extend and continue said Contract at the pre-determined fees submitted with the original bid; and

**WHEREAS**, the contract would now be extended for nine (9) additional months, now due to expire on March 31, 2021, therefore granting the full one (1) year extension as allowed in the original contract; and

**NOW THEREFORE, BE IT RESOLVED**, that the Board of Commissioners, is hereby authorized to conclude, execute and deliver on behalf of the Housing Authority of Bergen County, a Contract with **Clifton Elevator Service Co.**, for the provision of **Elevator Maintenance & Repair Services at Ridgcrest Apartments.**

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

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			

July 25, 2020  
DATE

  
\_\_\_\_\_  
DANIEL ORTEGA, CHAIRMAN

  
\_\_\_\_\_  
LYNN BARTLETT, EXECUTIVE DIRECTOR

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

**RESOLUTION 2020-62**

**RESOLUTION BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF BERGEN COUNTY AUTHORIZING THE CHAIRMAN AND/OR EXECUTIVE DIRECTOR TO EXECUTE A CONTRACT WITH REINER GROUP, INC. FOR HVAC ROUTINE MAINTENANCE & REPAIR SERVICES ON AN AS NEEDED BASIS, AND WHEN NECESSARY, ALTERATION & REPLACEMENT OF EXISTING HVAC SYSTEMS.**

WHEREAS, the HABC solicited and accepted bids pursuant to established procedures for the above referenced services. Three bids were received and publicly opened on July 18, 2020; and

WHEREAS, one bid was received, opened, and carefully reviewed and evaluated; and

WHEREAS, the bid submitted by **Reiner Group, Inc.** was deemed responsive and responsible; and

WHEREAS, the Authority has had a favorable working experience with **Reiner Group, Inc.** in the past, and they are qualified and possess the prerequisite experience to provide services as required under the scope of work; and

WHEREAS, the Director of Finance has certified that sufficient funds are available to cover these services in the amount of not to exceed \$100,000.00 annually for the term of the contract, on a case by case and as needed basis which shall be encumbered from the operating budget at time services are rendered, pursuant to N.J.A.C. 5:30-5 (b)-2. Amounts exceeding the stated maximum will require adoption of Board Resolution authorizing expenditure of additional funds; and

WHEREAS, it is recommended that the Contract with **Reiner Group, Inc.** shall be for a period of **Two (2) years beginning August 1, 2020 and terminating on July 31, 2022 with the option, at the sole discretion of the Authority to renew the contract for One (1) additional year upon expiration of the original contract term.**

**NOW THEREFORE, BE IT RESOLVED,** that the Board of Commissioners, or its designee, do hereby authorize executing a contract with **Reiner Group, Inc.** for the provision of **HVAC Routine Maintenance & Repair Services on an as needed basis, and when necessary, Alteration or Replacement of Existing HVAC Systems.**

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

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			

~~July 25, 2020~~



  
DANIEL ORTEGA, CHAIRMAN

LYNN BARTLETT, EXECUTIVE DIRECTOR/SECRETARY



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

**RESOLUTION 2020-64**

**RESOLUTION BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF BERGEN COUNTY PRE-APPROVING THE ACCOUNTS PAYABLE FOR THE MONTH OF AUGUST FOR THE HOUSING AUTHORITY OF BERGEN COUNTY.**

**WHEREAS**, the Commissioners of the Housing Authority of Bergen County will not reconvene until September 24, 2020; and

**WHEREAS**, the Housing Authority of Bergen County has routine monthly expenditures which need payment.

**NOW, THEREFORE, BE IT RESOLVED**, by the Commissioners of the Housing Authority of Bergen County do hereby pre-approve the payment of routine expenditures for the period of July 12, 2020 through approximately September 15, 2020.

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

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			

July 23, 2020  
DATE

  
\_\_\_\_\_  
DANIEL ORTEGA, CHAIRMAN

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

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

**RESOLUTION 2020-65**

**RESOLUTION BY THE COMMISSIONERS OF THE HOUSING AUTHORITY  
OF BERGEN COUNTY PRE-APPROVING THE ACCOUNTS PAYABLE FOR  
THE MONTH OF AUGUST FOR THE HOUSING DEVELOPMENT  
CORPORATION.**

WHEREAS, the Commissioners of the Housing Authority of Bergen County will not reconvene until September 26, 2019; and

WHEREAS, the Housing Development Corporation has routine monthly expenditures which need payment.

NOW, THEREFORE, BE IT RESOLVED, by the Commissioners of the Housing Authority of Bergen County do hereby pre-approve the payment of routine expenditures for the period of July 13, 2020 through approximately September 15, 2020.

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

Upon roll call the Ayes and Nays were as follows:

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

July 23, 2020  
DATE

  
\_\_\_\_\_  
DANIEL ORTEGA, CHAIRMAN

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