

**BOARD OF COMMISSIONERS MEETING  
AUGUST 15, 2024  
MINUTES**

**MEETING WAS CANCELLED**

**BOARD OF COMMISSIONERS MEETING  
SEPTEMBER 19, 2024  
MINUTES**

- 1. STATEMENT OF COMPLIANCE WITH OPEN PUBLIC MEETING LAW**
- 2. ROLL CALL**
- 3. APPROVAL OF THE MINUTES OF THE REGULAR BOARD MEETING OF JUNE 20, 2024**
- 4. APPROVAL OF THE MINUTES OF THE REGULAR BOARD MEETING OF JULY 25, 2024**
- 5. TREASURER'S REPORT-AUGUST 15, 2024**
- 6. TREASURER'S REPORT-SEPTEMBER 19, 2024**
- 7. DELINQUENT REPORT-AUGUST 15, 2024**
- 8. DELINQUENT REPORT-SEPTEMBER 19, 2024**
- 9. CLOSED ACCOUNTS- AUGUST 15, 2024**
- 10. CLOSED ACCOUNTS- SEPTEMBER 19, 2024**
- 11. COLLECTION LOSSES- AUGUST 15, 2024**
- 12. COLLECTION LOSSES- SEPTEMBER 19, 2024**
- 13. RESOLUTION 2024-16- AUTHORIZATION TO AWARD ONE (1) YEAR CONTRACT FOR ACCOUNTING SERVICES**
- 14. RESOLUTION 2024-17- AUTHORIZATION TO SUBMIT FORM HUD 52648, SECTION 8 (SEMAP) TO H.U.D.**
- 15. RESOLUTION 2024-18- AUTHORIZATION TO SUBMIT A HOLD HARMESS (INDEMNITY) AGREEMENT**
- 16. RESOLUTION 2024-19- AUTHORIZATION TO SUBMIT A NON-DISCLOSURE AGREEMENT**
- 17. RESOLUTION 2024-20- AUTHORIZATION TO CONDUCT AN INVESTIGATION INTO EMPLOYEE MISCONDUCT**
- 18. RESOLUTION 2024-21- AUTHORIZATION TO ACCEPT THE RESIGNATION OF GERALD SANZARI DATED SEPTEMBER 6, 2024**
- 19. RESOLUTION 2024-22- AUTHORIZATION TO APPOINTING JULIO MARENCO AS INTERIM EXECUTIVE DIRECTOR**

**BOARD OF COMMISSIONERS MEETING  
OCTOBER 07, 2024  
MINUTES**

- 1. STATEMENT OF COMPLIANCE WITH OPEN PUBLIC MEETING LAW**
- 2. ROLL CALL**
- 3. RESOLUTION 2024-27- AUTHORIZATION TO AFFIRM THE APPOINTMENT OF JOHN LYNCH, ESQ. AS SPECIAL COUNSEL FOR THE 2024 CALENDAR YEAR AND SAME POSITION FOR 2025 AND THEREAFTER**
- 4. RESOLUTION 2024-28- AUTHORIZATION TO AFFIRM THE APPOINTMENT OF CHASEN LAMPARELLO MALLON & CAPUZZO, PC AS SPECIAL COUNSEL FOR THE 2024 CALENDAR YEAR AND SAME POSITION FOR 2025 AND THEREAFTER**
- 5. RESOLUTION 2024-29- AUTHORIZATION TO ADD INTERIM EXECUTIVE DIRECTOR JULIO MARENCO SIGNATORY TO ALL NORTH BERGEN HOUSING AUTHORITY CHECKING ACCOUNTS**
- 6. RESOLUTION 2024-30- AUTHORIZATION TO APPOINT JULIO MARENCO AS ITS FUND COMMISSIONER FOR FUND YEAR 2025 FOR NORTH BERGEN HOUSING AUTHORITY**
- 7. ANY SUCH BUSINESS AS MAY COME BEFORE THE BOARD**

**BOARD OF COMMISSIONERS MEETING  
OCTOBER 23, 2024  
MINUTES**

- 1. STATEMENT OF COMPLIANCE WITH OPEN PUBLIC MEETING LAW**
- 2. ROLL CALL**
- 3. APPROVAL OF THE MINUTES OF THE REGULAR BOARD MEETING OF SEPTEMBER 19, 2024**
- 4. APPROVAL OF THE MINUTES OF THE REGULAR BOARD MEETING OF OCTOBER 07, 2024**
- 5. TREASURER'S REPORT-OCTOBER 23, 2024**
- 6. DELINQUENT REPORT- OCTOBER 23, 2024**
- 7. CLOSED ACCOUNTS- OCTOBER 23, 2024**
- 8. COLLECTION LOSSES- OCTOBER 23, 2024**
- 9. RESOLUTION 2024-27- AUTHORIZATION TO AWARD A ONE YEAR CONTRACT FOR INDEPENDENT PUBLIC AUDIT SERVICES**
- 10. RESOLUTION 2024-28- AUTHORIZATION TO AWARD ONE (1) YEAR CONTRACT FOR ARCHITECTUAL/ENGINEERING SERVICES TO UPGRADE ELEVATOR, SECURITY SYSTEM, COMMON AREAS, AND FIRE PUMPS**
- 11. ANY SUCH BUSINESS AS MAY COME BEFORE THE BOARD**

**BOARD OF COMMISSIONERS MEETING  
NOVEMBER 13, 2024  
MINUTES**

- 1. STATEMENT OF COMPLIANCE WITH OPEN PUBLIC MEETING LAW**
- 2. ROLL CALL**
- 3. APPROVAL OF THE MINUTES OF THE REGULAR BOARD MEETING OF OCTOBER 23, 2024**
- 4. TREASURER'S REPORT**
- 5. DELINQUENT REPORT**
- 6. CLOSED ACCOUNTS**
- 7. COLLECTION LOSSES**
- 8. RESOLUTION 2024-29- AUTHORIZATION TO HIRE INTERIM EXECUTIVE DIRECTOR JULIO MARENCO TO THE POSITION OF EXECUTIVE DIRECTOR FOR THE NORTH BERGEN HOUSING AUTHORITY**
- 9. RESOLUTION 2024-30- AUTHORIZATION TO INCREASE NBHA EMPLOYEE SALARY**
- 10. RESOLUTION 2024-31- AUTHORIZATION TO AWARD CONTRACT FOR CAPITAL IMPROVEMENT TO UPGRADE THE COMMON AREAS THROUGHOUT THE LAWLER TOWER BUILDING (TO BE EMAILED NOVEMBER 13, 2024)**
- 11. ANY SUCH BUSINESS AS MAY COME BEFORE THE BOARD**

**BOARD OF COMMISSIONERS MEETING  
DECEMBER 19, 2024  
MINUTES**

- 1. STATEMENT OF COMPLIANCE WITH OPEN PUBLIC MEETING LAW**
- 2. ROLL CALL**
- 3. APPROVAL OF THE MINUTES OF THE REGULAR BOARD MEETING OF NOVEMBER 13, 2024**
- 4. TREASURER'S REPORT**
- 5. DELINQUENT REPORT**
- 6. CLOSED ACCOUNTS**
- 7. COLLECTION LOSSES**
- 8. RESOLUTION 2024-32- AUTHORIZATION TO ESTABLISH NEW FLAT RENTS**
- 9. RESOLUTION 2024-33- AUTHORIZATION TO APPROVE THE 2025 MEETING SCHEDULE**
- 10. RESOLUTION 2024-34- AUTHORIZATION TO AWARD CONTRACT FOR RISK MANAGEMENT SERVICES**
- 11. RESOLUTION 2024-35- AUTHORIZATION TO AMEND THE EMPLOYEE HANDBOOK**
- 12. ANY SUCH BUSINESS AS MAY COME BEFORE THE BOARD**

**--BOARD OF COMMISSIONERS MEETING  
JANUARY 15, 2025  
MINUTES**

- 1. STATEMENT OF COMPLIANCE WITH OPEN PUBLIC MEETING LAW  
MEETING OPENED UP BY CHAIRPERSON BECKER AT 4:00 P.M.**
- 2. ROLL CALL: ALL COMMISSIONERS IN ATTENDANCE, ALSO TOM KOBIN,  
ESQ, AND BUILDING MANAGERS**
- 3. APPROVAL OF THE REGULAR BOARD MEETING OF DECEMBER 19, 2024:  
THE MEETING WAS APPROVED**
- 4. TREASURERS REPORT: TREASURERS REPORT APPROVED**
- 5. DELINQUENT REPORT: SPOKE ABOUT TENANTS IN COURT AND THE  
STATUS OF THEIR CASE**
- 6. CLOSED ACCOUNTS: 3(THREE) CLOSED ACCOUNTS AND SECURITY  
DEPOSIT RETURNED TO ALL**
- 7. COLLECTION LOSSES: THERE WAS NO COLLECTION LOSSES**
- 8. RESOLUTION 2025-01- AUTHORIZATION FROM THE BOARD OF  
COMMISSIONERS TO AWARD CONTRACT FOR PUBLIC HOUSING AND  
SECTION 8 CONSULTANT SERVICES (TO BE EMAILED TUESDAY):  
  
2(TWO) RESPONDENTS WERE RECEIVED; CIRILO & ASSOCIATES LLC WAS  
AWARDED THE CONTRACT**
- 9. RESOLUTION 2025-02- AUTHORIZATION TO OPEN SECTION 8 WAITING LIST  
FROM JANUARY 30, 2025, TO FEBRUARY 4, 2025:  
  
SECTION 8 WAITING LIST WAS OPENED AND CLOSED ON THE DAYS LISTED  
ABOVE, WAS ADVERTISED IN 2(TWO) NEWSPAPERS, ALSO THE NBHA  
WEBSITE AND NBHA SOCIAL MEDIA PAGE**
- 10. ANY SUCH BUSINESS AS MAY COME BEFORE THE BOARD: MEETING  
CLOSED AT 4:50PM**

**BOARD OF COMMISSIONERS  
MEETING MINUTES  
FEBRUARY 19, 2025**

1. Statement of Compliance with Open Public Meeting Law- Meeting was commenced by Chairperson Andrew Becker at 4:02pm on February 19, 2025. Statement of compliance was read in its entirety by Executive Director Julio Marengo. General Counsel Rose Tubito Esq. stated confirmation that the official notice was properly printed and furnished.
2. Roll Call-Present at the meeting-Executive Director Julio Marengo, Chairperson Andrew Becker, Vice Chairperson Robert Farley, Commissioner Hamza Abdelhadi, Commissioner Maria Quintanilla, Commissioner Gerald Lange, Commissioner Katherine Duque, and Commissioner Joseph Bartulovich whom was present by phone. Also present General Counsel Rose Tubito, Esq., Office Manager Doreen Martinez and Building Managers; Darra Earl, Mercy Orbe, and Doa Elhadad,
3. A motion was made by Vice Chairperson Robert Farley to approve the NBHA minutes of the Board meeting dated January 15, 2025. It was seconded by Commissioner Hamza Abdelhadi and approved by the remaining Commissioners.
4. Chairperson Andrew Becker inquired about a few of the delineated expenses within the NBHA treasurers report. All were explained and a motion was made by Chairperson Andrew Becker to approve the NBHA treasurers report. It was seconded by Commissioner Gerald Lange and approved by the remaining Commissioners.
5. Commissioner Gerald Lange inquired about a few of the tenant's listed delinquency accounts. The status of the same were explained and a motion was made by Commissioner Gerald Lange to approve the NBHA tenant's delinquent report to be followed up with. It was seconded by Commissioner Quintanilla and approved by the remaining Commissioners.
6. A motion was made by Vice Chairperson Robert Farley to approve the NBHA tenant's closed accounts. It was seconded by Commissioner Quintanilla and approved by the remaining Commissioners.
7. A motion was made by Commissioner Hamza Abdelhadi to approve the NBHA tenant collection losses. It was seconded by Commissioner Katherine Duque and approved by the remaining Commissioners.
8. Executive Director Julio Marengo explained to the Board there was a requirement to be formally named as the designated custodian of records on behalf of the NBHA. Resolution 2025-03 stated the same and a motion was made by Vice Chairperson Robert Farley to approve the



appointment of Executive Director Julio Marengo as the designated custodian of records. It was seconded by Commissioner and approved by the remaining Commissioners.

9. Executive Director Julio Marengo explained to the Board he implemented a plan for the benefit of the NBHA employees if they so choose to participate called the Employers Equitable's Specimen 457 Plan Document. Resolution 2025-04 stated the same and a motion was made by Chairperson Andrew Becker to approve the resolution. It was seconded by Vice Chairperson Robert Farley and approved by the remaining Commissioners.

10. Executive Director Julio Marengo explained to the Board there was a bid received for technical assistance for the NBHA. The bid was reviewed and accepted. Resolution 2025-05 stated the same and a motion was made by Commissioner Katherine Duque to approve the award of the contract. It was seconded by Commissioner Joseph Bartulovich and approved by the remaining Commissioners.

11. Executive Director Julio Marengo explained to the Board there was a bid received for computer maintenance services for the NBHA. The bid was reviewed and accepted. Resolution 2025-06 stated the same and a motion was made by Vice Chairperson Robert Farley to approve the award of the contract. It was seconded by Commissioner Maria Quintanilla and approved by the remaining Commissioners.

12. Executive Director Julio Marengo made a motion to caucus. All building managers and the office manager removed themselves from the meeting. Julio Marengo discussed Personnel Issues with the Board and some possible future plans for the development of additional housing units. No further business came before the Board old or new. Thereafter the meeting was officially closed at 4:34pm. A motion was made by Chairperson Andrew Becker to close the meeting. It was seconded by Commissioner Gerald Lange and approved by the remaining Commissioners.