

EDISON HOUSING AUTHORITY

Regular Meeting

October 16, 2018

7:00 PM

Robert E. Holmes

(Community Room)

14 Rev. Samuel Carpenter Blvd.

Edison, NJ 08820

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of September, 2018 Regular Meeting Minutes
5. Resolutions:

1-10-2018 Resolution to approve vouchers
for payment of invoices in the
amount of \$55,690.44

2-10-2018 Resolution requesting support from
Capital Fund Project to do matching
funds for improvements to the
playground at Robert E. Holmes
Development

3-10-2018 Resolution to designate and approve
Executive Director, Deborah Hurley as
Custodian for Edison Housing Authority

6. Old Business
 - a.) Presentation by Pennrose --- Camp Kilmer, Phase A
 - b.) REAC Update

7. New Business
 - a.) Exec. Dir. Update

8. Public Portion

Adjournment

**EDISON HOUSING AUTHORITY
REGULAR BOARD MEETING**

September 18, 2018

**7:00 pm
MINUTES**

The Regular Meeting of the Board of Commissioners of the Edison Housing Authority was held at Julius C. Engel, 1 Willard Dunham Drive, Edison, NJ in the community room. The meeting was called to order at 7:00 pm.

Adequate notice of this Meeting as required by the Open Public Meetings Act has been provided in the following: On December 16, 2017 a notice providing the date, time, and location for the meeting was submitted to the Home News Tribune and Star Ledger. Said notice was also posted on both the Edison Housing Authority website and designated bulletin boards, filed with the township clerk and posted in the main lobby of the municipal complex.

Roll call

In attendance: Chairman Carlos N. Sanchez, Commissioner Walter Szoludko, Commissioner Christopher Mazauskas, Commissioner Raymond Koperwhats, Commissioner Kathryn Neal, Commissioner Barry Telesnick, Executive Director Deborah Hurley, Accountant Tony Polcari, and Attorney Terrence Corriston.

Excused Absence: Commissioner Louis Mangione, Jr.

Chairman N. Sanchez yielded time to Commissioner Raymond Koperwhats: Commissioner Koperwhats opened remarks by wishing everyone a Happy Constitution Day and noted that 231 years ago our Constitution was passed. In addition, Commissioner Koperwhats presented current statistics regarding citizen's lack of knowledge of the Constitution and the branches of government. In closing, Commissioner Koperwhats expressed the importance of the Constitution and quoted President Calvin Coolidge –“The privilege must never be taken for granted. We the people are and will remain the world's oldest Constitution republic if we keep it.” And again, Commissioner Koperwhats wished everyone a “Happy Constitution Day” and encouraged everyone to take the time to read the Constitution - it's a great document. Chairman N. Sanchez expressed his appreciation for Commissioner Koperwhats sharing the important and informative remarks.

Motion to approve the minutes of August 21, 2018 Board Meeting

Motion: Commissioner Kathryn Neal

Second: Commissioner Walter Szoludko

Discussion: Chairman N. Sanchez complimented Deborah Hurley, Executive Director and the team for providing the commissioners with detailed minutes which captured the meeting.

Approved as follows:

	AYES	NAYS	ABSENT	ABSTAIN
Comm. Koperwhats	x			
Comm. Mazauskas	x			
Comm. Szoludko	x			
Comm. Mangione			x	
Comm. Neal	x			
Comm. Telesnick	x			
Chairman N. Sanchez	x			

Resolution 1-9-2018 to authorize and approve Vouchers for Business in the amount of \$79,519.86 for periods August 23, 2018 to September 18, 2018.

Motion: Commissioner Kathryn Neal

Second: Commissioner Walter Szoludko

Discussion

Deborah Hurley, Executive Director indicated that the draft agenda forwarded to the commissioners reflected an incorrect amount of \$79,516 and the agenda was changed to reflect the correct amount. Chairman N. Sanchez indicated and clarified that the correct amount of \$79,519.86 is reflected in the detailed packet that was sent out to the commissioners.

Chairman N. Sanchez asked if there were any questions. There were no questions posed by the commissioners.

Motion to approve **Resolution 1-9-2018 for \$79,519.86:**

Approved as follows:

	AYES	NAYS	ABSENT	ABSTAIN
Comm. Koperwhats	x			
Comm. Mazauskas	x			
Comm. Szoludko	x			
Comm. Mangione			x	
Comm. Neal	x			
Comm. Telesnic	x			
Chairman N. Sanchez	x			

Resolution 2-9-2018 authorize to recognize the Township of Edison and its employees who were involved with the supporting the Edison Housing Authority and the families involved with the fire that took place in May, 2018 at EHA, 9A Lyle Place.

Motion: Commissioner Kathryn Neal

Second: Commissioner Barry Telesnick

Discussion

Deborah Hurley, Executive Director explained that she created a letter instead of a resolution to be approved and mailed directly to the Mayor and the administration involved in supporting the Housing Authority and the families affected by the fire. In addition, two edits would be made in the letter: the inclusion of the middle initial in Chairman N. Sanchez name, and the inclusion of the Edison Police Department. Commissioner Koperwhats recommended that we change the resolution to reflect that we approve a letter to recognize the Mayor and his administration who were involved with the fire. Deborah Hurley indicated that she would make that change on the agenda from “resolution” to “approval of letter”. Chairman N. Sanchez made the request for the resolution be withdrawn and changed to approval of letter to the administration.

Chairman N. Sanchez requested for motion to withdraw resolution 2-9-2018.

Motion: Commissioner Kathryn Neal

Second: Commissioner Barry Telesnick

Chairman N. Sanchez made a motion to approve a letter of appreciation from the Edison Housing Authority that will be forwarded to the Township of Edison and the administration expressing gratitude for their support with the fire that occurred at the Edison Housing Authority in May, 2018.

Motion: Commissioner Barry Telesnick

Second: Commissioner Kathryn Neal

Discussion

Chairman N. Sanchez asked if there were any further comments or suggestions regarding the letter of appreciation that will reflect the changes that Deborah Hurley, Executive Director will make in the letter and called for a vote:

	AYES	NAYS	ABSENT	ABSTAIN
Comm. Koperwhats	x			
Comm. Mazauskas	x			
Comm. Szoludko	x			
Comm. Mangione			x	
Comm. Neal	x			
Comm. Telesnick	x			
Chairman N. Sanchez	x			

Resolution 3-9-18 authorizes updating Section 8 Rental Assistance Program Administrative Plan by engaging the professional service with Nan McKay.

Motion: Commissioner Kathryn Neal

Second: Commissioner Walter Szoludko

Discussion

Chairman N. Sanchez expanded by explaining that there has been a request made for some time to update policies at the Edison Housing Authority and noted that the Section 8 policy was last updated in 2006. Nan McKay is a consulting firm that specializes in updating policies and asked Deborah Hurley, executive director to share more about the service. Deborah Hurley, executive director expanded by noting the firm's credentials and explained how they provide training and policy support for housing authorities. In addition, she explained the need to secure support from a service to assist with updating the Section 8 Policy and the Admissions and Continued Occupancy Policy for the Public Housing Program. If we hired the firm to perform full service support, it would cost up to \$10,000 for each policy. However, what has been presented is a more affordable package that includes a model template with professional review, once the model has been completed by the Edison Housing Authority staff. Commissioner Barry Telesnick posed a question about the resolution for Public Housing Program, "is it the same?" Executive Director, Deborah Hurley explained that we are asking for update consulting support for both the Section 8 Policy and the Admissions and Continued Occupancy Policy for the Public Housing Program. The fees for service were highlighted as the updates will not exceed \$5,000 for each policy. Terrence Corriston, attorney indicated that he used the same service last year for a housing authority and expanded on how their service provides models with options that are all HUD approved but allows you to detail it to the housing authority. It is important to work with a team to validate the right direction. Tony Polcari, accountant indicated that we passed a resolution in 2013 amending ACOP to accept project based vouchers and wanted to make certain there is a version included in the update. Chairman N. Sanchez asked if there were any questions and stressed the importance of staying current with our policies and procedures.

Approved Resolution 3-9-2018 as follows:

	AYES	NAYS	ABSENT	ABSTAIN
Comm. Koperwhats	x			
Comm. Mazauskas	x			
Comm. Szoludko	x			
Comm. Mangione			x	
Comm. Neal	x			
Comm. Telesnick	x			
Chairman N. Sanchez	x			

Resolution 4-9-2018 to authorize updating the Admissions and Continued Occupancy Policy for the Public Housing Program of The Housing Authority of the Township of Edison by engaging the professional service of Nan McKay.

Motion: Commissioner Kathryn Neal

Second: Commissioner Barry Telesnick

Discussion

Chairman N. Sanchez asked if there were any comments or questions. There was no discussion.

Approved Resolution 4-9-2018 as follows:

	AYES	NAYS	ABSENT	ABSTAIN
Comm. Koperwhats	x			
Comm. Mazauskas	x			
Comm. Szoludko	x			
Comm. Mangione			x	
Comm. Neal	x			
Comm. Telesnick	x			
Chairman N. Sanchez	x			

Resolution 5-9-2018 approve awarding (10) Section 8 Project Based Vouchers to the Township of Edison for the Camp Kilmer Phase A Development dedicated to housing veterans.

Motion: Commissioner Kathryn Neal

Second: Commissioner Chris Mazauskas

Discussion

Tony Polcari, accountant provided an overview of the project, which initially began in February when the Township of Edison approached the Edison Housing Authority to assist them in providing 30 project based vouchers to Pennrose who are the developers designated to construct Camp Kilmer Phase A (172) public housing units for homeless and veterans. The development is near the Camp Kilmer 1 project, where we have 30 project based vouchers. Recently, Deborah Hurley, executive director and Tony Polcari, accountant met with Pennrose and a member of the administration team to discuss the vouchers. It was discussed that we could only afford to issue 10 vouchers, as we are only able to issue 20% of our vouchers. We will be at our capacity once we issue the 10 vouchers. The project has gone through a competitive process in the last three years, which places the Edison Housing Authority in a position to legally issue Pennrose the (10) Project Based Vouchers. A letter has been drafted to be sent to HUD advising them what we plan to do with Pennrose. We don't need HUD's approval but it behooves us to provide them a letter. Chairman N. Sanchez asked Tony if we are familiar with the project. Tony Polcari, accountant provided a copy of the executive project summary for the commissioners and walked the commissioners through summary. Commissioner Koperwhats commented that there are a lot of women veteran's in Middlesex County and explained the importance of having housing

designated for women veterans and wondered if there was any leverage to ensure that population would be included. Tony Polcari, accountant indicated that we cannot tie this request to the vouchers. However, it would not be a bad idea to present our request to Pennrose. Tony Polcari, accountant indicated he would share with Pennrose. Deborah Hurley indicated Pennrose would like to present to the commissioners. The commissioners agreed that they would like to invite Pennrose to present to the Edison Housing Authority at the next board meeting. Chairman N. Sanchez commented that it is important to support the township; however, Chairman N. Sanchez inquired about the possibility, if any to receive any funds for providing the vouchers, like we did with the last project? Tony Polcari, accountant response was no, because last time we were more involved with the project and instrumental in securing the property to do the project, which is why we were part of the partnership. Chairman N. Sanchez indicated that our vouchers are worth \$525,000, which is significant. Tony Polcari expanded by indicating that we are under leased with Section 8. So this would be helpful. At least we are guaranteed future funds from the vouchers. Several commissioners questioned why were our Section 8 vouchers not being issued. Tony Polcari, accountant explained that once tenants came off the lease, we were not issuing new vouchers. And we have been doing absorptions. So, this will allow us to lease and secure fees. Deborah Hurley, Executive indicated that internally, we are moving in the direction to correct how Section 8 issue vouchers.

Approved Resolution 5-9-2018 as follows:

	AYES	NAYS	ABSENT	ABSTAIN
Comm. Koperwhats	x			
Comm. Mazauskas	x			
Comm. Szoludko	x			
Comm. Mangione			x	
Comm. Neal	x			
Comm. Telesnick	x			
Chairman N. Sanchez	x			

Resolution 6-9-2018 to authorize commissioners and staff travel to attend the New Jersey League of Municipalities. *(Attorney, Terrence Corrison brought attention to Chairman N. Sanchez the following should be noted as Resolution 2-9-2018 since there was a motion to withdraw a resolution earlier in the meeting.)*

Motion: Commissioner Barry Telesnick

Second: Commissioner Walter Szoludko

Discussion

Chairman N. Sanchez mentioned that this conference which is routinely attended by staff and commissioners. Chairman N. Sanchez asked if there were any questions or comments. There was no further discussion.

Approved Resolution 6-9-2018 as follows:

	AYES	NAYS	ABSENT	ABSTAIN
Comm. Koperwhats	x			
Comm. Mazauskas	x			
Comm. Szoludko	x			
Comm. Mangione			x	
Comm. Neal	x			
Comm. Telesnick	x			
Chairman N. Sanchez	x			

Old Business

- a.) **Mentoring Program:** Deborah Hurley, executive director indicated the mentoring program will begin next Tuesday 3-6pm and will end on December 6th. A meeting will take place later in the week to discuss logistics and the program has engaged several nonprofit partners in Middlesex County.
- b.) **Maintenance Team update:** Deborah Hurley, executive director provided an update on the dynamics of the maintenance team, which now consists of three employees. Presently, the current staff is turning around projects on time and has incorporated a work schedule that is presented at weekly meetings. It has been determined that the team of three will remain until an assessment is made to secure a contractor or hire additional support. Chairman N. Sanchez mentioned that Deborah Hurley's assessment is the same as Tony Polcari's assessment made prior to Deborah coming on board. And it also doesn't mean that we will not need contractors or need to hire someone full time down the road. Chairman N. Sanchez indicated that most likely we will need to engage a contractor during the winter season when it snows. Deborah Hurley, Executive mentioned that the retired employee will be returning for a retirement celebration. All of the commissioners expressed that they would like to receive details on the event. Deborah Hurley, executive director indicated that she would provide details the next day.
- c.) **Renovation of Playground update:** Tony Polcari shared with the commissioners that the last proposal received quoted \$70,000, that didn't include any surfacing. It made since to look at a rubberized surface which would be safe and last longer than the mulch/wood chips. We went back to the firm to see if they could change the scope of the project by scaling back the equipment and reducing the square footage of the project to include the rubber surface. Commissioner Barry Telesnick indicated to be careful with the color selection of the rubber surface. During the summer months, the surface can get extremely hot depending on the color. Tony Polcari, accountant agreed and mentioned that it was part of the discussion. The company that we are working with came back to us with a number of \$29,000 for the equipment and \$40,000 for the instillation and now we need to look at the cost for the rubber surface. And there may be a possibility of brining a water

element to the area in the future. Once the area is reduced for surfacing, this will provide for more green area that can be used as a picnic area. We can use some of our own capital funds to complete the project that will also include funds from the CBG grant.

Commissioner Koperwhats mentioned he saw a small waterpark (showed pictures to the commissioners) and thought perhaps we could create something similar. Also, he mentioned that Deborah Hurley and he went to a location where playground equipment will be taken down soon and thought that we could use the equipment. Deborah Hurley, exec. director expanded that it is a good idea; however, there may be some safety concerns. Chairman N. Sanchez indicated that he can't give the equipment away in the town he works for because of the safety standards and the liability. It is still worth looking into. A sprinkler system could be considered down the road when implementing the playground.

- d.) **REAC update:** Deborah Hurley, executive director indicated that we are still waiting for the report. Chairman N. Sanchez asked about inspections. Tony Polcari, accountant shared with the commissioners that all of the inspections have been completed. Everything that was highlighted to be addressed immediately was addressed. Both Tony Polcari and Deborah Hurley will follow up with HUD and present an update at the next board meeting.
- e.) Chairman N. Sanchez indicated that Deborah Hurley's, executive director's complete contract, the draft contract (per the request of Commissioner Koperwhats) and the approval letter from DCA was presented and included in the commissioner packets.
- f.) Commissioner Chris Mazauskas mentioned that we still need a Vice Chair for the Board and that we need a Dev. Corp. meeting. Chairman N. Sanchez said that a meeting will take place soon and indicated that he wanted to review files before calling a meeting. Also, Chairman N. Sanchez mentioned that Deborah Hurley, executive director begun to search for Development Corp. files with no success. As a result, Deborah reached out to the attorney that represents the Development Corp. and the attorney indicated that the best records would be found in the office. Presently, no detailed records can be found. Chairman N. Sanchez indicated that we do have a bank account that is current. Commissioner Mazauskas indicated that he has some files and would provide information. Tony Polcari, accountant mentioned that his firm may have files that can be shared.

New Business:

- i. Deborah Hurley, executive director presented an update on housing authority activity: RFP's for the attorney, auditor, computer maintenance, and accountant were made public and were published in the Home News Tribune last Friday and Saturday and can be found on the website.
- ii. Community Meet and Greet at Julius Engel and Robert Holmes Developments were well attended. The staff appreciated the support from the Commissioners who attended: Chairman N. Sanchez and Commissioner Koperwhats. Commissioner Chris Mazauskas mentioned that he did attend the Community Meet and Greet at Julius Engel; however the event had ended by time he arrived.

- ii. Commissioner Koperwhats and Deborah Hurley, Executive Director met with Deputy Chief of Police and his team. During the meeting the police team reinforced that it is important for tenants to file complaints with the police and then contact the Edison Housing Authority so it can be documented. This will help with the investigations. We now have a direct point of contact who is assigned to monitoring the activity at the Edison Housing Authority. The police team made several requests from us: fix the lights at the basketball courts; and repair the fence across from the EHA administration office. Chairman N. Sanchez indicated that we have fixed the fence several times. Deborah Hurley, Executive Director will be meeting with the owners of the fence to find a solution. Commissioner Koperwhats mentioned that they requested we put up signage indicating that “cameras are surveilling the property 24 hours” to help deter vandalism and crime.
- iii. Security Cameras – (6) security cameras weren’t working. Now we have majority cameras working with the exception of 2 which will require further repair. The goal is complete repairs within several weeks.
- iv. Programming: A Halloween party for the children will be held on October 31st, a resume writing session, job fair, and home ownership program are being scheduled. Other programming include: Turkey give-away and a holiday celebration.
- v. Section 8 waiting list and Public Housing list are in the process of being updated and prepped to open up in December or early 2019.
- vi. Work begun on designing a logo for the Edison Housing Authority. Several drafts were presented. Commissioner Barry Telesnick suggested a different color scheme. Chairman N. Sanchez has expressed that he has been visiting the authority more often and the staff has expressed that they are looking forward to being part of the change and welcome the new energy they are experiencing.

Motion to open to the public made by Commissioner Ray Koperwhats
Second by Commissioner Barry Telesnick

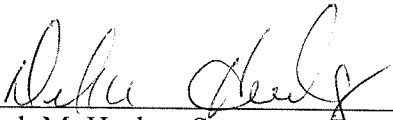
Public:

Resident Brenda Thomas, Unit B2, Willow Durham Drive, Edison expressed her appreciation for the commissioners acknowledging veterans. Since she came in late to the meeting, Ms. Thomas wished for the commissioners to explain their plans for housing veterans, especially for women. Chairman N. Sanchez revisited the process that was discussed for designating (10) project based vouchers for a development project that will provide housing to homeless, veterans, and low income families. Ms. Thomas expressed appreciation for the overview.

Motion to close the public portion made by Commissioner Barry Telesnick. Seconded by Commissioner Ray Koperwhats. Public Portion closed 8:04 PM

Motion to adjourn by Commissioner Barry Telesnick
Second by Commissioner Ray Koperwhats

Adjourned Unanimously at 8:05 PM



Deborah M. Hurley, Secretary, Executive Director

RESOLUTION # 1-10-18

A RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT OF INVOICES

WHEREAS, the Commissioners of the Edison Housing Authority approves vouchers for payment of invoices in the amount of \$55,690.44

NOW, THEREFORE, Be It Resolved by the Board of Commissioner of the Edison Housing Authority that Resolution 1-10-18 shall be approved.

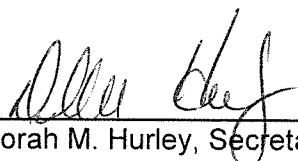
MOVED: Commissioner Walter Szoludko

SECONDED Commissioner Barry Telesnick

<u>Member Recorded Vote</u>	<u>Ayes</u>	<u>Nays</u>	<u>Abstain</u>	<u>Absent</u>
Commissioner Szoludko	X			
Commissioner Mazauskas	X			
Commissioner Koperwhats	X			
Commissioner Neal	X			
Commissioner Telesnick	X			
Commissioner Louis Mangione				X
Chairman Sanchez	X			

PASSED AND ADOPTED THE 16 day of October, 2018

I, Deborah M. Hurley, Secretary of the Housing Authority of the Township of Edison, hereby certify that the foregoing is a true copy of a resolution of the Authority adopted at a regular meeting October 16, 2018



Deborah M. Hurley, Secretary, Executive Director

Vendor Name	Check Date	Check Number	Total Amount	Description
ATLANTIC FIRE PROTECTION	09/19/2018	0000001360	275.00	REH FIRE EXTINGUISHER INSPECTION
ATLANTIC FIRE PROTECTION	09/19/2018	0000001360	310.00	JEG FIRE EXTINGUISHER INSPECTION
COMMISSIONER OF LWD	09/19/2018	0000001361	80.00	3 YEAR BOILER LICENSE RENEWAL - NESTOR LOPEZ
JOLANTA KUBACKA	09/19/2018	0000001362	90.64	JEG BOARD MEETING REFRESHMENTS 9/19/18
PETTY CASH - JOCELYN SILVA	09/19/2018	0000001363	186.97	PETTY CASH REPLENISHMENT 9/15/18-9/18/18
RESORTS ATLANTIC CITY	09/19/2018	0000001364	95.00	1 NIGHT HOTEL RESERVATION FOR MICHELLE THORNE 9/24/18 FOR 2018 NJAHRA CONFERENCE
VERIZON	09/19/2018	0000001365	69.19	JEG TELEPHONE SERVICE - FINAL VERIZON BILL
POLCARI & CO	09/19/2018	0000001366	6350.00	ACCOUNTING SERVICES - AUGUST 2018
AB UNIVERSAL MESSAGING	09/27/2018	0000001367	90.64	ANSWERING SERVICE - SEPTEMBER 2018
CIT	09/27/2018	0000001368	258.78	TELEPHONE SYSTEM LEASE AND MAINTENANCE - OCT 2018
CORBETT EXTERMINATING, INC.	09/27/2018	0000001369	360.00	MONTHLY CEMIT TREATMENT - SEPT 2018
EDISON PLUMBING	09/27/2018	0000001370	290.00	BLDG 1 - CLEANED BUILDING SEWER LINE
ELIZABETHOWN GAS	09/27/2018	0000001371	537.69	REH GAS 8/20/18-9/19/18
ELIZABETHOWN GAS	09/27/2018	0000001371	42.34	REH GAS 8/20/18-9/19/18
RAYMOND KOPERWJATS	09/27/2018	0000001372	25.00	JEG BOARD MEETING TRAVEL REIMBURSEMENT 9/18/18
CHRISTOPHER MAZUSKAS	09/27/2018	0000001373	25.00	JEG BOARD MEETING TRAVEL REIMBURSEMENT 9/18/18
MICAR MAINTENANCE CORPORATION	09/27/2018	0000001374	1650.00	REH GENERAL OFFICE CLEANING - SERVICED 10/1/18
MIDDLESEX WATER CO	09/27/2018	0000001375	2760.35	JEG WATER USAGE 8/15/18-9/17/18
OPTIMUM	09/27/2018	0000001376	82.59	JEG INTERNET SERVICE 9/22/18-10/21/18
OPTIMUM	09/27/2018	0000001376	112.54	REH INTERNET SERVICE 9/22/18-10/21/18
PHOENIX SPECIALTIES, LLC	09/27/2018	0000001377	275.00	APT 9C SQUARE EDGE COUNTER TOP
PSE&G CO. (GAS & ELECTRIC)	09/27/2018	0000001378	1490.30	JEG GAS & ELECTRIC 8/17/18-9/18/18
CARLOS N. SANCHEZ	09/27/2018	0000001379	25.00	JEG BOARD MEETING TRAVEL REIMBURSEMENT 9/18/18
STATESIDE AFFAIRS LLC	09/27/2018	0000001380	1450.00	MONTHLY SERVICES FOR RESIDENT ASSOCIATION - SEPTEMBER 2018
BARRY TELESNICK	09/27/2018	0000001381	25.00	JEG BOARD MEETING TRAVEL REIMBURSEMENT 9/18/18
VERIZON	09/27/2018	0000001382	241.61	REH TELEPHONE SERVICE(FINAL BILL) 8/22/18-9/21/18
WALTER SZOLUDKO	09/27/2018	0000001383	25.00	JEG BOARD MEETING TRAVEL REIMBURSEMENT 9/18/18
PETTY CASH - JOCELYN SILVA	09/27/2018	0000001384	240.49	PETTY CASH REPLENISHMENT 9/19/18-9/27/18
AFLAC	10/11/2018	0000001385	278.84	INSURANCE PREMIUMS - SEPTEMBER 2018
AFLAC	10/11/2018	0000001386	995.76	UNION DUES FOR 8 EMPLOYEES @ \$18.44/PAYROLL - JULY & AUGUST 2018, 7 EMPLOYEES FOR SEPT 2018
BRESLIN AND BRESLIN, P.A.	10/11/2018	0000001387	2000.00	LEGAL SERVICES - SEPTEMBER 2018
BROTHERS LOCK & SAFE, INC.	10/11/2018	0000001388	867.00	IC CORES, LOCKS, DUPLICATE KEYS
CARS UNLIMITED	10/11/2018	0000001389	129.00	FUEL FOR AUTOMOBILES - SEPT 2018
CIT	10/11/2018	0000001390	258.78	TELEPHONE SYSTEM LEASE AND MAINTENANCE-NOVEMBER 2018
CORBETT EXTERMINATING, INC.	10/11/2018	0000001391	130.00	APT 1E VISURAL BED BUG INSPECTION, APT15F, 9B - ROACH CLEANOUT TREATMENT 10/3/18
CORBETT EXTERMINATING, INC.	10/11/2018	0000001391	237.50	CEMIT CLEANOUT TREATMENT - APT 1A, 1B, 9C, 9D, 15E, 15F 9/18/18
DE LAGE LANDEN FINANCIAL SERVICES	10/11/2018	0000001392	662.15	REH COPIER LEASE 10/5/18-1/14/18, 9/15/18-10/14/18
DE LAGE LANDEN FINANCIAL SERVICES	10/11/2018	0000001392	384.30	JEG COPIER LEASE 9/15/18-10/14/18, 10/15/18-11/14/18
EDISON PLUMBING	10/11/2018	0000001393	280.00	APT C3 REMOVED TOILET, FIXED LEAKING FLANGE & INSTALLED TOILET BACK
EDISON PLUMBING	10/11/2018	0000001393	380.00	BLDG 5 (BOILER ROOM) REPLACED LEAKING HEATING PIPE & FITTINGS

EDISON PLUMBING	10/11/2018	00000001393	450.00	BLDG 2 - OPENED WALL & REPLACED SHOWER TUB DIVERTER, SPOUT & ALL NECESSARY PIPING
EDISON PLUMBING	10/11/2018	00000001393	290.00	BLDG 15 REPLACED LEAKING HOT WATER LINE IN THE CRAWL SPACE
ELIZABETHTOWN GAS	10/11/2018	00000001394	1743.62	REH GAS 8/29/18-9/28/18
GURNEY ELECTRIC LLC	10/11/2018	00000001395	1700.00	JEG - 12 LED REPLACEMENT LAMPS, 30' COPPER CONDUCTOR WIRE + 6 NEW EXTERIOR FIXTURES
GUY M. JENSEN	10/11/2018	00000001396	351.33	GARNISHMENT FOR TABITHA SOW PIR 9/14/18, 9/28/18, 10/12/18
HOME DEPOT CREDIT SERVICES	10/11/2018	00000001397	2906.41	REH & JEG MAINTENANCE SUPPLIES
DEBORAH R HURLEY	10/11/2018	00000001398	91.97	MENTORSHIP PROGRAM PIZZA, BOX OF COFFEE & DONUTS FOR STAFF MEETING
MAZTECK	10/11/2018	00000001399	75.00	UPDATED LEGAL SERVICES RFP ON THE WEBSITE 9/20/18
MAZTECK	10/11/2018	00000001399	2724.00	MAINTENANCE DEPT - 2 COMPUTERS, MONITORS, MS OFFICE 2016 + 6 HRS ONSITE INSTALLATIONS & CONFIGURATION
MCLAUGHLIN STAUFFER & SHAKLEE, PC	10/11/2018	00000001400	360.33	LEGAL SERVICES - RE: LABOR MATTERS, PERSONNEL POLICY
NAN MC KAY & ASSOCIATES INC.	10/11/2018	00000001401	2220.02	MODEL ACOP & GUIDE & MODEL ADMIN PLAN & GUIDE
NEW JERSEY AMERICAN WATER	10/11/2018	00000001402	7950.06	REH WATER 8/29/18-9/26/18
NATIONAL TENANT NETWORK	10/11/2018	00000001403	182.00	PROSPECTIVE TENANT BACKGROUND CHECK REH & JEG
OPTIMUM	10/11/2018	00000001404	219.73	REH MAINTENANCE SHOP INTERNET SERVICE + INSTALLATION SERVICE 9/19/18-10/21/18, 10/22/18-11/21/18
OPTIMUM	10/11/2018	00000001404	112.54	REH INTERNET SERVICE PROVIDER 10/22/18-11/21/18
OPTIMUM	10/11/2018	00000001404	82.59	JEG INTERNET SERVICE PROVIDER 10/22/18-11/21/18
PHOENIX SPECIALTIES, LLC	10/11/2018	00000001405	103.65	APT H1 KITCHEN WALL CABINETS
POSTAGE BY PHONE - RESERVE ACCT	10/11/2018	00000001406	500.00	POSTAGE RESERVE - OCTOBER 2018
PSE&G CO SUMMARY ACCOUNT	10/11/2018	00000001407	21.95	REH ELECTRIC 7/19/18-9/21/18
PSE&G CO SUMMARY ACCOUNT	10/11/2018	00000001407	1985.28	REH ELECTRIC USAGE 8/21/18-9/20/18
R&B LANDSCAPING, LLC	10/11/2018	00000001408	2593.33	JEG & REH MONTHLY LAWN MAINTENANCE - SEPTEMBER 2018
SEARS COMMERCIAL ONE	10/11/2018	00000001409	170.69	JEG - REFRIGERATOR HANDLES(PART)
SEARS COMMERCIAL ONE	10/11/2018	00000001409	1298.54	APT 11C & 17H 2 - 18 CUFT TOP FREEZER REFRIGERATOR, 1-30" FREESTANDING GAS RANGE
JOCELYN SILVA	10/11/2018	00000001410	133.49	PRESCRIPTION EYEGLASSES REIMBURSEMENT \$114.02 + DANISH PURCHASE FROM COSTCO MGMT/MANAGER TRAINING(JIF REIMB)
STANDARD WASTE SERVICES	10/11/2018	00000001411	2475.00	REH TRASH SERVICE 6-6YD & 1-3YD - OCTOBER 2018
STAPLES ADVANTAGE	10/11/2018	00000001412	483.74	OFFICE SUPPLIES
MICHELLE THORNE	10/11/2018	00000001413	118.16	REIMBURSEMENT FOR REFRESHMENTS- MELJIF SUPERVISOR & MANAGER TRAINING
VERIZON WIRELESS	10/11/2018	00000001414	289.55	MAINTENANCE CELL PHONE SERVICE 8/29/18-9/28/18
TOTAL			55690.44	

RESOLUTION# 2-10-18

A RESOLUTION TO APPROVE SUPPORT FROM THE CAPITAL FUND PROJECT TO MATCH FUNDS FOR IMPROVEMENTS TO THE PLAYGROUND AT ROBERT E. HOLMES DEVELOPMENT

WHEREAS, the Edison Housing Authority desires support from the Capital Fund Project to match funds for improvements to the playground at the Robert E. Holmes Development.

WHEREAS, the Authority's accountant has determined that sufficient funding is available in the Capital Fund Project to support the matching funds for the improvements of the playground.

And

WHEREAS, expenditure from the Capital Fund Project shall not exceed \$70,000.00.

NOW, THEREFORE, Be It Resolved by the Board of Commissioners of the Edison Housing Authority that Resolution 2-10-18 shall be approved.


MOVED: Commissioner Kathryn Neal

SECONDED Commissioner Walter Szoludko

<u>Member Recorded Vote</u>	<u>Ayes</u>	<u>Nays</u>	<u>Abstain</u>	<u>Absent</u>
Commissioner Szoludko	X			
Commissioner Mazauskas	X			
Commissioner Koperwhats	X			
Commissioner Neal	X			
Commissioner Telesnick	X			
Commissioner Louis Mangione				X
Chairman Sanchez	X			

PASSED AND ADOPTED THE 16 day of October, 2018

I, Deborah M. Hurley, Secretary of the
Housing Authority of the Township of
Edison, hereby certify that the foregoing
is a true copy of a resolution of the
Authority adopted at a regular meeting
October 16, 2018



Deborah M. Hurley, Secretary, Executive Director

RESOLUTION # 3-10-18

A RESOLUTION TO APPOINT EXECUTIVE DIRECTOR OF THE EDISON HOUSING AUTHORITY AS THE RECORDS CUSTODIAN IN ACCORDANCE WITH NEW JERSEY'S OPEN PUBLIC RECORDS ACT (N.J.S.A.47:1a-1 et seq.)

WHEREAS, the Edison Housing Authority desires to appoint the Executive Director of the Edison Housing Authority as the Records Custodian in accordance with New Jersey's Open Public Records Act (N.J.S.A. 47:1a-1 et seq.).

NOW, THEREFORE, Be It Resolved by the Board of Commissioner of the Edison Housing Authority that Resolution 3-10-18 shall be approved.

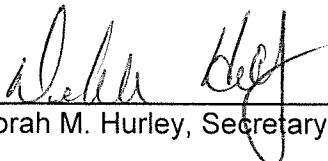
MOVED: Commissioner Barry Telesnick

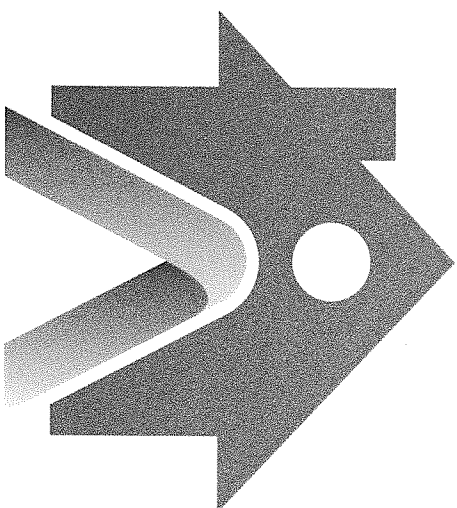
SECONDED Commissioner Chris Mazauskas

<u>Member Recorded Vote</u>	<u>Ayes</u>	<u>Nays</u>	<u>Abstain</u>	<u>Absent</u>
Commissioner Szoludko	X			
Commissioner Mazauskas	X			
Commissioner Koperwhats	X			
Commissioner Neal	X			
Commissioner Telesnick	X			
Commissioner Louis Mangione				X
Chairman Sanchez	X			

PASSED AND ADOPTED THE 16 day of October, 2018

I, Deborah M. Hurley, Secretary of the Housing Authority of the Township of Edison, hereby certify that the foregoing is a true copy of a resolution of the Authority adopted at a regular meeting October 16, 2018


Deborah M. Hurley, Secretary, Executive Director

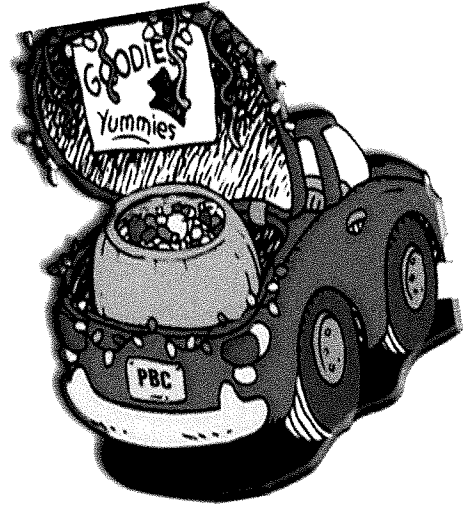


EDISON

HOUSING AUTHORITY

Creating a Community Where Everyone Thrives

1st Annual Trunk or Treat



Wednesday, October 31

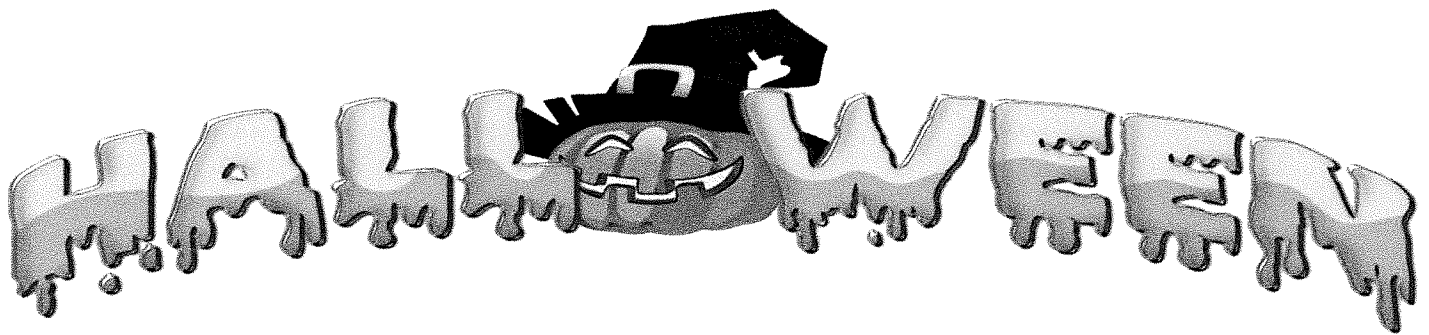
**14 Robert E. Holmes Parking Lot &
Community Room**

5:30-8:30pm

**Join us for a Night of Halloween
family Fun!**

Come in costume for

Food//Candy//Games//Fun



Parking Lot Trick or Treating

TRUNK OR TREAT

Attention:

Anyone wanting to volunteer for Edison Housing Authority's

1st Annual Trunk or Treat

Date: October 31, 2018 5:30pm-8:30pm

PLEASE RESPOND BY: October 12, TO: Tabitha Sow

Please indicate below.

Name: _____

Phone: _____

Address: _____



NEXT MEETING TBD



THINKING ABOUT
BUYING A
HOME?



WE CAN HELP YOU
GET THERE...

EDISON HOUSING AUTHORITY

HOMEOWNERSHIP

WORKSHOP & CERTIFICATION

YOU MUST ATTEND THE ENTIRE SEMINAR TO RECEIVE THE CERTIFICATION

WHEN: SATURDAY, NOVEMBER 17, 2018

TIME: 9:00 AM-5:00 PM

WHERE: EDISON HOUSING AUTHORITY (COMMUNITY ROOM)
14 REV. SAMUEL CARPENTERS BLVD. EDISON, NJ 08820

DEADLINE TO APPLY: WEDNESDAY, OCTOBER 24, 2018

(ONLY ACCEPTING FIRST 50 REGISTRANTS WHO RSVP.)

If you are seriously interested in purchasing a home, please fill out the form below and return by October 24th.
Participants **MUST** stay the entire time or you will not receive the certification for the program.

NAME: _____

ADDRESS: _____

HOME PHONE: _____ CELL: _____

EMAIL: _____ HOUSEHOLD INCOME: \$ _____

Please indicate: SINGLE _____ MARRIED _____ COHABITATING _____

*** CURRENT HOUSEHOLD INCOME **MUST** BE \$25,000 TO BE ELIGIBLE TO APPLY FOR WORKSHOP***



Attention Residents/Participants...

WE NEED YOUR HELP!!!

The Edison Housing Authority is looking to bring many new programs and opportunities to our residents. We would love to hear from you on which programs would most interest you.

Please check off which program(s) would most interest you

Please return this form to Jolanta @Edison Housing Authority by Oct.24th _____

Resume Writing ____

Dress For Success ____

Job Fair ____

Home Ownership ____

Community Annual Cookout ____

Senior Citizen Trips: ____

Ideas: _____



Name: _____

Address: _____

Phone: _____ Email: _____

Tomorrow's Workforce Now

