

EDISON HOUSING AUTHORITY

Regular Meeting

March 19, 2019

6:00 PM

Julius Engle Gardens (South)

Willard Dunham Drive

Edison, New Jersey

AGENDA

1. Call to Order
2. Pledge of Allegiance
3. Please note that adequate notice of this meeting, as required by the Open Public Meetings Act of 1975, has been provided by notice sent to the Star Ledger and the Homes News Tribune on January 9, 2019 and a copy of the notice was published in the Home News Tribune on January 12, 2019 and the Star-Ledger January 14, 2019. Said notice has been posted on the Edison Housing Authority website and at the two housing authority properties in the main lobby area. In addition, a notice has been submitted to the Township of Edison Clerk and posted in the Municipal Building.
4. Roll Call
5. Approval of February 19, 2019 Regular Meeting Minutes
6. Resolutions:

1-3-2019 Resolution to approve vouchers
for payment of invoices in the
amount of \$61,702.69

7. Old Business
8. New Business
9. Public Portion
10. Adjournment

**EDISON HOUSING AUTHORITY
REGULAR BOARD MEETING**

February 19, 2019

**6:00 pm
MINUTES**

The Regular Meeting of the Board of Commissioners of the Edison Housing Authority was held at Robert E. Holmes Gardens, 14 Rev. Samuel Carpenter Drive, Edison, NJ in the community room. The meeting was called to order at 6:00 pm.

Please note that adequate notice of this meeting, as required by the Open Public Meetings Act of 1975, has been provided by notice sent to the Star Ledger and the Home News Tribune on January 9, 2019 and a copy of the notice was published in the Home News Tribune on January 12, 2019 and the Star-Ledger January 14, 2019. Said notice has been posted on the Edison Housing Authority website and at the two housing authority properties in the main lobby area. In addition, a notice has been submitted to the Township of Edison Clerk and posted in the Municipal Building.

Roll call

In attendance: Chairman Carlos N. Sanchez, Vice Chairman Barry Telesnick, Commissioner Raymond Koperwhats, Commissioner Louis Mangione, Jr., Commissioner Chris Mazauskas, Commissioner Kathryn Neal (*via-conference call*), Commissioner Walter Szoludko, Terrence Corriston, Attorney and Executive Director, Deborah Hurley

Motion to approve the minutes of January 22, 2019 Meeting

Motion: Commissioner Kathryn Neal

Second: Commissioner Barry Telesnick

Discussion: Chairman Carlos N. Sanchez asked the board if there were any comments. There was no discussion.

Approved as follows:

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

Resolution 1-2-2019 to authorize and approve Vouchers for Business in the amount of \$70,599.39.

Motion: Commissioner Barry Telesnick

Second: Commissioner Kathryn Neal

Discussion

Commissioner Koperwhats brought attention to the cost of Stateside Affairs. Deborah Hurley, Executive Director indicated that the firm is being paid for the following service: production of new website design, branding work that includes logo design, letterhead, envelopes and business cards for the staff. In addition, they provide quarterly newsletters and have provided substantial press. Chairman N. Sanchez further expressed that we have a nonprofit that exists for the Housing Authority and there will be a need to utilize their services for grant writing purposes. Commissioner Koperwhats asked about the heating pipes. Both Chairman N. Sanchez and Executive Director, Deborah Hurley indicated that a committee will be formed shortly. Vice Chairman, Barry Telesnick inquired about using Cars Unlimited for gas. Deborah Hurley, Executive Director mentioned that we are now going to begin using the Mobile Station in Metuchen that will allow us to invoice the station rather than using the credit card which incurs fees. Attorney Terrence Corriston, indicated that we need to monitor the spending, as we may need to implement a bid process.

Chairman Carlos N. Sanchez asked if there were additional questions. There were no further questions posed by the commissioners.

Motion to approve **Resolution 1-2-2019 for \$70,599.39:**

Approved as follows:

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

Old Business:

- i. Commissioner Chris Mazauskas inquired about the status of the Affordable Housing Development Corp. and wanted to know the anticipated timeframe of the next committee meeting. Chairman Carlos N. Sanchez expressed that the executive director was tasked to perform internal research and report back to him the status on the existing files and board structure before proceeding with establishing a committee meeting. All documentation is in order and a meeting will be scheduled in the spring. Commissioner Koperwhats asked about the status of the landscape contract. Deborah

Hurley, Executive Director indicated that the contract will go out to bid in two weeks. Commissioner Koperwhats mentioned that a meeting was held with the Deputy Chief of Police, Ron Mieczkowski and the Executive Director, Deborah Hurley to receive a first of the year update. It was a very informative meeting that assured the Housing Authority that safety measures are improving in our neighborhood. Commissioner Koperwhats also mentioned that he is working closely with the township to have the roads repaired at Robert Holmes Gardens. Chairman Carlos N. Sanchez expressed appreciation and looks forward to the next update from Commissioner Koperwhats.

New Business:

Executive Director Deborah Hurley presented the following update:

- a.) Maintenance team repaired the roof of the administrative building, which helped with cost savings.
- b.) Unit 9A renovation work from the fire has been completed.
- c.) The Dept. of Labor entered into a partnership with the Edison Housing Authority to produce scheduled Job Fairs and Resume Writing Sessions for the year, 2019.
- d.) Redesign of website and content has been completed. There will be ongoing content updates.
- e.) A recommendation was made to host a dedication ceremony in honor of the former Housing Authority Commissioner Frank Mistretta that would include his family.

Chairman Carlos N. Sanchez offered a motion to have a dedication ceremony to honor former Commissioner Frank Mistretta for his service at the Edison Housing Authority and have the Executive Director move forward in planning the ceremony.

Motion made by Commissioner Ray Koperwhats

Seconded by Commissioner Walter Szoludko

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

- d.) During Black History Month two movies were shown on a Friday evening: “Hidden Figures” and “Black Panther”. In addition, Pat Tamburello, Bridges Coordinator presented a Black History program for the seniors.

The Executive Director concluded by informing the commissioners to anticipate upcoming expenses that will include IT and security upgrades and repairs. Chairman N. Sanchez

expressed that for several years there has been a discussion about replacing and upgrading the computer backup system.

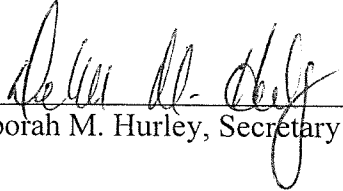
Chairman N. Sanchez requested an update on the condo units. Attorney Terrence Corrison advised that the Executive Director should place a response to the Chairman's request by providing a memo to the Commissioners.

Public: Brenda Thomas, B2 Willard Dunham Drive, Edison, NJ. inquired about the condos mentioned during the meeting. Chairman N. Sanchez expressed that the condos were not available. There was no further discussion

**Motion to move onto the Reorganization Meeting made by: Commissioner Ray Koperwhats
Second by Commissioner Barry Telesnick**

Annual Reorganization Meeting

Adjourned Unanimously at 7:35 PM



Deborah M. Hurley, Secretary

EDISON HOUSING AUTHORITY

Annual Reorganization Meeting

February 19, 2019

7:15 P.M.

Robert E. Holmes Gardens
(Community Room)

Call to Order

1. Pledge of Allegiance
2. Please note that adequate notice of this meeting, as required by the Open Public Meetings Act of 1975, has been provided by notice sent to the Star Ledger and the Home News Tribune on January 9, 2019 and a copy of the notice was published in the Home News Tribune on January 12, 2019 and the Star-Ledger January 14, 2019. Said notice has been posted on the Edison Housing Authority website and at the two housing authority properties in the main lobby area. In addition, a notice has been submitted to the Township of Edison Clerk and posted in the Municipal Building.

3. Roll Call

In attendance: Chairman Carlos N. Sanchez, Vice Chairman Barry Telesnick, Commissioner Raymond Koperwhats, Commissioner Louis Mangione, Jr., Commissioner Chris Mazauskas, Commissioner Kathryn Neal (*via-conference call*), Commissioner Walter Szoludko, Terrence Corriston, Attorney and Executive Director Deborah Hurley

4. Elections of Officers – Chairman yields Chair to Attorney

Terrence Corriston, Esq. opened nominations for Chairman:

Any other nominations: Commissioner Neal nominated, Commissioner Carlos N. Sanchez

Moved by Commissioner Barry Telesnick

Seconded by Commissioner Kathryn Neal

Roll Call

	AYES	NAYS	ABSENT	ABSTAIN
Comm. Koperwhats	x			
Comm. Mazauskas	x			
Comm. Szoludko	x			
Comm. Mangione, Jr.	x			
Comm. Neal	x			
Comm. Telesnick	x			
Comm. Carlos N. Sanchez	x			

EDISON HOUSING AUTHORITY

Annual Reorganization Meeting

February 19, 2019

(The Attorney returns the gavel to Chairman Carlos N. Sanchez)

Chairman N. Sanchez opened nominations for Vice Chairman

Any other nominations: Commissioner Szoludko nominated Commissioner Barry Telesnick

Moved by Commissioner Lou Mangione, Jr.

Seconded by Commissioner Kathryn Neal

Roll Call

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

Chairman N. Sanchez opened nominations for Treasurer

Any other nominations: Commissioner Telesnick nominated Commissioner Lou Mangione, Jr.

Moved by Commissioner Walter Szoludko

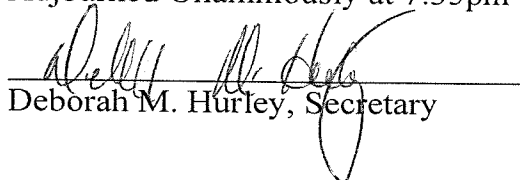
Seconded by Commissioner Kathryn Neal

Roll Call

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

Unanimous vote for approval cast by Secretary Hurley

5. Adjourned Unanimously at 7:35pm



Deborah M. Hurley, Secretary

THE HOUSING AUTHORITY OF THE TOWNSHIP OF EDISON
 All Paid Invoice Listing - Check Date from 02/20/2019 to 03/19/2019
 EXE

100.11110-General Cash Account-PROVIDENT

Vendor #	Vendor Name	Alloc. Detail	Invoice #	Inv. Date	Check Date	Alloc. %	Check #	Alloc. Amt.	Disc. %	Invoice Amt	Alloc. Disc.	Disc. Amt	Alloc. Net	Net Amt
VN00000020	AFLAC		758851	03/13/2019	03/14/2019		0000001668	278.84	0.00	278.84	0.00	0.00	278.84	278.84
VN00000021	AESCME NJ COUNCIL 63		0219	02/26/2019	02/26/2019		0000001647	263.62	0.00	263.62	0.00	0.00	263.62	263.62
VN00000109	CARS UNLIMITED		0219	03/13/2019	03/14/2019		0000001671	95.00	0.00	95.00	0.00	0.00	95.00	95.00
VN00000111	OPTIMUM		453477012-	02/26/2019	02/26/2019		0000001656	76.97	0.00	76.97	0.00	0.00	76.97	76.97
VN00000111	OPTIMUM		38464011-	02/26/2019	02/26/2019		0000001656	62.54	0.00	62.54	0.00	0.00	62.54	62.54
VN00000111	OPTIMUM		207961039-	02/26/2019	02/26/2019		0000001656	52.64	0.00	52.64	0.00	0.00	52.64	52.64
VN00000151	CORBETT EXTERMINATING,0460382			03/08/2019	03/14/2019		0000001673	360.00	0.00	360.00	0.00	0.00	360.00	360.00
VN00000151	CORBETT EXTERMINATING,0462571			03/13/2019	03/14/2019		0000001673	65.00	0.00	65.00	0.00	0.00	65.00	65.00
VN00000151	CORBETT EXTERMINATING,0463027			03/08/2019	03/14/2019		0000001673	550.00	0.00	550.00	0.00	0.00	550.00	550.00
VN00000151	CORBETT EXTERMINATING,0461108			02/26/2019	02/26/2019		0000001649	470.00	0.00	470.00	0.00	0.00	470.00	470.00
VN00000151	CORBETT EXTERMINATING,20190226			02/26/2019	02/26/2019		0000001649	710.00	0.00	710.00	0.00	0.00	710.00	710.00
VN00000151	CORBETT EXTERMINATING,0463275			03/13/2019	03/14/2019		0000001673	116.67	0.00	116.67	0.00	0.00	116.67	116.67
VN00000176	DE LAGE LANDEN		62591883	02/27/2019	02/27/2019		0000001666	332.00	0.00	332.00	0.00	0.00	332.00	332.00
VN00000176	DE LAGE LANDEN		62578356	02/27/2019	02/27/2019		0000001666	187.46	0.00	187.46	0.00	0.00	187.46	187.46
VN00000200	EDISON PLUMBING		21119	02/26/2019	02/26/2019		0000001650	280.00	0.00	280.00	0.00	0.00	280.00	280.00
VN00000200	EDISON PLUMBING		21419	02/26/2019	02/26/2019		0000001650	270.00	0.00	270.00	0.00	0.00	270.00	270.00
VN00000200	EDISON PLUMBING		22719	03/13/2019	03/14/2019		0000001674	320.00	0.00	320.00	0.00	0.00	320.00	320.00
VN00000200	EDISON PLUMBING		22219	03/13/2019	03/14/2019		0000001674	340.00	0.00	340.00	0.00	0.00	340.00	340.00
VN00000200	EDISON PLUMBING		3319	03/13/2019	03/14/2019		0000001674	280.00	0.00	280.00	0.00	0.00	280.00	280.00
VN00000208	ELIZABETHTOWN GAS		0577138900-	02/26/2019	02/26/2019		0000001651	8.19	0.00	8.19	0.00	0.00	8.19	8.19
VN00000208	ELIZABETHTOWN GAS		4458334671-	02/26/2019	02/26/2019		0000001651	21.92	0.00	21.92	0.00	0.00	21.92	21.92
VN00000208	ELIZABETHTOWN GAS		3922309254-	02/26/2019	02/26/2019		0000001651	1,026.93	0.00	1,026.93	0.00	0.00	1,026.93	1,026.93
VN00000208	ELIZABETHTOWN GAS		3996554541-	03/13/2019	03/14/2019		0000001675	10,479.55	0.00	10,479.55	0.00	0.00	10,479.55	10,479.55
VN00000253	GANNETT NJ NEWSPAPERS,425528			03/18/2019	03/18/2019		0000001690	75.48	0.00	75.48	0.00	0.00	75.48	75.48
VN00000442	MCLAUGHLIN STAUFFER & 02-16588			03/13/2019	03/14/2019		0000001676	50.00	0.00	50.00	0.00	0.00	50.00	50.00
VN00000448	METUCHEN MOWER		090478	03/14/2019	03/14/2019		0000001677	16.15	0.00	16.15	0.00	0.00	16.15	16.15
VN00000453	MIDDLESEX WATER CO		5535300000-	02/26/2019	02/26/2019		0000001655	2,102.63	0.00	2,102.63	0.00	0.00	2,102.63	2,102.63
VN00000491	NEW JERSEY AMERICAN		22619	03/13/2019	03/14/2019		0000001679	7,983.68	0.00	7,983.68	0.00	0.00	7,983.68	7,983.68
VN00000498	NAJHRA		032919	03/07/2019	03/14/2019		0000001680	50.00	0.00	50.00	0.00	0.00	50.00	50.00
VN00000574	PITNEY-BOWES GLOBAL		3308217188	03/14/2019	03/14/2019		0000001681	325.23	0.00	325.23	0.00	0.00	325.23	325.23
VN00000579	POLCARI & CO		10799GR	01/23/2019	02/26/2019		0000001657	-1,120.00	0.00	-1,120.00	0.00	0.00	-1,120.00	-1,120.00
VN00000579	POLCARI & CO		10851	02/26/2019	02/26/2019		0000001657	2,800.00	0.00	2,800.00	0.00	0.00	2,800.00	2,800.00
VN00000579	POLCARI & CO		10963	03/13/2019	03/14/2019		0000001682	2,800.00	0.00	2,800.00	0.00	0.00	2,800.00	2,800.00

THE HOUSING AUTHORITY OF THE TOWNSHIP OF EDISON
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VN00000582	POSTAGE BY PHONE-		0219	02/27/2019	03/14/2019		0000001683	0.00	0.00	700.00		0.00		700.00
VN00000587	PSE&G CO SUMMARRY		50310005413	03/13/2019	03/14/2019		0000001684	0.00	0.00	2,950.16		0.00		2,950.16
VN00000588	PSE&G CO. (GAS &		6691572106-	02/26/2019	02/26/2019		0000001659	0.00	0.00	11,733.38		0.00		11,733.38
VN00000648	CARLOS N. SANCHEZ		21919	02/26/2019	02/26/2019		0000001660	0.00	0.00	25.00		0.00		25.00
VN00000703	WALTER SZOLUDKO		21919	02/26/2019	02/26/2019		0000001664	0.00	0.00	25.00		0.00		25.00
VN00000710	BARRY TELESNICK		21919	02/26/2019	02/26/2019		0000001662	0.00	0.00	25.00		0.00		25.00
VN00000713	MICHELLE THORNE		2019	02/26/2019	02/26/2019		0000001663	0.00	0.00	179.95		0.00		179.95
VN00000718	TOSHIBA BUSINESS		2295856	03/13/2019	03/14/2019		0000001687	0.00	0.00	256.00		0.00		256.00
VN00000750	VERIZON WIRELESS		9825138673	03/08/2019	03/14/2019		0000001688	0.00	0.00	216.63		0.00		216.63
VN00001226	COMMISSIONER OF LWD		B127756-	03/08/2019	03/14/2019		0000001672	0.00	0.00	80.00		0.00		80.00
VN00001237	BROTHERS LOCK & SAFE,		55599	03/13/2019	03/14/2019		0000001670	0.00	0.00	1,251.00		0.00		1,251.00
VN00001238	PSE&G (ELECTRIC)		7426888800-	02/26/2019	02/26/2019		0000001658	0.00	0.00	85.12		0.00		85.12
VN00001256	RAYMOND KOPERWATS		21919	02/26/2019	02/26/2019		0000001652	0.00	0.00	25.00		0.00		25.00
VN00001276	STANDARD WASTE		342077	02/26/2019	02/26/2019		0000001661	0.00	0.00	2,598.75		0.00		2,598.75
VN00001277	BRESLIN AND BRESLIN,		0219	03/13/2019	03/14/2019		0000001669	0.00	0.00	2,100.00		0.00		2,100.00
VN00001277	BRESLIN AND BRESLIN,		022719	03/13/2019	03/14/2019		0000001669	0.00	0.00	848.00		0.00		848.00
VN00001283	CHRISTOPHER		21919	02/26/2019	02/26/2019		0000001654	0.00	0.00	25.00		0.00		25.00
VN00001284	PUBLIC EMPLOYEE		1495222	03/14/2019	03/14/2019		0000001685	0.00	0.00	5,100.00		0.00		5,100.00
VN00001300	NEW JERSEY ADVANCE		9061264	03/18/2019	03/18/2019		0000001691	0.00	0.00	164.30		0.00		164.30
VN00001327	TERRREL BRADLEY		3419	03/14/2019	03/18/2019		0000001689	0.00	0.00	96.00		0.00		96.00
VN00001332	AB UNIVERSAL		20190313	03/13/2019	03/14/2019		0000001667	0.00	0.00	90.64		0.00		90.64
VN00001332	AB UNIVERSAL		73800225201	02/27/2019	02/27/2019		0000001665	0.00	0.00	90.64		0.00		90.64
VN00001334	CIT		33118506	02/26/2019	02/26/2019		0000001648	0.00	0.00	253.62		0.00		253.62
VN00001345	PETTY CASH - JOCELYN		31819	03/18/2019	03/18/2019		0000001692	0.00	0.00	248.00		0.00		248.00
VN00001353	LOUIS MANGIONE JR. ESQ.		21919	02/26/2019	02/26/2019		0000001653	0.00	0.00	25.00		0.00		25.00
VN00001359	NETCONNECT, INC.		N5178	03/08/2019	03/14/2019		0000001678	0.00	0.00	695.00		0.00		695.00
VN00001362	THE PRINT POST		23370	03/13/2019	03/14/2019		0000001686	0.00	0.00	85.00		0.00		85.00
Total for Report										60				
										\$61,702.69		\$0.00		\$61,702.69

RESOLUTION # 1-3-19

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 \$61,702.69

NOW, THEREFORE, Be It Resolved by the Board of Commissioner of the Edison Housing Authority that Resolution 1-3-19 shall be approved.

MOVED: Commissioner Szoludko

SECONDED Commissioner Koperwhats

<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, Jr.	X			
Chairman N. Sanchez	X			

PASSED AND ADOPTED THE 19 day of March, 2019

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 March 19, 2019

Deborah M. Hurley, Secretary