

**Edison Housing Authority Board Meeting  
July 21, 2020  
6:00 PM**

*In light of meeting restrictions due to the coronavirus,  
this meeting will take place via conference call*

**Conference Call: 1. (425).436.6391 Access Code: 717-965**

**AGENDA**

Call to Order

Pledge of Allegiance

Please note that adequate notice of this meeting, as required by the Open Public Meetings Act of 1975, has been provided by notice and sent to the Home News Tribune on December 27, 2019 and a copy of the notice was published in the Home News Tribune on January 1, 2020. 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.

In addition, a notice was submitted to the Home News Tribune on July 5, 2020 and published on July 8, 2020 indicating the Edison Housing Authority Board Meeting will be held via-conference call due to meeting restrictions surrounding the Coronavirus. The meeting is open to the public and said notice included the conference call number and was submitted to the Township of Edison, and has been posted onto the Edison Housing Authority website.

4. Roll Call

5. Approval of June 16, 2020 Regular Meeting Minutes

6. Resolutions:

1-7-2020 Resolution to approve vouchers  
for payment of invoices in the  
amount of \$78,532.31 for the  
month of July.

2-7-2020 Resolution to adopt the Capital  
Fund Program Five-Year Action  
Plan for Federal Fiscal Years (FFs)  
2020-2024.

**Edison Housing Authority Board Meeting**  
**July 21, 2020**  
**6:00 PM**

3-7-2020 Resolution allowing the Executive Director to enter into an agreement with EB Fence, LLC to remove and replace fence at Julius Engel Gardens and use funds from the Capital Fund Project to support the removal and replacement of the fence at Julius Engel Gardens.

7. Old Business:

a.) Financial Summary for Review

8. New Business:

a.) Executive Director Update

9. Public Portion

10. Adjournment

**EDISON HOUSING AUTHORITY  
REGULAR BOARD MEETING**

June 16, 2020

**6:00 pm  
MINUTES**

The Regular Meeting of the Board of Commissioners of the Edison Housing Authority was held via-conference call due to meeting restrictions surrounding the coronavirus. The meeting was called to order at 6:05 pm.

Adequate notice of this Meeting as required by the Open Public Meetings Act has been provided in the following: On December 27, 2019, a notice providing the date, time, and location for the meeting was submitted to the Home News Tribune and published on January 1, 2020. 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.

In addition, a notice was submitted to the Home News Tribune on June 3, 2020 and published on June 6, 2020 indicating the Edison Housing Authority board meeting will be held via-conference call due to the meeting restrictions surrounding the coronavirus. The meeting is open to the public and said notice included the conference call number and was submitted to the Township of Edison, and has been posted onto the Edison Housing Authority website.

**Roll call**

**In attendance:** Chairman Carlos N. Sanchez, Commissioner Lou Mangione, Jr., Commissioner Raymond Koperwhats, Commissioner Toni Johnson, Commissioner Dale Jones, Commissioner Christopher Mazauskas, Executive Director Deborah Hurley, Attorney Terrence Corriston, Township of Edison, EHA Liaison, Council President Joyce Ship-Freeman.

**Absent:** Commissioner Barry Telesnick

Motion to approve the minutes of May 19, 2020, Board Meeting

**Motion:** Commissioner Lou Mangione, Jr.

**Second:** Commissioner Raymond Koperwhats

**Discussion:** Chairman N. Sanchez asked if there were any questions. There was no discussion.

Approved as follows:

	AYES	NAYS	ABSENT	ABSTAIN
Chairman N. Sanchez	x			
Vice Chairman Telesnick			x	
Comm. Johnson	x			
Comm. Jones				x
Comm. Koperwhats	x			

Comm. Mangione, Jr.	x
Comm. Mazauskas	x

**Resolution 1-6-2020** to authorize and approve vouchers for payment of invoices in the amount \$64,948.83 for the month of May.

**Motion:** Commissioner Toni Johnson

**Second:** Commissioner Dales Jones

**Discussion**

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

**Motion to approve Resolution 1-6-2020 for \$64,948.83:**

Approved as follows:

	AYES	NAYS	ABSENT	ABSTAIN
Chairman N. Sanchez	x			
Vice Chairman Telesnick			x	
Comm. Johnson	x			
Comm. Jones	x			
Comm. Koperwhats	x			
Comm. Mangione, Jr.	x			
Comm. Mazauskas	x			

**Resolution 2-6-2020** requesting support from the Capital Fund Project to make improvements to Julius Engle Gardens property.

**Motion:** Commissioner Toni Johnson

**Second:** Commissioner Lou Mangione, Jr.

**Discussion**

Deborah Hurley, Executive Director provided an overview of the project that includes power washing and painting work that is needed at Julius Engel Gardens. Also, Ms. Hurley mentioned that in previous years the 5 Year Capital Fund Plan has allocated funds for such work.

Chairman Carlos N. Sanchez asked if the contract included labor and materials. The Executive Director indicated that labor and expenses are included. Chairman N. Sanchez expanded that prior to the Executive Director coming aboard there were several complaints from Julius Engel residents that there was a need to improve the breezeways and painting of the buildings. Also, the chairman reminded the board that we are preparing for a RAD conversion and it will be important to keep up the properties. Chairman Sanchez asked if there were any questions. Commissioner Lou Mangione, Jr. indicated that it's a good plan. Council President Ship-Freeman mentioned that Clara Barton section of Edison has a beatification program that she will champion to ensure Julius Engel Gardens will become part of the program. There was no further discussion.

**Approved Resolution 2-6-2020 as follows:**



	AYES	NAYS	ABSENT	ABSTAIN
Chairman N. Sanchez	x			
Vice Chairman Telesnick			x	
Comm. Johnson	x			
Comm. Jones	x			
Comm. Koperwhats	x			
Comm. Mangione, Jr.	x			
Comm. Mazauskas	x			

**Resolution 3-6-2020** by the Commissioners of the Edison Housing Authority authorizing the executive director to execute a contract with William A. Elias to provide assistance to update the Edison Housing Authority Admission and Continued Occupancy Policy for the Public Housing Program.

**Motion:** Commissioner Toni Johnson

**Second:** Commissioner Dale Jones

#### **Discussion**

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

#### **Approved Resolution 3-6-2020 as follows:**

	AYES	NAYS	ABSENT	ABSTAIN
Chairman N. Sanchez	x			
Vice Chairman Telesnick			x	
Comm. Johnson	x			
Comm. Jones	x			
Comm. Koperwhats	x			
Comm. Mangione, Jr.	x			
Comm. Mazauskas	x			

#### **Old Business**

- a.) **Financial Summary:** Deborah Hurley, Executive Director indicated that the financial summary prepared by Polcari and Polcari has been presented and allowed for Q&A. There was no further discussion.

#### **New Business:**

#### **Executive Director Report:**

**Deborah Hurley, Executive Director** mentioned that there was a shooting at Robert Holmes Gardens. The Edison Township Police Department communicated with the housing authority immediately when the situation occurred. There has been a meeting scheduled with the Edison Police Department for June 17th to discuss the increase of arrests and patrol at Robert Holmes Gardens. During the exchange when scheduling the meeting, a discussion took place about

having the housing authority invest in license plate readers. Also, Exec. Director indicated that some of the funds from the CARES Act funding will be utilized to secure a security firm. Council President Ship-Freeman indicated that an ordinance is being written to enforce restrictions having trailers parked on Rev. Carpenter Boulevard. Commissioner. Lou Mangione, Jr asked about the status of the shooting. Executive Director, Deborah Hurley indicated that families who were affected by the shooting was visited the next day by staff to assess the damage. Commissioner Lou Mangione, Jr. invited Commissioner Koperwhats to join the meeting with the police, since the commissioner has a longstanding history with the police department. Commissioner Koperwhats stressed that the license plate readers should be considered as an investment. Chairman N. Sanchez stressed his concern that the police have been meeting with the housing authority for years and we continue to get the same responses. Hopefully, we will receive a response that will include visible action on from the police department.

**Commissioner Chris Mazauskus** presented an energy saving plan that was prepared by NJ Direct for our administrative buildings. Chairman Carlos N. Sanchez indicated that although he received the energy plan, there was no time to thoroughly review the plan to make a decision to expense funds for the cost savings plan. Executive Director, Deborah Hurley indicated that although it was a good plan, funds were not dedicated in the budget this year for this service. Chairman N. Sanchez asked for a consensus from the board, as result it was decided to revisit the energy plan later in the year.

**Commissioner Toni Johnson** presented an issue with the fence at Julius Engel Gardens. Deborah Hurley, Executive Director indicated that a business has been selected to replace the entire fence at Julius Engel Gardens with an anticipated timeframe of completion in July.

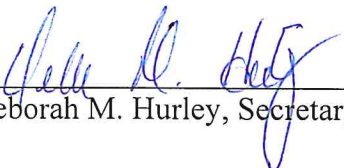
**Public: No discussion.**

**Motion** to close the public portion made by Commissioner Lou Mangione, Jr, Seconded by Commissioner Koperwhats

Public Portion closed 7:17 PM

**Motion** to adjourn by Commissioner Lou Mangione, Jr.  
**Second by** Commissioner Ray Koperwhats

Adjourned Unanimously at 7:19 PM

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

# Edison Housing Authority

## Vendor Payment History Report

Filter Criteria Includes: 1) Type: Payment History, 2) Date Range From: 7/1/2020 Thru: 7/31/2020, 3) Program: Public Housing

Check Name	SSN / TIN	Check Address	Print 1099						
AB Universal Messaging			PO Box 195 Spring Lake NJ 07762						
			No						
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
07/01/2020	2522	CHK	738006202020	answering service-june 2020	07/20	answering service-june 2020	\$95.84		\$95.84
<b>Totals For Vendor: AB Universal Messaging</b>									<b>\$95.84</b>
Acme Windows			36 Somerset Street Plainfield NJ 07060						
			No						
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
07/01/2020	2523	CHK	46188	apt 11A - 2 thermo wi	07/20	apt 11A - 2 thermo wind	\$180.00		\$180.00
07/13/2020	2545	CHK	46135	apt 1D-1 thermo wind	07/20	apt 1D-1 thermo windo	\$80.00		\$80.00
<b>Totals For Vendor: Acme Windows</b>									<b>\$260.00</b>
Acuity Specialty Products Inc. Zep Sales & Service			PO Box 3338 Boston MA 02241-3338						
			No						
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
07/13/2020	2546	CHK	9005302589	hand sanitizers for ten	07/20	hand sanitizers for tena	\$1,539.50		\$1,539.50
<b>Totals For Vendor: Acuity Specialty Products Inc. Zep Sales &amp; Service</b>									<b>\$1,539.50</b>
Aflac			1932 Wynnton Road Columbus GA 31999-0797						
			No						
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
07/13/2020	2547	CHK	514706	insurance premium-ju	07/20	insurance premium-june	\$180.32		\$180.32
<b>Totals For Vendor: Aflac</b>									<b>\$180.32</b>
Barry Telesnick			142 Ethel Road Edison NJ 08817						
			No						
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
07/13/2020	2548	CHK	61920	conference call board	07/20	conference call board m	\$25.00		\$25.00
<b>Totals For Vendor: Barry Telesnick</b>									<b>\$25.00</b>
Breslin and Breslin, P.A.			41 Main Street Hackensack NJ 07601-7087						
			No						
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
07/01/2020	2524	CHK	0520	legal services - may 2	07/20	legal services - may 20	\$2,100.00		\$2,100.00
07/13/2020	2549	CHK	0620	legal services - June 2	07/20	legal services - June 20	\$2,100.00		\$2,100.00
<b>Totals For Vendor: Breslin and Breslin, P.A.</b>									<b>\$4,200.00</b>
Brothers Lock & Safe, Inc.			2161 Woodbridge Avenue Edison NJ 08817						
			No						
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
07/13/2020	2550	CHK	57263	keys, cylinder rekeyed	07/20	keys, cylinder rekeyed	\$342.50		\$342.50
			56815	keys, new cylinder,	07/20	keys, new cylinder,	\$381.00		\$723.50
<b>Totals For Vendor: Brothers Lock &amp; Safe, Inc.</b>									<b>\$723.50</b>
Carlos N Sanchez			3 McEvoy Road Edison NJ 08837						
			No						
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
07/13/2020	2551	CHK	61920	conference call board	07/20	conference call board m	\$25.00		\$25.00
<b>Totals For Vendor: Carlos N Sanchez</b>									<b>\$25.00</b>
Christopher Mazauskas			263 Goodwin Street Perth Amboy NJ 08861						
			No						
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
07/13/2020	2552	CHK	061920	conference call board	07/20	conference call board m	\$25.00		\$25.00
<b>Totals For Vendor: Christopher Mazauskas</b>									<b>\$25.00</b>



# Edison Housing Authority

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Check Name	SSN / TIN	Check Address	Print 1099						
CIT			21146 Network Place Chicago IL 60673-1211				No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
07/01/2020	2525	CHK	35726843	telephone system leas	07/20	telephone system lease	\$258.78		\$258.78
<b>Totals For Vendor: CIT</b>									<b>\$258.78</b>
Corbett Exterminating, Inc.			284 Sheffield Street Unit: Suite 2 Mountainside NJ 07092				No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
07/01/2020	2526	CHK	0495874	reh cemit treatment-ju	07/20	reh cemit treatment-jun	\$360.00		
			0495693	apt c2 ant treatment 6/	07/20	apt c2 ant treatment 6/3	\$47.50		\$407.50
07/13/2020	2553	CHK	0487545	apt 1E & 5A cemit cle	07/20	apt 1E & 5A cemit clean	\$95.00		
			0487501	reh cemit treatment-m	07/20	reh cemit treatment-mar	\$360.00		
			0496425	bldg A&C ant treatme	07/20	bldg A&C ant treatment	\$125.00		\$580.00
<b>Totals For Vendor: Corbett Exterminating, Inc.</b>									<b>\$987.50</b>
Dale Jones			52 Portland Street Edison NJ 08820				No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
07/13/2020	2554	CHK	61920	conference call board	07/20	conference call board m	\$25.00		\$25.00
<b>Totals For Vendor: Dale Jones</b>									<b>\$25.00</b>
De Lage Landen Financial Services, Inc.			PO Box 41602 Philadelphia PA 19101-1602				No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
07/01/2020	2527	CHK	68473728	reh copier lease 7/15/	07/20	reh copier lease 7/15/20	\$366.37		
			68462721	jeg copier lease 7/15/	07/20	jeg copier lease 7/15/20	\$187.46		\$553.83
<b>Totals For Vendor: De Lage Landen Financial Services, Inc.</b>									<b>\$553.83</b>
D'Onofrio & Son Landscaping			433 Hillside Avenue Hillside NJ 07205				No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
07/13/2020	2555	CHK	29521	reh & jeg lawn mainte	07/20	reh & jeg lawn maintena	\$2,937.50		\$2,937.50
<b>Totals For Vendor: D'Onofrio &amp; Son Landscaping</b>									<b>\$2,937.50</b>
EAW Security			23-1941097	PO Box 543 Plymouth Meeting PA 19462			No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
07/13/2020	2556	CHK	53661	REH 7-4MP cameras,	07/20	REH 7-4MP cameras,C	\$17,411.40		
			53651	labor to repair camera	07/20	labor to repair camera a	\$1,100.00		
			cr53642	credit for billed camer	07/20	credit for billed cameras	(\$363.94)		
			cr53641	credit for billed camer	07/20	credit for billed camera	(\$363.94)		
			53639	UPS Coax,RJ45, 8 rec	07/20	UPS Coax,RJ45, 8 rece	\$309.28		\$18,092.80
<b>Totals For Vendor: EAW Security</b>									<b>\$18,092.80</b>
Edison Plumbing			94 Woodbury Road Edison NJ 08820				No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
07/13/2020	2557	CHK	52820	apt 1A-replaced broke	07/20	apt 1A-replaced broken	\$320.00		
			6120	apt 11F cleaned clogg	07/20	apt 11F cleaned clogge	\$310.00		
			6320	apt 1C opened ceiling	07/20	apt 1C opened ceiling &	\$320.00		
			61120	apt M2 replaced divert	07/20	apt M2 replaced diverte	\$440.00		
			682020	apt 11A replaced brok	07/20	apt 11A replaced broke	\$430.00		
			62620	apt 17H replaced cold	07/20	apt 17H replaced cold w	\$510.00		
			62420	apt 1C replaced shut	07/20	apt 1C replaced shut off	\$320.00		
			61720	apt 11A replaced brok	07/20	apt 11A replaced broke	\$390.00		
			052120	apt F5 cleaned drain u	07/20	apt F5 cleaned drain un	\$270.00		

# Edison Housing Authority

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Check Name	SSN / TIN	Check Address	Print 1099						
		6520 apt J6 replaced hot &	07/20	apt J6 replaced hot & c		\$270.00			
		61820 apt K3 replaced broke	07/20	apt K3 replaced broken		\$410.00			\$3,990.00
<b>Totals For Vendor: Edison Plumbing</b>									<b>\$3,990.00</b>
Elizabethtown Gas		PO Box 6031 Bellmawr NJ 08099				No			
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
07/01/2020	2528	CHK	4458334671-61820	reh gas 5/19/20-6/18/20	07/20	reh gas 5/19/20-6/18/20	\$39.12		
			3922309254-61920	reh gas 5/19/20-6/19/20	07/20	reh gas 5/19/20-6/19/20	\$772.34		
			3996554541-53120	reh gas 4/30/20-5/31/20	07/20	reh gas 4/30/20-5/31/20	\$4,122.82		
			4458334671-51920	reh gas 4/21/20-5/19/20	07/20	reh gas 4/21/20-5/19/20	\$480.58		
			0577138900-61920	reh gas 5/19/20-6/19/20	07/20	reh gas 5/19/20-6/19/20	\$10.00		\$5,424.86
<b>Totals For Vendor: Elizabethtown Gas</b>									<b>\$5,424.86</b>
Enes Service Center LLC		247 Central Avenue Metuchen NJ 08840				No			
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
07/13/2020	2558	CHK	0620	gas fuel use for trucks	07/20	gas fuel use for trucks	\$243.62		\$243.62
<b>Totals For Vendor: Enes Service Center LLC</b>									<b>\$243.62</b>
Gannet New Jersey Newspapers		PO Box 677599 Dallas TX 75267-7599				No			
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
07/01/2020	2529	CHK	0003377927	publication 5/11/20	07/20	publication 5/11/20	\$45.32		\$45.32
<b>Totals For Vendor: Gannet New Jersey Newspapers</b>									<b>\$45.32</b>
Gurney Electric LLC		93 Spruce Street Port Reading NJ 07064				No			
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
07/13/2020	2559	CHK	15465	bldg 1 main breaker tri	07/20	reh bldg 1 main breaker	\$230.00		\$230.00
<b>Totals For Vendor: Gurney Electric LLC</b>									<b>\$230.00</b>
Home Depot Credit Services		Dept 32 - 2531888992 PO Box 78047 Phoenix AZ 85062-8047				No			
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
07/13/2020	2560	CHK	5045682	REH maintenance sup	07/20	REH maintenance supp	\$286.75		
			5905700	machine rental deposi	07/20	machine rental deposit	\$1.00		
			3906016	apt 11A floor stripping	07/20	apt 11A floor stripping	\$148.20		
			8031200	dewalt hedge trimmer	07/20	dewalt hedge trimmer	\$129.00		
			4022880	maintenance materials	07/20	maintenance materials	\$616.32		
			8023819	maintenance supplies	07/20	maintenance supplies &	\$591.93		
			8023841	JEG-2 storm doors	07/20	JEG-2 storm doors	\$278.00		
			3043072	maintenance material	07/20	maintenance materials	\$376.49		\$2,427.69
<b>Totals For Vendor: Home Depot Credit Services</b>									<b>\$2,427.69</b>
Home Stat Inspections, Inc.		PO Box 751 South Amboy NJ 08879				No			
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
07/01/2020	2530	CHK	SPC-0220	spc hqs inspections-fe	07/20	spc hqs inspections-feb	\$559.00		\$559.00
<b>Totals For Vendor: Home Stat Inspections, Inc.</b>									<b>\$559.00</b>



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Check Name		SSN / TIN	Check Address				Print 1099		
InterGlobe Communications, Inc.			101 Tyrellan Avenue Staten Island NY 10309-2651				No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
07/13/2020	2561	CHK	201825721	telephone service - jul	07/20	telephone service - july	\$667.14		\$667.14
Totals For Vendor: InterGlobe Communications, Inc.									\$667.14
JCR Tree Service		46-2546469	306 Lyman PI Plainfield NJ 07060				No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
07/13/2020	2562	CHK	7120	JEG -spread wood chi	07/20	JEG -spread wood chip	\$700.00		\$700.00
Totals For Vendor: JCR Tree Service									\$700.00
KYOCERA Document Solutions New York Metro, Inc			225 Sand Road Unit: Suite 100 Fairfield NJ 07004				No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
07/13/2020	2563	CHK	55K1543111	reh copier overage ch	07/20	reh copier overage char	\$546.73		\$546.73
Totals For Vendor: KYOCERA Document Solutions New York Metro, Inc									\$546.73
Louis A Mangione, Jr. Esq.			59 DeMott Lane Somerset NJ 08876				No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
07/13/2020	2564	CHK	61920	conference call board	07/20	conference call board m	\$25.00		\$25.00
Totals For Vendor: Louis A Mangione, Jr. Esq.									\$25.00
Management Computer Services, Inc.			810 Monitor Street PO Box 2045 La Crosse WI 54602-2045				No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
07/13/2020	2565	CHK	0620	ordered HCV & Shelte	07/20	ordered HCV & Shelter	\$893.21		\$893.21
Totals For Vendor: Management Computer Services, Inc.									\$893.21
McLaughlin Stauffer & Shaklee, PC			4814 Outlook Drive Unit: Suite 112 Wall Township NJ 07753				No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
07/01/2020	2531	CHK	05-17812	legal services-re:gen l	07/20	legal services-re:gen la	\$445.00		\$445.00
Totals For Vendor: McLaughlin Stauffer & Shaklee, PC									\$445.00
Middlesex Water Company			PO Box 826538 Philadelphia PA 19182-6538				No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
07/01/2020	2532	CHK	5535300000-61220	jeg water 5/14/20-6/12/20	07/20	jeg water 5/14/20-6/12/20	\$2,966.05		\$2,966.05
Totals For Vendor: Middlesex Water Company									\$2,966.05
NetConnect, Inc.			111 Storer Avenue Unit: Suite B2 Staten Island NY 10309				No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
07/01/2020	2533	CHK	N5971	remote & onsite maint	07/20	remote & onsite maint o	\$695.00		\$3,039.00
			N6023	remote & on-site netw	07/20	remote & on-site networ	\$695.00		
			N6003	desktop computer-kat	07/20	desktop computer-kathy	\$1,249.00		
			N6004	website layout, fixed b	07/20	website layout, fixed ba	\$400.00		
07/13/2020	2566	CHK	N6124	desktop computer for	07/20	desktop computer for C	\$1,806.95		\$2,019.45
			N6164	website updated:uploa	07/20	website updated:upload	\$212.50		
Totals For Vendor: NetConnect, Inc.									\$5,058.45



# Edison Housing Authority

## Vendor Payment History Report

Filter Criteria Includes: 1) Type: Payment History, 2) Date Range From: 7/1/2020 Thru: 7/31/2020, 3) Program: Public Housing

Check Name		SSN / TIN	Check Address				Print 1099		
New Jersey American Water			Box 371331 Pittsburgh PA 15250-7331				No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
07/13/2020	2567	CHK	1018-2100218371 12-62520	reh water 5/28/20-6/25/20	07/20	reh water 5/28/20-6/25/20	\$162.21		
			1018-2100218378 15-62520	reh water 5/28/20-6/25/20	07/20	reh water 5/28/20-6/25/20	\$215.10		
			1018-2100219024 36-62520	reh water 5/28/20-6/25/20	07/20	reh water 5/28/20-6/25/20	\$201.88		
			1018-2100219017 30-62520	reh water 5/28/20-6/25/20	07/20	reh water 5/28/20-6/25/20	\$340.73		
			1018-2100219013 41-62520	reh water 5/28/20-6/25/20	07/20	reh water 5/28/20-6/25/20	\$267.99		
			1018-2100219027 95-62520	reh water 5/28/20-6/25/20	07/20	reh water 5/28/20-6/25/20	\$208.49		
			1018-2100218406 99-62520	reh water 5/28/20-6/25/20	07/20	reh water 5/28/20-6/25/20	\$195.27		
			1018-2100218363 24-62520	reh water 5/28/20-6/25/20	07/20	reh water 5/28/20-6/25/20	\$537.16		
			1018-2100216566 96-62520	reh water 5/28/20-6/25/20	07/20	reh water 5/28/20-6/25/20	\$1,152.06		
			1018-2100218385 11-62520	reh water 5/28/20-6/25/20	07/20	reh water 5/28/20-6/25/20	\$327.51		
			1018-2100216049 54-62520	reh water 5/28/20-6/25/20	07/20	reh water 5/28/20-6/25/20	\$96.09		
			1018-2100216056 05-62520	reh water 5/28/20-6/25/20	07/20	reh water 5/28/20-6/25/20	\$596.66		
			1018-2100189673 38-62520	reh water 5/28/20-6/25/20	07/20	reh water 5/28/20-6/25/20	\$413.45		\$4,714.60
<b>Totals For Vendor: New Jersey American Water</b>									<b>\$4,714.60</b>
NJ Building Laborers Statewide Welfare Fund			3218 Kennedy Blvd Jersey City NJ 07306				No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
07/13/2020	2568	CHK	71020	Union dues for part-ti	07/20	Union dues for part-time	\$835.14		\$835.14
<b>Totals For Vendor: NJ Building Laborers Statewide Welfare Fund</b>									<b>\$835.14</b>
NTN-Philadelphia			PO Box 1023 Blackwood NJ 08012				No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
07/13/2020	2569	CHK	NJ5507007	jeg prospective tenant	07/20	jeg prospective tenant b	\$52.00		\$52.00
<b>Totals For Vendor: NTN-Philadelphia</b>									<b>\$52.00</b>
Optimum			PO Box 70340 Philadelphia PA 19176-0340				No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
07/01/2020	2534	CHK	386464011-82120	reh internet service 7/22/20-8/21/20	07/20	reh internet service 7/22/20-8/21/20	\$136.18		\$136.18

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Check Name	SSN / TIN	Check Address	Print 1099						
07/01/2020	2543	CHK	207961039-82120	jeg internet service 7/22/20-8/21/20	07/20	jeg internet service 7/22/20-8/21/20	\$101.18		\$101.18
07/01/2020	2544	CHK	453477012-82120	maintenance shop internet svc 7/22/20-8/	07/20	maintenance shop internet svc 7/22/20-8/2	\$75.01		\$75.01
<b>Totals For Vendor: Optimum</b>									<b>\$312.37</b>
Palmer Heating, LLC			265 Central Avenue (Rear) Clark NJ 07066				No		
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
07/01/2020	2535	CHK	11378	jeg no hot water-pump	07/20	jeg no hot water-pump	\$2,811.20		\$2,811.20
<b>Totals For Vendor: Palmer Heating, LLC</b>									<b>\$2,811.20</b>
Phoenix Specialties, LLC			650-C South Avenue Garwood NJ 07027				No		
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
07/13/2020	2570	CHK	33159	reh- 8" deep steel sink	07/20	reh- 8 deep steel sink &	\$275.56		
			32953	reh maintenance supp	07/20	reh maintenance suppli	\$608.42		\$883.98
<b>Totals For Vendor: Phoenix Specialties, LLC</b>									<b>\$883.98</b>
Polcari & Co.			2035 Hamburg Turnpike Unit: H Wayne NJ 07470				No		
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
07/01/2020	2536	CHK	12114	accounting services-m	07/20	accounting services-ma	\$2,800.00		\$2,800.00
<b>Totals For Vendor: Polcari &amp; Co.</b>									<b>\$2,800.00</b>
PSE&G CO			PO Box 144444 New Brunswick NJ 08906-4444				No		
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
07/01/2020	2537	CHK	6031061957 08	jeg gas & electric 5/19/20-6/17/20	07/20	jeg gas & electric 5/19/20-6/17/20	\$1,696.39		\$1,696.39
07/13/2020	2571	CHK	1300007818-62220	reh electric 5/21/20-6/22/20	07/20	reh electric 5/21/20-6/22/20	\$1,916.74		\$1,916.74
<b>Totals For Vendor: PSE&amp;G CO</b>									<b>\$3,613.13</b>
Purchase Power			PO Box 371874 Pittsburgh PA 15250-7874				No		
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
07/01/2020	2538	CHK	8000909007 831030-7220	postage	07/20	postage	\$275.61		\$275.61
<b>Totals For Vendor: Purchase Power</b>									<b>\$275.61</b>
Raul Bylander			083-46-9572 706 Sixth Avenue Asbury Park NJ 07712				Yes		
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
07/13/2020	2572	CHK	078874	apt 7E sanding & refin	07/20	apt 7E sanding & refinis	\$690.00		\$690.00
<b>Totals For Vendor: Raul Bylander</b>									<b>\$690.00</b>
Raymond Koperwhats			12 Deerwood Avenue Edison NJ 08817				No		
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
07/13/2020	2573	CHK	061920	conference call board	07/20	conference call board m	\$25.00		\$25.00
<b>Totals For Vendor: Raymond Koperwhats</b>									<b>\$25.00</b>
Rutgers University			Rutgers Center for Government Services Unit: 3rd Floor 3 Rutgers Plaza New Brunswick NJ 08901				No		
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
07/13/2020	2574	CHK	62320	registration for M Thor	07/20	registration for M Thorn	\$448.00		
			53442	Exec Hsg Mgmt regist	07/20	Exec Hsg Mgmt registra	\$448.00		\$896.00
<b>Totals For Vendor: Rutgers University</b>									<b>\$896.00</b>



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Check Name			SSN / TIN	Check Address			Print 1099		
See-More TV & Appliance			551 Middlesex Avenue Metuchen NJ 08840				No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
07/13/2020	2575	CHK	1297055	apt L5 24" electric sto	07/20	apt L5 24 electric stove	\$475.00		\$475.00
Totals For Vendor: See-More TV & Appliance									\$475.00
Standard Waste Services			21 Edgeboro Road East Brunswick NJ 08816				No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
07/01/2020	2539	CHK	379130	30 yd roll off & tons di	07/20	30 yd roll off & tons disp	\$334.30		
			379941	reh trash service-july	07/20	reh trash service-july 20	\$2,808.00		\$3,142.30
07/13/2020	2576	CHK	381145	30 yard roll off+tons di	07/20	30 yard roll off+tons dis	\$301.90		\$301.90
Totals For Vendor: Standard Waste Services									\$3,444.20
Staples			PO Box 70242 Philadelphia PA 19176-0242				No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
07/01/2020	2540	CHK	8058616756	office supplies	07/20	office supplies	\$262.91		\$262.91
07/13/2020	2577	CHK	8058820823	2 contactless thermo	07/20	2 contactless thermome	\$119.98		\$119.98
Totals For Vendor: Staples									\$382.89
Starlite Services LLC			PO Box 487 Perth Amboy NJ 08862				No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
07/13/2020	2578	CHK	0001	vacant apt 11A move-i	07/20	apt 11A vacant-move-in	\$498.00		\$498.00
Totals For Vendor: Starlite Services LLC									\$498.00
Steve's Appliance Doctor, Inc.			6 Eardley Road Edison NJ 08817				No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
07/01/2020	2541	CHK	40677	apt 1d oven ignition kit	07/20	apt 1d oven ignition kit i	\$168.50		
			40646	apt 4F bake ignition kit	07/20	apt 4F bake ignition kit i	\$168.50		
			42355	apt 11B bake ignition	07/20	apt 11B bake ignition kit	\$174.50		
			42384	apt 9G refrigerator unj	07/20	apt 9G refrigerator unja	\$149.50		
			42407	apt 5B bake ignition ki	07/20	apt 5B bake ignition kit i	\$173.50		
			42470	apt 15H fridge door do	07/20	apt 15H fridge door doe	\$139.50		
			42301	apt 3B re-aligned fridg	07/20	apt 3B re-aligned fridge	\$159.50		\$1,133.50
Totals For Vendor: Steve's Appliance Doctor, Inc.									\$1,133.50
Thomson Reuters-West			PO Box 6292 Carol Stream IL 60197-6292				No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
07/01/2020	2542	CHK	842514762	2020 NJ statutes-subs	07/20	2020 NJ statutes-subsc	\$198.00		\$198.00
Totals For Vendor: Thomson Reuters-West									\$198.00
Toni Johnson			B5 Willard Dunham Drive Edison NJ 08837				No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
07/13/2020	2579	CHK	61920	conference call board	07/20	conference call board m	\$25.00		\$25.00
Totals For Vendor: Toni Johnson									\$25.00
Verizon Wireless			PO Box 408 Newark NJ 07101-0408				No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
07/13/2020	2580	CHK	9857631380	cell phone service-5/2	07/20	cell phone service 5/29/	\$315.05		\$315.05
Totals For Vendor: Verizon Wireless									\$315.05
Grand Totals:				Total Payments:			50	\$78,532.31	

## RESOLUTION # 1-7-2020

### 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 \$78,532.31 for the month of June.

**NOW, THEREFORE, Be It Resolved** by the Board of Commissioner of the Edison Housing Authority that Resolution 1-7-2020 shall be approved.

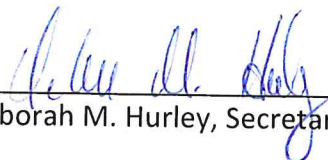
**MOVED:** Commissioner Telesnick

**SECONDED:** Commissioner Koperwhats

<u>Member Recorded Vote</u>	<u>Ayes</u>	<u>Nays</u>	<u>Abstain</u>	<u>Absent</u>
Chairman N. Sanchez	x			
Vice Chairman Telesnick	x			
Commissioner Johnson	x			
Commissioner Jones	x			
Commissioner Koperwhats	x			
Commissioner Mangione, Jr.				x
Commissioner Mazauskas	x			

PASSED AND ADOPTED THE 21 day of July, 2020

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 21, 2020

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

# Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

2577-0274

02/28/2022

Status: Draft

Approval Date:

Approved By:

## Part I: Summary

PHA Name : Edison Housing Authority

Locality (City/County & State)

☒ Original 5-Year Plan

☐ Revised 5-Year Plan (Revision No: )

PHA Number: NJ043

A.	Development Number and Name	Work Statement for				
		Year 1 2020	Year 2 2021	Year 3 2022	Year 4 2023	Year 5 2024
	AUTHORITY-WIDE	\$192,139.18	\$192,139.18	\$192,139.18	\$192,139.18	\$192,139.18
	JULIUS C ENGEL GRDNS NO EDISON GARDENS (NJ043000002)	\$80,000.00	\$52,953.82	\$50,000.00	\$86,953.82	\$91,900.00
	ROBERT HOLMES GARDENS (NJ043000001)	\$56,953.82	\$84,000.00	\$86,953.82	\$50,000.00	\$45,053.82

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
2577-0274  
02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 1 2020

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$192,139.18
ID0001	1406 Operations(Operations (1406))	Operations		\$82,273.00
ID0006	1410 Administration(Administration (1410)-Sundry)	Administration		\$32,909.00
ID0011	9001 Bond Debt Obligation(Bond Debt Obligation (9001))	Bond Debt Obligation		\$76,957.18
	JULIUS C ENGEL GRDNS NO EDISON GARDENS (N1043000002)			\$80,000.00
ID0016	1480 Non Dwelling Construction Mechanical(Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters)	Water Heater		\$30,000.00
ID0017	1480 Non Dwelling Site Work(Non-Dwelling Site Work (1480)-Fencing)	Fence		\$50,000.00



Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
2577-0274  
02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 1 2020

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	ROBERT HOLMES GARDENS (N1043000001)			\$56,953.82
ID0018	1480 Non Dwelling Construction Mechanical(Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System)	Heating Pipes		\$34,000.00
ID0019	1480 Dwelling Unit Exterior(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc)	Railings		\$22,953.82
	Subtotal of Estimated Cost			\$329,093.00

# Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
2577-0274  
02/28/2022

## Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 2 2021

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$192,139.18
ID0002	1406 Operations(Operations (1406))	Operations		\$82,273.00
ID0007	1410 Administration(Administration (1410)-Sundry)	Administration		\$32,909.00
ID0012	9001 Bond Debt Obligation(Bond Debt Obligation (9001))	Bond Debt Obligation		\$76,957.18
	JULIUS C ENGEL GRDNS NO EDISON GARDENS (NJ043000002)			\$52,953.82
ID0020	1480 Dwelling Unit Site Work(Dwelling Unit-Site Work (1480)-Landscape)	Landscape Improvements		\$30,000.00
ID0024	1480 Dwelling Unit Interior(Dwelling Unit-Interior (1480)-Flooring (non routine))	Flooring		\$22,953.82

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2		2021		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	ROBERT HOLMES GARDENS (NJ043000001)			\$84,000.00
ID0021	1480 Non Dwelling Construction Mechanical(Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System)	Heating Pipes		\$40,000.00
ID0022	1480 Dwelling Unit Site Work(Non-Dwelling Site Work (1480)-Landscape)	Landscape Improvements		\$15,000.00
ID0023	1480 Dwelling Unit Interior(Dwelling Unit-Interior (1480)-Flooring (non routine))	Flooring		\$29,000.00
	Subtotal of Estimated Cost			\$329,093.00

# Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development  
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## Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 3 2022

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$192,139.18
ID0003	1406 Operations(Operations (1406))	Operations		\$82,273.00
ID0008	1410 Administration/Administration (1410-Sundry)	Administration		\$32,909.00
ID0013	9001 Bond Debt Obligation(Bond Debt Obligation (9001))	Bond Debt Obligation		\$76,957.18
	ROBERT HOLMES GARDENS (NJ043000001)			\$86,953.82
ID0025	1480 Dwelling Unit Exterior(Dwelling Unit-Exterior (1480)-Roofs)	Roof		\$50,000.00
ID0027	1480 Dwelling Unit Interior(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks)	Bathroom Upgrades		\$36,953.82

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development  
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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3		2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	JULIUS C ENGEL GRDNS NO EDISON GARDENS (N1043000002)			\$50,000.00
ID0026	1480 Dwelling Unit Exterior(Dwelling Unit-Exterior (1480)-Roofs)	Roof		\$50,000.00
	Subtotal of Estimated Cost			\$329,093.00

# Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
2577-0274  
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## Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 4 2023

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$192,139.18
ID0004	1406 Operations(Operations (1406))	Operations		\$82,273.00
ID0009	1410 Administration/Administration (1410)-Sundry	Administration		\$32,909.00
ID0014	9001 Bond Debt Obligation(Bond Debt Obligation (9001))	Bond Debt Obligation		\$76,957.18
	JULIUS C ENGEL GRDNS NO EDISON GARDENS (NJ043000002)			\$86,953.82
ID0028	1480 Dwelling Unit Interior(Dwelling Unit-Interior (1480)-Kitchen Cabinets)	Kitchen Upgrades		\$35,000.00
ID0030	1480 Dwelling Unit Site Work(Dwelling Unit-Site Work (1480)-Landscape)	Landscape Improvements		\$20,000.00



Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
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Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 4 2023

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0031	1480 Non Dwelling Site Work(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Sidewalks		\$31,953.82
	ROBERT HOLMES GARDENS (NJ043000001)			\$50,000.00
ID0029	1480 Dwelling Unit Interior(Dwelling Unit-Interior (1480)-Kitchen Cabinets)	Kitchen Upgrades		\$50,000.00
	Subtotal of Estimated Cost			\$329,093.00

# Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
2577-0274  
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## Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 5		2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$192,139.18
ID0005	1406 Operations(Operations (1406))	Operations		\$82,273.00
ID0010	1410 Administration(Administration (1410)-Sundry)	Administration		\$32,909.00
ID0015	9001 Bond Debt Obligation(Bond Debt Obligation (9001))	Bond Debt Obligation		\$76,957.18
	JULIUS C ENGEL GRDNS NO EDISON GARDENS (NJ043000002)			\$91,900.00
ID0032	1480 Non Dwelling Construction Mechanical(Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters)	Water Heater		\$45,000.00
ID0033	1480 Dwelling Unit Exterior(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking)	Exterior Upgrades		\$46,900.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
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Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 5 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	ROBERT HOLMES GARDENS (NJ043000001)			\$45,053.82
ID0034	1480 Non Dwelling Construction Mechanical(Non-Dwelling Construction - Mechanical (1480)- Heating Equipment - System)	Heating Upgrades		\$45,053.82
	Subtotal of Estimated Cost			\$329,093.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development  
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Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year 1		2020
Development Number/Name General Description of Major Work Categories		Estimated Cost
Housing Authority Wide		
1406 Operations(Operations (1406))		\$82,273.00
1410 Administration(Administration (1410)-Sundry)		\$32,909.00
9001 Bond Debt Obligation(Bond Debt Obligation (9001))		\$76,957.18
Subtotal of Estimated Cost		\$192,139.18

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
2577-0274  
02/28/2022

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 2	2021
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
1406 Operations(Operations (1406))	\$82,273.00
1410 Administration(Administration (1410)-(Sundry)	\$32,909.00
9001 Bond Debt Obligation(Bond Debt Obligation (9001))	\$76,957.18
Subtotal of Estimated Cost	\$192,139.18

# Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
2577-0274  
02/28/2022

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 3	2022
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
1406 Operations(Operations (1406))	\$82,273.00
1410 Administration(Administration (1410)-Sundry)	\$32,909.00
9001 Bond Debt Obligation(Bond Debt Obligation (9001))	\$76,957.18
Subtotal of Estimated Cost	\$192,139.18



Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
2577-0274  
02/28/2022

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 4	2023
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
1406 Operations(Operations (1406))	\$82,273.00
1410 Administration(Administration (1410)-Sundry)	\$32,909.00
9001 Bond Debt Obligation(Bond Debt Obligation (9001))	\$76,957.18
Subtotal of Estimated Cost	\$192,139.18

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
2577-0274  
02/28/2022

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 5	2024
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
1406 Operations(Operations (1406))	\$82,273.00
1410 Administration(Administration (1410)-Sundry)	\$32,909.00
9001 Bond Debt Obligation(Bond Debt Obligation (9001))	\$76,957.18
Subtotal of Estimated Cost	\$192,139.18

## RESOLUTION # 2-7-2020

### RESOLUTION TO ADOPT THE CAPITAL FUND PROGRAM FIVE-YEAR ACTION PLAN

**WHEREAS**, the Edison Housing Authority has prepared its Capital Fund Program (CFP) 5 Year Action Plan for Federal Fiscal Years (FFs) 2020-2024 adopts the capital fund program five-year action plan and,

**WHEREAS**, the Edison Housing Authority Plan will be transmitted to the United States Department of Housing and Urban Development (HUD) upon authorization by the Edison Housing Authority; and

**WHEREAS**, as permitted by regulations, the Edison Housing Authority has allocated limited portions of its projected CFP grant for administration, operations, and management improvements with the remaining funds are dedicated to capital work items; and

**NOW, THEREFORE, Be It Resolved** by the Board of Commissioner of the Edison Housing Authority adopts the Edison Housing Authority CFP 5 Year Action Plan for Federal Fiscal Year 2020-20204 and authorizes it submission.

**MOVED:** Commissioner Jones

**SECONDED:** Commissioner Koperwhats

<u>Member Recorded Vote</u>	<u>Ayes</u>	<u>Nays</u>	<u>Abstain</u>	<u>Absent</u>
Chairman N. Sanchez	x			
Vice Chairman Telesnick	x			
Commissioner Johnson	x			
Commissioner Jones	x			
Commissioner Koperwhats	x			
Commissioner Mangione, Jr.				x
Commissioner Mazauskas	x			

PASSED AND ADOPTED THE 21 day of July, 2020

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 21, 2020

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

## RESOLUTION # 3-7-2020

**RESOLUTION ALLOWING THE EXECUTIVE DIRECTOR TO ENTER INTO AN AGREEMENT WITH EB FENCE, LLC TO REMOVE AND REPLACE FENCE AT JULIUS ENGEL GARDENS AND USE FUNDS FROM THE CAPITAL FUND PROJECT TO SUPPORT THE REMOVAL AND REPLACEMENT OF THE FENCE AT JULIUS ENGEL GARDENS.**

**WHEREAS**, the Edison Housing Authority Board of Commissioners allows the Executive Director to enter into an agreement with EB Fence, LLC to remove and replace fence at Julius Engel Gardens; and

**WHEREAS**, the Edison Housing Authority Board of Commissioners desires to secure funds from the Capital Fund Project to support the removal and replacing of the fence at Julius Engel Gardens;

And

**WHEREAS**, expenditure from the Capital Fund Project shall not exceed \$50,000.00.

**NOW THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Edison Housing Authority, that Resolution 3-7-2020 shall be approved.

**MOVED:** Commissioner Johnson

**SECONDED:** Commissioner Koperwhats

<u>Member Recorded Vote</u>	<u>Ayes</u>	<u>Nays</u>	<u>Abstain</u>	<u>Absent</u>
Chairman N. Sanchez	x			
Vice Chairman Telesnick	x			
Commissioner Johnson	x			
Commissioner Jones	x			
Commissioner Koperwhats	x			
Commissioner Mangione, Jr.				x
Commissioner Mazauskas	x			

PASSED AND ADOPTED THE 21 day of July, 2020

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 21, 2020

  
Deborah M. Hurley, Secretary, Executive Director





## PREVENTATIVE MEASURES DURING FOOD PANTRY

- All participants must wear a face mask prior entering the building
- No more than 3 people will be allowed into the community room (except for those families with children)
- Please remain 6 feet apart from others while waiting to enter the building
- Feel free to touch what you think you will take. Otherwise please minimize touching for the safety of others.



**STAY HOME IF YOU'RE SICK**  
• Temperature, fever and shortness of breath