

**EDISON HOUSING AUTHORITY**

**Regular Meeting**

**July 16, 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 sent notice 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 June 18, 2019 Regular Meeting Minutes
6. Resolutions:
  - 1-7-2019 Resolution to approve vouchers for payment of invoices in the amount of \$50,601.20
  - 2-7-2019 Resolution of the Board of Commissioner of Edison Housing Authority Approving Modification Between Edison Housing Authority and AFCME-New Jersey LOCAL 3269A to the Collective Negotiation Agreement for the Term 2018-2021 and Authorizing the Chairman to sign the changes.
  - 3-7-2019 Resolution requesting support from the Capital Fund Project to make improvements to the Robert Holmes and Julius Engel properties.

**EDISON HOUSING AUTHORITY**

**Regular Meeting**

**July 16, 2019**

**6:00 pm**

Julius Engle Gardens (South)  
Willard Dunham Drive  
Edison, New Jersey

4-7-2019 Resolution to authorize the Executive Director and Commissioners to travel to PHADA (Public Housing Authority Directors Association) 2019 Legislative Forum scheduled for September 8 -10, 2019, Washington, DC.

5-7-2019 Resolution to authorize staff and commissioners to attend AON 21<sup>st</sup> AON RISK Pooling Symposium, 2019 scheduled for July 28 to July 31, 2019, Manchester Village, VT

7. Old Business:

- a.) Review of pipe and boiler work in the month February, 2019 presented by Director of Maintenance, Marc Webb

8. New Business:

- a.) Summer Food Program
- b.) Back to School Program
- c.) Julius Engel – Unit

9. Public Portion

10. Adjournment

# PAID INVOICE LISTING 6/19/19-7/16/19

VENDOR NAME	CHECK DATE	CHECK #	TOTAL AMOUNT	DESCRIPTION
IDS AUTOSHRED	06/26/2019	0000001885	896.00	ON-SITE SHREDDING OF FILES 224 BOXES@ \$4
PSE&G CO. (GAS & ELECTRIC)	06/26/2019	0000001886	1845.00	JEG GAS & ELECTRIC 5/20/19-6/19/19
SEE-MORE TV & APPLIANCE	06/26/2019	0000001887	1139.00	APT 12G 14 CUFT REFRIGERATOR \$574 + 24" FREESTANDING GAS STOVE 565.00
STATE OF NEW JERSEY DEPT OF LABOR & WORKFORCE DEV	06/26/2019	0000001888	107.96	2018 DEFICIT ASSESSMENT, EXPERIENCE RATING & CATASTROPHIC ILLNESS FUND ASSESSMENT
AB UNIVERSAL MESSAGING	07/10/2019	0000001889	12.40	ANSWERING SERVICE - JUNE 2019
AFLAC	07/10/2019	0000001890	194.84	INSURANCE PREMIUMS - JUNE 2019
AFSCME	07/10/2019	0000001891	184.40	UNION DUES FOR 7 EMPLOYEES @ \$18.44/PAYROLL - JUNE 2019
CIT	07/10/2019	0000001892	258.78	TELEPHONE SYSTEM LEASE AND MAINTENANCE - JULY 2019
CORBETT EXTERMINATING, INC.	07/10/2019	0000001893	360.00	MONTHLY PEST SERVICE - JUNE 2019
CORBETT EXTERMINATING, INC.	07/10/2019	0000001893	166.25	JEG OFFICE ROACH TREATMENT, J6 ANT TREATMENT, C6 EXTERIOR WATER BUG TREATMENT 6/3/19
D' ONOFRIO & SON, INC.	07/10/2019	0000001894	2731.25	JEG & REH MONTHLY LAWN MAINTENANCE - JUNE 2019
D' ONOFRIO & SON, INC.	07/10/2019	0000001894	2731.25	JEG & REH MONTHLY LAWN MAINTENANCE - MAY 2019
DE LAGE LANDEN FINANCIAL SERVICES	07/10/2019	0000001895	366.37	REH COPIER LEASE 7/15/19-8/14/19
DE LAGE LANDEN FINANCIAL SERVICES	07/10/2019	0000001895	187.46	JEG COPIER LEASE 7/15/19-8/14/19
EDISON PLUMBING	07/10/2019	0000001896	270.00	BLDG B CHANGED BROKEN VALVE FOR HOSE CONNECTION OUTSIDE THE BUILDING
EDISON PLUMBING	07/10/2019	0000001896	290.00	BLDG A CLEANED SEWER LINE FROM THE CRAWL SPACE
EDISON PLUMBING	07/10/2019	0000001896	260.00	APT 11F FIXED LEAKS FROM THE TOILET CAUSING WATER TO GO TO THE 1ST FLOOR
ELIZABETHTOWN GAS	07/10/2019	0000001897	1868.00	REH GAS 5/30/19-6/28/19
ELIZABETHTOWN GAS	07/10/2019	0000001897	731.67	REH GAS 5/20/19-6/19/19
ELIZABETHTOWN GAS	07/10/2019	0000001897	6076.03	REH GAS 5/21/19-6/19/19

# PAID INVOICE LISTING 6/19/19-7/16/19

ELIZABETHTOWN GAS	07/10/2019	0000001897	8.19	REH GAS 5/20/19-6/19/19
HOME DEPOT CREDIT SERVICES	07/10/2019	0000001898	1230.15	MAINTENANCE MATERIALS & SUPPLIES
HOME STAT INSPECTIONS, INC.	07/10/2019	0000001899	2087.00	HQS INSPECTION - JUNE 2019
DEBORAH R HURLEY	07/10/2019	0000001900	346.81	REIMB FOR PURCHASES @RESTAURANT DEPOT FOR FAMILY FUN DAY EVENT 7/13/19
DEBORAH R HURLEY	07/10/2019	0000001900	525.21	REIMB FOR HOTEL ROOM RESERVATION FOR MARY GAYNOR 7/10/19-7/16/19
DEBORAH R HURLEY	07/10/2019	0000001900	127.35	REIMB FOR PURCHASE OF FLIP CHART FROM STAPLES
INTERGLOBE COMMUNICATIONS,	07/10/2019	0000001901	683.49	REH & JEG TELEPHONE SERVICE - JULY 2019
RAYMOND KOPERWHATS	07/10/2019	0000001902	25.00	BOARD MEETING TRAVEL REIMB - JEG 6/18/19
VERONICA LONG	07/10/2019	0000001903	32.16	COSTCO FOOD PURCHASES FOR FAMILY FUN DAY 7/13/19
CHRISTOPHER MAZAUSKAS	07/10/2019	0000001904	25.00	BOARD MEETING TRAVEL REIMB - JEG 6/18/19
MCLAUGHLIN STAUFFER & SHAKLEE, PC	07/10/2019	0000001905	1337.40	LEGAL SERVICES - RE: LABOR MATTERS
MIDDLESEX WATER CO	07/10/2019	0000001906	2539.39	JEG WATER USAGE 5/14/19-6/14/19
NETCONNECT, INC.	07/10/2019	0000001907	1057.00	MICROSOFT OFFICE 365 BUSINESS STANDARD LICENSE - 7 USERS
NETCONNECT, INC.	07/10/2019	0000001907		MONTHLY REMOTE & ONSITE NETWORK MAINTENANCE ENHANCED SERVER & DESKTOP SUPPORT - JULY 2019
NEW JERSEY AMERICAN WATER	07/10/2019	0000001908	6029.42	REH WATER 5/30/19-6/26/19
NEW JERSEY HOUSING & MORTGAGE FINANCE AGENCY	07/10/2019	0000001909	500.00	2019 GOVERNOR'S CONFERENCE ON HOUSING & ECONOMIC DEVELOPMENT REGISTRATION- DEBORAH HURLEY & CARLOS SANCHEZ 9/15/19-9/17/19
OPTIMUM	07/10/2019	0000001910	78.29	REH MAINTENANCE SHOP INTERNET SERVICE 7/22/19-8/21/19
PALMER HEATING, LLC	07/10/2019	0000001911	508.70	REH HVAC - CHANGED FILTERS ON 3 UNITS, FLUSHED & CONDENSATE DRAINS ON ALL 3 UNITS. TESTED THE HEAT & AC
PUBLIC HOUSING AUTHORITY DIRECTORS ASSOCIATION	07/10/2019	0000001912	310.00	PHADA 2019 LEGISLATIVE FORUM REGISTRATION FOR DEBORAH HURLEY 9/8/19-9/10/19

# PAID INVOICE LISTING 6/19/19-7/16/19

PHOENIX SPECIALTIES, LLC	07/10/2019	0000001913	464.40	REH C-FOLD TOWELS, TRASH BAGS
PSE&G CO SUMMARY ACCOUNT	07/10/2019	0000001914	2042.98	JEG ELECTRIC USAGE 5/22/19-6/21/19
				2018 PERS EMPLOYER SHARE OF MEMBERS
PUBLIC EMPLOYEE RETIREMENT	07/10/2019	0000001915	284.20	RETROACTIVE SALARY INCREASES FOR VARIOUS QUARTERS
				CLASS REGISTRATION FOR DEBORAH HURLEY PHAS & SEMAP, PLANNING & DEVELOPMENT OF AFFORDABLE HOUSING, PRINCIPLES OF REDEVELOPMENT
RUTGERS CENTER FOR GOVERNANCE	07/10/2019	0000001916	679.00	REDEVELOPMENT
CARLOS N. SANCHEZ	07/10/2019	0000001917	25.00	BOARD MEETING TRAVEL REIMB - JEG 6/18/19
STANDARD WASTE SERVICES	07/10/2019	0000001918	2475.00	REH TRASH SERVICE 6-6YD & 1-3YD - JULY 2019
				MONTHLY SERVICES GENERAL MARKETING, WEBSITE AND DESIGN OF EHA NEWSLETTER - MAY 2019
STATESIDE AFFAIRS LLC	07/10/2019	0000001919	1450.00	APT 12H OVEN - TIGHTENED LOOSE CONNECTIONS
STEVE'S APPLIANCE DOCTOR	07/10/2019	0000001920	94.50	APT 8C REFRIGERATOR - DEFROST THERMOSTAT WITH HEAT GUN
STEVE'S APPLIANCE DOCTOR	07/10/2019	0000001920	194.20	APT K3 REFRIGERATOR COMPRESSOR VERY HOT, REMOVED DAMPER FOR MAXIMUM AIR FLOW
STEVE'S APPLIANCE DOCTOR	07/10/2019	0000001920	64.50	APT F3 REFRIGERATOR BAD COMPRESSOR CAUSING WARM TEMPERATURE
STEVE'S APPLIANCE DOCTOR	07/10/2019	0000001920	64.50	APT 6B CHECKED OVEN BURNER, LEFT FROM BURNER BAD(LEAKING GAS), REMOVED THE KNOB
STEVE'S APPLIANCE DOCTOR	07/10/2019	0000001920	114.50	APT 8A REFRIGERATOR- RMOVED ONSTRUCTION FROM SHELF AREA
STEVE'S APPLIANCE DOCTOR	07/10/2019	0000001920	257.80	APT 11F REFRIGERATOR THERMOSTAT INSTALLED
STEVE'S APPLIANCE DOCTOR	07/10/2019	0000001920	163.50	APT 12G BAKE IGNITION KIT INSTALLED & CHECKED OK
BARRY TELESNICK	07/10/2019	0000001921	25.00	BOARD MEETING TRAVEL REIMB - JEG 6/18/19
MICHELLE THORNE	07/10/2019	0000001922	32.86	REIMB FOR SUPPLIES PURCHASES FOR FAMILY FUN DAY -7/13/19
US INSPECTION GROUP, INC.	07/10/2019	0000001923	1462.80	UPCS ANNUAL INSPECTION - 5/20/19-5/21/19

# PAID INVOICE LISTING 6/19/19-7/16/19

VERIZON WIRELESS	07/10/2019	0000001924	208.12	7/28/19	MAINTENANCE CELL PHONE SERVICE 6/29/19-
WALTER SZOLUDKO	07/10/2019	0000001925	25.00		BOARD MEETING TRAVEL REIMB - JEG 6/18/19
WORK 'N GEAR, LLC	07/10/2019	0000001926	617.80		MAINTENANCE UNIFORMS
ZEP SALES AND SERVICE	07/10/2019	0000001927	190.44		3 CASES FLO DRAIN SOLVENT
ZEP SALES AND SERVICE	07/10/2019	0000001927	547.90		CLEANING SUPPLIES, DRAIN SOLVENT, AIR FRESHENER, CLEANING WIPES
OPTIMUM	07/10/2019	0000001928	87.44		REH INTERNET SERVICE PROVIDER 7/22/19-8/21/19
OPTIMUM	07/10/2019	0000001929	123.04		REH INTERNET SERVICE PROVIDER 7/22/19-8/21/19
		<b>TOTAL</b>	<b>50601.20</b>		

## RESOLUTION # 1-7-19

### 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 \$50,601.20

NOW, THEREFORE, Be It Resolved by the Board of Commissioner of the Edison Housing Authority that Resolution 1-7-19 shall be approved.

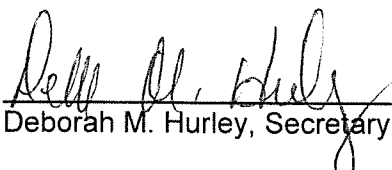
MOVED: Commissioner Walter Szoludko

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, Jr.				x
Chairman N. Sanchez	x			

PASSED AND ADOPTED THE 16 day of July, 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 July 16, 2019

  
\_\_\_\_\_  
Deborah M. Hurley, Secretary, Executive Director

**Resolution # 2-7-19**

**A RESOLUTION OF THE BOARD OF COMMISSIONERS OF EDISON HOUSING  
AUTHORITY APPROVING MODIFICATIONS BETWEEN EDISON HOUSING  
AUTHORITY AND AFSCME-NEW JERSEY LOCAL 3269A TO THE COLLECTIVE  
NEGOTIATIONS AGREEMENT FOR THE TERM 2018-2021 AND AUTHORIZING  
THE CHAIRMAN TO SIGN THE CHANGES**

**WHEREAS**, the negotiating committees of the Edison Housing Authority (EHA) and AFSCME-New Jersey Local 3269A (AFSCME) met to negotiate regarding changes to Article I "RECOGNITION" and Article XXV "SALARIES," of the Collective Negotiations Agreement between them covering January 1, 2018 through December 31, 2021 ("the Agreement"); and,

**WHEREAS**, the negotiating committees did agree to recommend terms to the Board of EHA and the membership of AFSCME for ratification for changes to the above referenced Articles to run from the date of the last ratification of the Memorandum of Agreement through December 31, 2021.

**WHEREAS**, the Board of Commissioners have reviewed said modifications and wish to ratify same so that changes can be made to Article I "Recognition," Article XXV "Salaries" and adding Appendix A to the Collective Negotiations Agreement prepared for the years 2018 through 2021, as well as authorizing a Sidebar Agreement memorializing salaries attached at the time of signing, also attached.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Edison Housing Authority as follows:

1. The changes to the Collective Negotiations Agreement reflected in the Memorandum of Agreement as well as the Sidebar Agreement that are attached are ratified.
2. These pages of the Collective Negotiations Agreement between Edison



**Resolution # 2-7-19**

Housing Authority and AFSCME-New Jersey Local 3269A will be modified and the Chairman is authorized to sign or initial the replacement pages and to sign the Sidebar Agreement.

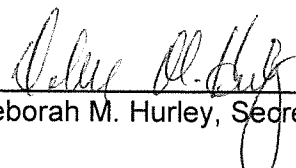
MOVED: Commissioner Walter Szoludko

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, Jr.				x
Chairman N. Sanchez	x			

PASSED AND ADOPTED THE 16 day of July, 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 July 16, 2019

  
\_\_\_\_\_  
Deborah M. Hurley, Secretary, Executive Director

## RESOLUTION # 3-7-19

### **Resolution requesting support from the Capital Fund Project to make improvements to Robert Holmes and Julius Engel properties.**

WHEREAS, the Edison Housing Authority desires to secure funds from the Capital Fund Project to make improvements to Robert E. Holmes and Julius Engel properties (Robert Holmes: electrical panel building 11, bathroom renovation Apt. 1 E- Julius Engel: Unit E-6, asbestos clean-up).

WHEREAS, the Authority' accountant has determined that sufficient funding is available in the Capital Fund Project to support the improvement to Robert Holmes and Julius Engel properties.

And

WHEREAS, expenditure from the Capital Fund Project shall not exceed \$30,000.00.

NOW THEREFORE, BE IT RESOVLED by the Board of Commissioners of the Edison Housing Authority, that Resolution Number 3-7-19 hall be approved.

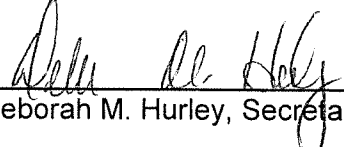
MOVED: Commissioner Kathryn Neal

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, Jr.				x
Chairman N. Sanchez	x			

PASSED AND ADOPTED THE 16 day of July, 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  
July 16, 2019

  
\_\_\_\_\_  
Deborah M. Hurley, Secretary, Executive Director

## Resolution# 4-7-19

**Resolution to authorize the Executive Director and Commissioners to travel to PHADA (Public Housing Authority Directors Association) 2019 Legislative Forum Scheduled for September 8 -10, 2019, Washington, DC.**

WHEREAS, the Edison Housing Authority has determined that it is in the Authority's best interest to provide continuing education for its Commissioners and staff, and

WHEREAS, Authority commissioner desire to attend PHADA 2019 Legislative Forum Scheduled for September 8-10, 2019 in Washington, DC., and

WHEREAS, the staff and Executive Director have determined that budgeted funds are available to pay the expenses of attendance.

NOW THEREFORE, BE IT RESOVLED by the Board of Commissioners of the Edison Housing Authority, that Resolution Number 4-7-19, authorizing the Executive Director and Commissioners to attend PHADA's 2019 Legislative Forum is hereby approved.

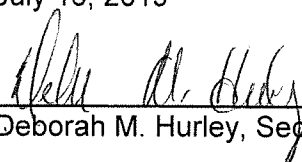
MOVED: Commissioner Chris Mazauskas

SECONDED Commissioner Kathryn Neal

<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 16 day of July, 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 July 16, 2019

  
Deborah M. Hurley, Secretary, Executive Director

## RESOLUTION # 5-7-19

### **Resolution to authorize staff and commissioners to attend AON 21<sup>st</sup> AON RISK Pooling Symposium, 2019 scheduled for July 28 to July 31, 2019.**

WHEREAS, the Edison Housing Authority has determined that it is in the Authority's best interest to provide continuing education for its Commissioners and staff, and

WHEREAS, Authority commissioner desire to attend AON 21<sup>st</sup> AON RISK Pooling Symposium, 2019 scheduled for July 28 to July 31, 2019 in Manchester Village, VT., and

WHEREAS, the staff and Executive Director have determined that budgeted funds are available to pay the expenses of attendance.

NOW THEREFORE, BE IT RESOVLED by the Board of Commissioners of the Edison Housing Authority, that Resolution Number 5-7-19, authorizing the staff and commissioners to attend AON 21<sup>st</sup> AON RISK Polling Symposium is hereby approved.

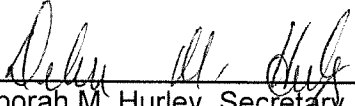
MOVED: Commissioner Walter Szoludko

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, Jr.				x
Chairman N. Sanchez	x			

PASSED AND ADOPTED THE 16 day of July, 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 July 16, 2019

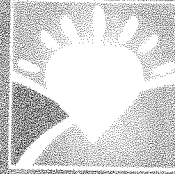
  
Deborah M. Hurley, Secretary, Executive Director



**EDISON**

HOUSING AUTHORITY

*Creating a Community Where Everyone Thrives*



**Community  
FoodBank**  
OF NEW JERSEY

# FREE SUMMER MEALS FOR KIDS

SUMMER LUNCH PROGRAM FOR EDISON  
HOUSING AUTHORITY FAMILIES ONLY

**PROGRAM BEGINS JULY 16th  
ENDS AUGUST 30th**

**MONDAY THRU FRIDAY 12:30pm to 1:30pm  
Willard Dunham Drive, Edison, NJ**

**FOR AGES: 18 years and younger.**

**Children under 3 yrs. MUST have an adult with them.**

**The free lunch program is for children only.**

**Contact Edison Housing Authority for questions at  
732.549.3302**



[www.CFBNJ.org](http://www.CFBNJ.org)