

Edison Housing Authority Board Meeting
Tuesday, December 15, 2020
at
6:00 pm

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

Join Zoom Meeting

<https://zoom.us/j/93856502934?pwd=OFJCTHFzVGtvaEpPaVFkZVh2dGxDUT09>

Meeting ID: 938 5650 2934

Passcode: 3FDHAA

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 Homes 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 November 2, 2020 and published on November 4, 2020 indicating the Edison Housing Authority Board Meeting will be held via-zoom video conference due to meeting restrictions surrounding the Coronavirus. The meeting is open to the public. Said notice included the zoom video conference password, code and conference number. Notice was also submitted to the Township of Edison, and has been posted onto the Edison Housing Authority website.

4. Roll Call

5. Approval of November 10, 2020 Regular Meeting Minutes

6. Resolutions:

- | | |
|-----------|-----------------------------------------------------------------------------------------------------------------|
| 1-12-2020 | Resolution to approve vouchers for payment of invoices in the amount of \$146,199.78 for the month of December. |
| 2-12-2020 | Resolution by the Commissioners of the Edison Housing Authority |

Edison Housing Authority Board Meeting
Tuesday, December 15, 2020
at
6:00 pm

Authorizing to Appoint Edison Housing Authority Employee, Deborah Hurley as Commissioner to the Public Housing Authority Joint Insurance Fund.

3-12-2020 Resolution to approve Edison Housing Authority Board Meeting dates, time, and location for Calendar Year 2021.

4-12-2020 Resolution to allow the Executive Director to seek proposals for a consultant to provide services to assist in the RAD (Rental Assistance Demonstration) conversion.

5-12-2020 Resolution Adopting a Remote Meetings Procedure Policy Pursuant to NJAC 5:39-1 et seq.

6-12-2020 Resolution in Appreciation for Dedicated Public Service by Joyce Ship-Freeman, Council President, Township of Edison, New Jersey

7. Old Business:

a.) Financial Summary for Review

8. New Business: Executive Director Report

9. Public Portion

10. Adjournment

**EDISON HOUSING AUTHORITY
REGULAR BOARD MEETING
November 10, 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 6:07 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 November 2, 2020 and published on November 4, 2020 indicating the Edison Housing Authority Board Meeting will be held via-zoom video conference due to meeting restrictions surrounding the Coronavirus. The meeting is open to the public. Said notice included the zoom video conference password, code and conference number. Notice was also submitted to the Township of Edison, and has been posted onto the Edison Housing Authority website.

Roll call

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

Absent: Christopher Mazauskas, Commissioner

Motion to approve the minutes of October 20, 2020, Board Meeting

Motion: Commissioner Barry Telesnick

Second: Commissioner Toni Johnson

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			

	AYES	NAYS	ABSENT	ABSTAIN
Comm. Koperwhats	x			
Comm. Mangione, Jr.	x			
Comm. Mazauskas			x	

Resolution 1-11-2020 to authorize and approve vouchers for payment of invoices in the amount of \$47,277.08 for the month of November.

Motion: Commissioner Raymond Koperwhats

Second: Commissioner Barry Telesnick

Discussion

Chairman Carlos N. Sanchez asked if there were any questions. Commissioner Dale Jones inquired about the amount, as the expenses seemed to be low. Executive Director, Deborah Hurley indicated that since the board meeting is being held early, additional expenses will be seen in next month voucher payment listing. Commissioner Koperwhats inquired about line items for \$200.00 for Highlights subscription and the landscaping line item. Deborah Hurley, Executive Director indicated funds were used to purchase an education publication for the children living within the housing authority community and confirmed that he landscaping was for the round of clean-up that was included in the contract. There was no further discussion.

Motion to approve Resolution 1-11-2020 for \$47,277.08:

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	

Old Business:

a.) **Financial Summary:** Chairman Carlos N. Sanchez presented an overview. There was no further discussion

b.) **Fence:** Deborah M. Hurley, Executive Director indicated that the installation of the fence has been completed.

New Business: Chairman Carlos N. Sanchez indicated that Northfield Bank will be hosting a Toy Drive for the housing authority. Also, because of pandemic our traditional holiday gathering for the commissioners would not be taking place and that an alternate plan is being considered. Taking precautions to protect ourselves from the virus were stressed by the Chairman.

Terrence Corriston, Attorney indicated that a policy to adopt how meetings should be conducted virtually will be presented at the next board meeting.

There was no further discussion.

Public:

Motion: Commissioner Raymond Koperwhats

Seconded: Commissioner Toni Johnson

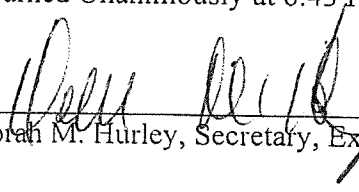
Council President, Joyce Ship-Freeman indicated that the trailers are now being ticketed, if parked on Rev. Carpenter Blvd. Presently, there have been positive reviews for having the zoning implemented to prevent the trailers from parking on the street. Also, the council president indicated that she attended the Tenant Association Meeting for Julius Engel and expressed concern about the trash being transported to Robert Holmes Gardens. It was expressed that this process should be reconsidered. Deborah Hurley, Executive Director indicated that she would look into the situation and reach out with an update later in the week.

Public Portion closed: 6:40 PM

Motion: to adjourn by Commissioner Raymond Koperwhats

Second by: Commissioner Toni Johnson

Adjourned Unanimously at 6:43 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: 11/12/2020 Thru: 12/15/2020, 3) Program: Public Housing

Check Name	SSN / TIN	Check Address	Print 1099						
AB Universal Messaging			PO Box 195 Spring Lake NJ 07762						
							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>
11/30/2020	2783	CHK	738011072020	answering service-nov 2020	11/20	answering service-nov 2020	\$115.44		\$115.44
12/11/2020	2820	CHK	738012052020	answering service-dec 2020	12/20	answering service-dec 2020	\$161.12		\$161.12
Totals For Vendor: AB Universal Messaging									\$276.56
Acuity Specialty Products Inc. Zep Sales & Service			PO Box 3338 Boston MA 02241-3338						
							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>
12/11/2020	2821	CHK	9005765134	6 cases drain solvent,	12/20	6 cases drain solvent, 1	\$714.22		\$714.22
Totals For Vendor: Acuity Specialty Products Inc. Zep Sales & Service									\$714.22
Aflac			1932 Wynnton Road Columbus GA 31999-0797						
							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>
12/11/2020	2822	CHK	548669	insurance premium-no	12/20	insurance premium-nov	\$180.32		\$180.32
Totals For Vendor: Aflac									\$180.32
Barry Telesnick			142 Ethel Road 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>
11/30/2020	2784	CHK	111020	conference call board	11/20	conference call board m	\$25.00		\$25.00
Totals For Vendor: Barry Telesnick									\$25.00
Black Belt Security & Investigations, LLC			60 Evergreen Place Unit: 510 East Orange NJ 07018						
							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>
11/30/2020	2785	CHK	643-2nd half	reh security services-2	11/20	reh security services-2n	\$9,450.00		\$9,450.00
				addtl security service t	11/20	addtl security service to	\$200.00		\$200.00
Totals For Vendor: Black Belt Security & Investigations, LLC									\$9,650.00
Breslin and Breslin, P.A.			41 Main Street Hackensack NJ 07601-7087						
							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>
11/30/2020	2786	CHK	1020	legal services oct 202	11/20	legal services - oct 2020	\$2,100.00		\$2,100.00
12/11/2020	2823	CHK	1120	legal services nov 20	12/20	legal services - nov 202	\$2,350.00		\$2,350.00
Totals For Vendor: Breslin and Breslin, P.A.									\$4,450.00
Brothers Lock & Safe, Inc.			2161 Woodbridge 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>
11/30/2020	2787	CHK	57619	reh & jeg single cylind	11/20	reh & jeg single cylinder	\$780.00		\$780.00
Totals For Vendor: Brothers Lock & Safe, Inc.									\$780.00
Carlos N Sanchez			3 McEvoy Road Edison NJ 08837						
							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>
11/30/2020	2788	CHK	111020	conference call board	11/20	conference call board m	\$25.00		\$25.00
Totals For Vendor: Carlos N Sanchez									\$25.00
CIT			21146 Network Place Chicago IL 60673-1211						
							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>
12/11/2020	2824	CHK	36676558	telephone system leas	12/20	telephone system lease	\$258.78		\$258.78
Totals For Vendor: CIT									\$258.78

Edison Housing Authority Vendor Payment History Report

Filter Criteria Includes: 1) Type: Payment History, 2) Date Range From: 11/12/2020 Thru: 12/15/2020, 3) Program: Public Housing

Check Name	SSN/ TIN	Check Address	Print: 1099						
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
11/30/2020	2789	CHK	0504881	reh cemit treatment-n	11/20	reh cemit treatment-nov	\$360.00		\$360.00
Totals For Vendor: Corbett Exterminating, Inc.									\$360.00
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
11/30/2020	2790	CHK	111020	conference call board	11/20	conference call board m	\$25.00		\$25.00
Totals For Vendor: Dale Jones									\$25.00
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
11/30/2020	2791	CHK	70327182	reh copier lease 12/15	11/20	reh copier lease 12/15/2	\$366.37		
			70317883	jeg copier lease 12/15	11/20	jeg copier lease 12/15/2	\$187.46		\$553.83
Totals For Vendor: De Lage Landen Financial Services, Inc.									\$553.83
Deborah Hurley			1434 Maplewood Terrace Plainfield NJ 07060				No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
11/30/2020	2792	CHK	112020	staff lunch while distri	11/20	staff lunch while distribu	\$73.74		\$73.74
Totals For Vendor: Deborah Hurley									\$73.74
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
12/11/2020	2825	CHK	30260	reh & jeg lawn mainte	12/20	reh & jeg lawn maintena	\$2,937.50		\$2,937.50
Totals For Vendor: D'Onofrio & Son Landscaping									\$2,937.50
EB Fence, LLC.			23 Red Fox Trail Sicklerville NJ 08081				No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
12/11/2020	2826	CHK	20-039	JEG fence removal & r	12/20	JEG fence removal & re	\$50,300.98		\$50,300.98
Totals For Vendor: EB Fence, LLC.									\$50,300.98
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
11/30/2020	2793	CHK	3922309254-111820	reh gas 10/20/20-11/18/20	11/20	reh gas 10/20/20-11/18/20	\$764.90		
			4458334671-111820	reh gas 10/20/20-11/18/20	11/20	reh gas 10/20/20-11/18/20	\$185.89		
			3996554541-10/31/20	reh gas 9/30/20-10/31/20	11/20	reh gas 9/30/20-10/31/20	\$3,854.13		\$4,804.92
12/11/2020	2827	CHK	0577138900-111820	reh gas 10/20/20-11/18/20	12/20	reh gas 10/20/20-11/18/20	\$10.00		\$10.00
Totals For Vendor: Elizabethtown Gas									\$4,814.92
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
11/30/2020	2794	CHK	1020	gas fuel for vehicles -	11/20	gas fuel for vehicles - s	\$286.41		\$286.41
Totals For Vendor: Enes Service Center LLC									\$286.41
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
11/30/2020	2795	CHK	0003582812	public notice zoom bo	11/20	public notice zoom boar	\$60.80		

Edison Housing Authority Vendor Payment History Report

Filter Criteria Includes: 1) Type: Payment History, 2) Date Range From: 11/12/2020 Thru: 12/15/2020, 3) Program: Public Housing

Check Name	SSN / TIN	Check Address	Print 1099						
		0003502713 publication of ACOP pl	11/20 publication of ACOP pla	\$44.89					
		3542604 public notice of board	11/20 public notice of board m	\$93.22				\$198.91	
12/11/2020	2828	CHK	3623561 publication - meeting	12/20 publication - meeting an	\$60.80			\$60.80	
Totals For Vendor: Gannet New Jersey Newspapers								\$259.71	
General Plumbing Supply		PO Box 980 Edison NJ 08818-0980	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>
11/30/2020	2796	CHK	S9171567.01	2 plastic gas containers	11/20	2 plastic gas containers	\$50.95		\$50.95
Totals For Vendor: General Plumbing Supply								\$50.95	
Home Depot Credit Services		Dept 32 - 2531888992 PO Box 78047 Phoenix AZ 85062-8047	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>
12/11/2020	2829	CHK	6460581	jeg & reh maintenance	12/20	jeg & reh maintenance	\$3,051.10		
			1970270	reh maintenance supp	12/20	reh maintenance suppli	\$215.78		
			7042781	reh maintenance supp	12/20	reh maintenance suppli	\$270.85		
			CR6460581	returned item credit	12/20	returned item credit	(\$2.24)		
			3900271	jeg chest freezer for fo	12/20	jeg chest freezer for foo	\$229.00		\$3,764.49
Totals For Vendor: Home Depot Credit Services								\$3,764.49	
InterGlobe Communications, Inc.		101 Tyrellan Avenue Staten Island NY 10309-2651	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>
11/30/2020	2797	CHK	203055721	telephone service - oc	11/20	telephone service - oct	\$686.52		\$686.52
Totals For Vendor: InterGlobe Communications, Inc.								\$686.52	
Jersey Carpet		254 Smith Street Perth Amboy NJ 08861	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>
11/30/2020	2798	CHK	92120	Apt E4 installed carpet	11/20	Apt E4 installed carpet	\$859.00		\$859.00
Totals For Vendor: Jersey Carpet								\$859.00	
Jocelyn Silva		1132 Raritan Avenue Highland Park NJ 08904	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>
12/11/2020	2830	CHK	113020	300 pcs grocery paper	12/20	300 pcs grocery paper	\$72.51		\$72.51
Totals For Vendor: Jocelyn Silva								\$72.51	
Jolanta Kubacka		40 Koyen Street Fords NJ 08863	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>
11/30/2020	2799	CHK	2020	2020 prescription eye	11/20	2020 prescription eyegl	\$250.00		\$250.00
Totals For Vendor: Jolanta Kubacka								\$250.00	
LouCás		9 Lincoln Hwy Edison NJ 08820	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>
12/11/2020	0	ZCA	2020	staff lunch and gift cer	12/20	staff lunch and gift certif	\$1,460.00		
			2020	staff lunch and gift cer	12/20	staff lunch and gift certif	(\$1,460.00)		\$0.00
12/11/2020	2854	CHK	2020.	staff holiday lunch & gi	12/20	staff holiday lunch & gift	\$1,460.00		\$1,460.00
Totals For Vendor: LouCás								\$1,460.00	
Louis A Mangione, Jr. Esq.		59 DeMott Lane Somerset NJ 08876	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>
11/30/2020	2800	CHK	111020	conference call board	11/20	conference call board m	\$25.00		\$25.00
Totals For Vendor: Louis A Mangione, Jr. Esq.								\$25.00	

Edison Housing Authority Vendor Payment History Report

Filter Criteria Includes: 1) Type: Payment History, 2) Date Range From: 11/12/2020 Thru: 12/15/2020, 3) Program: Public Housing

Check Name	SSN/TIN	Check Address	Print 1099						
Management Computer Services, Inc.		810 Monitor Street PO Box 2045 La Crosse WI 54602-2045	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>
12/11/2020	2831	CHK	1120	pha web annual supp	12/20	pha web annual support	\$7,326.00		\$7,326.00
Totals For Vendor: Management Computer Services, Inc.									\$7,326.00
McLaughlin Stauffer & Shaklee, PC		4814 Outlook Drive Unit: Suite 112 Wall Township NJ 07753	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>
11/30/2020	2801	CHK	10-18221	Legal services - re:ge	11/20	Legal services - re:gen l	\$797.80		\$797.80
12/11/2020	2832	CHK	11-18284	Legal services - re:ge	12/20	Legal services - re:gen l	\$420.99		\$420.99
Totals For Vendor: McLaughlin Stauffer & Shaklee, PC									\$1,218.79
Meg Fry LLC		Punchline Publicity 1668 Springfield Ave New Providence NJ 07974	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>
12/11/2020	2833	CHK	12220	EHA thanksgiving don	12/20	EHA thanksgiving donat	\$165.00		\$165.00
Totals For Vendor: Meg Fry LLC									\$165.00
Middlesex Water Company		PO Box 826538 Philadelphia PA 19182-6538	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>
11/30/2020	2802	CHK	5535300000-101420	jeg water 10/14/20-11/16/20	11/20	jeg water 10/14/20-11/16/20	\$4,289.81		\$4,289.81
Totals For Vendor: Middlesex Water Company									\$4,289.81
NetConnect, Inc.		111 Storer Avenue Unit: Suite B2 Staten Island NY 10309	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>
11/30/2020	2803	CHK	N6391	wi-fi access point set	11/20	wi-fi access point set up	\$700.00		\$700.00
12/11/2020	2834	CHK	N6495	annual license fee ms	12/20	annual license fee ms o	\$2,630.08		\$2,630.08
Totals For Vendor: NetConnect, Inc.									\$3,330.08
New Jersey American Water		Box 371331 Pittsburgh PA 15250-7331	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>
12/11/2020	2835	CHK	1018-210021604954-112420	reh water 10/28/20-11/24/20	12/20	reh water 10/28/20-11/24/20	\$79.77		
			1018-210021902795-112420	reh water 10/28/20-11/24/20	12/20	reh water 10/28/20-11/24/20	\$611.73		
			1018-210021656696-112420	reh water 10/28/20-11/24/20	12/20	reh water 10/28/20-11/24/20	\$1,271.61		
			1018-210021901730-112420	reh water 10/28/20-11/24/20	12/20	reh water 10/28/20-11/24/20	\$167.22		
			1018-210021901341-112420	reh water 10/28/20-11/24/20	12/20	reh water 10/28/20-11/24/20	\$422.27		
			1018-210018967338-112420	reh water 10/28/20-11/24/20	12/20	reh water 10/28/20-11/24/20	\$254.66		
			1018-210021839385-112420	reh water 10/28/20-11/24/20	12/20	reh water 10/28/20-11/24/20	\$2,050.26		
			1018-210021902436-112420	reh water 10/28/20-11/24/20	12/20	reh water 10/28/20-11/24/20	\$167.22		

Edison Housing Authority Vendor Payment History Report

Filter Criteria Includes: 1) Type: Payment History, 2) Date Range From: 11/12/2020 Thru: 12/15/2020, 3) Program: Public Housing

Check Name	SSN/ TIN	Check Address	Print 1099						
		1018- 2100218406 99-112420	reh water 10/28/20- 11/24/20	12/20	reh water 10/28/20- 11/24/20		\$232.80		
		1018- 2100218378 15-112420	reh water 10/28/20- 11/24/20	12/20	reh water 10/28/20- 11/24/20		\$130.78		
		1018- 2100216577 98-112420	reh water 10/28/20- 11/24/20	12/20	reh water 10/28/20- 11/24/20		\$316.99		
		1018- 2100218363 24-112420	reh water 10/28/20- 11/24/20	12/20	reh water 10/28/20- 11/24/20		\$710.50		
		1018- 2100218385 11-112420	reh water 10/28/20- 11/24/20	12/20	reh water 10/28/20- 11/24/20		\$181.79		
		1018- 2100218371 12-112420	reh water 10/28/20- 11/24/20	12/20	reh water 10/28/20- 11/24/20		\$276.53		
		1018- 2100216056 05-112420	reh water 10/28/20- 11/24/20	12/20	reh water 10/28/20- 11/24/20		\$346.15		\$7,220.28
Totals For Vendor: New Jersey American Water									\$7,220.28
NJ Building Laborers Statewide Welfare Fund			3218 Kennedy Blvd Jersey City NJ 07306			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>
11/30/2020	2804	CHK	111320	union dues for skilled I	11/20	union dues for skilled la	\$629.25		\$629.25
12/11/2020	2836	CHK	112520	union dues for skilled I	12/20	union dues for skilled la	\$746.55		\$746.55
Totals For Vendor: NJ Building Laborers Statewide Welfare Fund									\$1,375.80
NTN-Philadelphia			PO Box 1023 Blackwood NJ 08012			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>
12/11/2020	2837	CHK	NJ5507012	reh prospective tenant	12/20	reh prospective tenant b	\$78.00		\$78.00
Totals For Vendor: NTN-Philadelphia									\$78.00
Optimum			PO Box 70340 Philadelphia PA 19176-0340			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>
12/11/2020	2838	CHK	207961039- 12121	jeg internet service 12/22/20-1/21/21	12/20	jeg internet service 12/22/20-1/21/21	\$101.18		\$101.18
12/11/2020	2839	CHK	453477012- 12120	maintenance shop internet svc 11/22/20-	12/20	maintenance shop internet svc 11/22/20-1/	\$81.27		\$81.27
12/11/2020	2840	CHK	386464011- 12121	reh internet service 9/22/20-9/21/21	12/20	reh internet service 9/22/20-9/21/21	\$136.18		\$136.18
Totals For Vendor: Optimum									\$318.63
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>
12/11/2020	2841	CHK	11541	bldg 15 emergency le	12/20	bldg 15 emergency leak	\$2,551.00		\$2,551.00
Totals For Vendor: Palmer Heating, LLC									\$2,551.00
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>
11/30/2020	2805	CHK	33506	trash bags	11/20	trash bags	\$244.20		\$244.20
12/11/2020	2842	CHK	34044	apt 6d kitchen cabinet	12/20	apt 6d kitchen cabinets	\$1,068.29		\$1,068.29
			33984	face mask, gloves	12/20	face mask, gloves	\$1,040.00		\$2,108.29
Totals For Vendor: Phoenix Specialties, LLC									\$2,352.49

Edison Housing Authority Vendor Payment History Report

Filter Criteria Includes: 1) Type: Payment History, 2) Date Range From: 11/12/2020 Thru: 12/15/2020, 3) Program: Public Housing

Check Name	SSN/ TIN	Check Address	Print 1099						
Pitney Bowes Global Financial Services LLC			PO Box 371887 Pittsburgh PA 15250-7887				No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
12/11/2020	2843	CHK	3312447918	postage meter lease 1	12/20	postage meter lease 10/	\$325.23		\$325.23
Totals For Vendor: Pitney Bowes Global Financial Services LLC									\$325.23
Polcari & Co.			2035 Hamburg Turnpike Unit: H Wayne NJ 07470				No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
11/30/2020	2806	CHK	12381	accounting services-o	11/20	accounting services-oct	\$2,800.00		\$2,800.00
12/11/2020	2844	CHK	12417	accounting services-n	12/20	accounting services-nov	\$2,800.00		\$2,800.00
Totals For Vendor: Polcari & Co.									\$5,600.00
PSE&G CO			PO Box 144444 New Brunswick NJ 08906-4444				No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
11/30/2020	2807	CHK	6691572106-101620	jeg gas & electric 10/16/20-11/17/20	11/20	jeg gas & electric 10/16/20-11/17/20	\$6,203.08		\$6,203.08
12/11/2020	2845	CHK	5031000729-60	reh electric 4/22/20-5/21/20	11/20	reh electric 4/22/20-5/21/20	(\$2,095.19)		
			1300007818-102020	reh electric 9/21/20-10/20/20	11/20	reh electric 9/21/20-10/20/20	\$1,408.79		
			1300007818-112520	reh electric 10/20/20-11/18/20	12/20	reh electric 10/20/20-11/18/20	\$1,737.06		
			7513664501-1220	apt B2 vacant electric may-dec 2020	12/20	apt B2 vacant electric may-dec 2020	\$142.95		\$1,193.61
Totals For Vendor: PSE&G CO									\$7,396.69
Raymond Koperwhats			12 Deerwood Avenue Edison NJ 08817				No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
11/30/2020	2808	CHK	111020	conference call board	11/20	conference call board m	\$25.00		\$25.00
Totals For Vendor: Raymond Koperwhats									\$25.00
Reserve Account(Postage)			PO Box 223648 Pittsburgh PA 15250				No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
11/30/2020	2809	CHK	1120	postage reserve- nov	11/20	postage reserve-nov 20	\$600.00		\$600.00
Totals For Vendor: Reserve Account(Postage)									\$600.00
Rutgers, The State University of New Jersey			Rutgers Center for Government Services Unit: 3rd Floor 3 Rutgers Plaza New Brunswick NJ 08901				No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
12/11/2020	2846	CHK	120120	registration fee for Dal	12/20	registration fee for Dale	\$87.00		\$87.00
Totals For Vendor: Rutgers, The State University of New Jersey									\$87.00
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
11/30/2020	2810	CHK	1299075	24" gas range	11/20	24 gas range	\$499.00		
			1299350	2 - 28" refrigerators ap	11/20	2 - 28 refrigerators apt 1	\$1,338.00		\$1,837.00
12/11/2020	2847	CHK	1299804	apt 6d refrigerator & g	12/20	apt 6d refrigerator & ga	\$1,128.00		\$1,128.00
Totals For Vendor: See-More TV & Appliance									\$2,965.00
Sherwin Williams Co.			226 Talmadge Road Edison NJ 08817-2824				No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
11/30/2020	2811	CHK	2872-1	45 gallons paint	11/20	45 gallons paint	\$896.40		\$896.40
Totals For Vendor: Sherwin Williams Co.									\$896.40

Edison Housing Authority Vendor Payment History Report

Filter Criteria Includes: 1) Type: Payment History, 2) Date Range From: 11/12/2020 Thru: 12/15/2020, 3) Program: Public Housing

Check Name	SSN / TIN	Check Address	Print 1099						
Shoprite			3600 Park Avenue South Plainfield NJ 07080				No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
11/18/2020	2782	CHK	2020	Thanksgiving chicken	11/20	Thanksgiving chicken ro	\$804.60		\$804.60
Totals For Vendor: Shoprite									\$804.60
SMS Building Systems, LLC			2020 Fairfax Avenue Suite 102 Cherry Hill NJ 08003				No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
12/11/2020	2848	CHK	202455	annual maint contract	12/20	annual maint contract o	\$4,200.00		\$4,200.00
Totals For Vendor: SMS Building Systems, LLC									\$4,200.00
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
11/30/2020	2812	CHK	390994	30 yard roll off+tons di	11/20	30 yard roll off+tons dis	\$262.30		
			391782	reh trash service-dec	11/20	reh trash service-dec 20	\$2,808.00		\$3,070.30
12/11/2020	2849	CHK	393228	30 yd roll off + tons dis	12/20	30 yd roll off + tons disp	\$315.40		\$315.40
Totals For Vendor: Standard Waste Services									\$3,385.70
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
11/30/2020	2813	CHK	8060167840	2 boxes disposal face	11/20	2 boxes disposal face m	\$940.32		\$940.32
12/11/2020	2850	CHK	8060406960	office supplies	12/20	office supplies	\$220.16		\$220.16
Totals For Vendor: Staples									\$1,160.48
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
11/30/2020	2814	CHK	42203	E1 heavy duty elemen	11/20	E1 heavy duty element i	\$179.20		
			42181	Apt A3 repaired wiring	11/20	Apt A3 repaired wiring	\$159.50		\$338.70
Totals For Vendor: Steve's Appliance Doctor, Inc.									\$338.70
text-em-all			3803 Parkwood Blvd Unit: Suite 900 Frisco TX 75034				No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
12/11/2020	2851	CHK	49603	1/1/21-3/31/21 mass c	12/20	1/1/21-3/31/21 mass cal	\$315.00		\$315.00
Totals For Vendor: text-em-all									\$315.00
The Junk Guys			240 Boundary Road Marlboro NJ 07746				No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
11/30/2020	2815	CHK	10620	17G junk removal 10/	11/20	17G junk removal 10/6/	\$1,590.00		\$1,590.00
Totals For Vendor: The Junk Guys									\$1,590.00
The Print Post			274 Chestnut Street Newark NJ 07105				No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
11/30/2020	2816	CHK	25622	creative design for the t	11/20	creative design for the t	\$45.00		\$45.00
12/11/2020	2852	CHK	25351	tent, table covers with	12/20	tent, table covers with lo	\$950.00		
			25139	30 face mask with log	12/20	30 face mask with logo	\$210.00		\$1,160.00
Totals For Vendor: The Print Post									\$1,205.00
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
11/30/2020	2817	CHK	111020	conference call board	11/20	conference call board m	\$25.00		\$25.00
Totals For Vendor: Toni Johnson									\$25.00

Edison Housing Authority Vendor Payment History Report

Filter Criteria Includes: 1) Type: Payment History, 2) Date Range From: 11/12/2020 Thru: 12/15/2020, 3) Program: Public Housing

Check Name		SSN/ TIN	Check Address		Print: 1099				
Verizon Wireless			PO Box 408 Newark NJ 07101-0408			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>
11/30/2020	2818	CHK	9865931604	cell phone service 9/2	11/20	cell phone service 9/29/	\$709.09		\$709.09
12/11/2020	2853	CHK	9868038532	cell phone service 10/	12/20	cell phone service 10/2	\$737.62		\$737.62
Totals For Vendor: Verizon Wireless									<u>\$1,446.71</u>
Work 'N Gear, LLC			PO Box 174 Brattleboro VT 05302-0174			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>
11/30/2020	2819	CHK	HA135785	maintenance steel toe	11/20	maintenance steel toe b	\$157.95		
			HA135813	maintenance uniforms	11/20	maintenance uniforms	\$309.00		\$466.95
Totals For Vendor: Work 'N Gear, LLC									<u>\$466.95</u>
Grand Totals:			Total Payments:				56		\$146,199.78

RESOLUTION # 1-12-2020

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 \$146,199.78 for the month of December.

NOW, THEREFORE, Be It Resolved by the Board of Commissioner of the Edison Housing Authority that Resolution 1-12-2020 shall be approved.

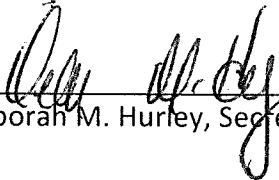
MOVED: Commissioner Ray Koperwhats

SECONDED: Commissioner Toni Johnson

<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 15 day of December, 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 December 15, 2020



Deborah M. Hurley, Secretary, Executive Director

RESOLUTION # 2-12-2020

**RESOLUTION BY THE COMMISSIONERS OF THE EDISON HOUSING AUTHORITY
AUTHORIZING TO APPOINT EDISON HOUSING AUTHORITY EMPLOYEE,
DEBORAH HURLEY AS COMMISSIONER TO THE PUBLIC HOUSING AUTHORITY
JOINT INSURANCE FUND.**

WHEREAS, The Edison Housing Authority is a member of the New Jersey Public Housing Authority Joint Insurance Funds; and

WHEREAS, the bylaws of said Fund require that each member Housing Authority appoint a FUND COMMISSIONER to represent and serve the Authority as its' representative to said Fund; and.

NOW, THEREFORE, Be It Resolved that the Board of Commissioners of the Edison Housing Authority does hereby appoint Edison Housing Authority employee, Deborah Hurley as its FUND COMMISSIONER for the New Jersey Public Housing Authority Joint Insurance Fund for the Fund Year 2021.

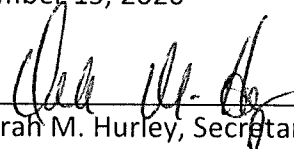
MOVED: Commissioner Barry Telesnick

SECONDED: Commissioner Ray 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 15 day of December, 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
December 15, 2020



Deborah M. Hurley, Secretary, Executive Director



To: Board of Commissioners, Edison Housing Authority
From: Deborah M. Hurley, Executive Director
Date: December 15, 2020
Re: 2021 Board Meeting Schedule

The following is the schedule for the Edison Housing Authority Board Meetings for 2021. Due to COVID-19 restrictions meetings will be held via-zoom at 6:00 pm until it has been determined safe to meet in person.

DATE	LOCATION
January, Tuesday, 19, 2021	Via Zoom
February, Tuesday, 16, 2021	Via Zoom
March, Tuesday, 16, 2021	Via Zoom
April, Tuesday, 20, 2021	TBD Virtual/In Person
May, Tuesday, 18, 2021	TBD Virtual/In Person
June, Tuesday, 15, 2021	TBD Virtual/In Person
July, Tuesday, 20, 2021	TBD Virtual/In Person
August, 2021 - No Meeting	
September, Tuesday, 21, 2021	TBD Virtual/In Person
October, Tuesday, 19, 2021	TBD Virtual/In Person
November, Tuesday, 16, 2021	TBD Virtual/In Person
December, Tuesday, 21, 2021	TBD Virtual/In Person

**If a meeting does not occur or a change in location takes place, a special notice will be published in the Home News Tribune.*

RESOLUTION # 3-12-2020

RESOLUTION TO APPROVE EDISON HOUSING AUTHORITY BOARD MEETING DATES, TIME, AND LOCATON FOR CALENDAR YEAR, 2021.

WHEREAS, the Edison Housing Authority approves the Board Meeting schedule of dates, time, and location for calendar year, 2021; and

NOW, THEREFORE, Be It Resolved by the Board of Commissioner of the Edison Housing Authority that Resolution 3-12-20 shall be approved.

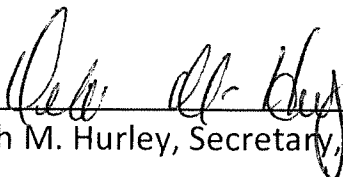
MOVED: Commissioner Lou Mangione, Jr.

SECONDED: Commissioner Toni Johnson

<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 15 day of December, 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 December 15, 2020



Deborah M. Hurley, Secretary, Executive Director

RESOLUTION # 4-12-2020

RESOLUTION TO ALLOW THE EXECUTIVE DIRECTOR TO SEEK PROPOSALS FOR A CONSULTATION TO PROVIDE SERVICES TO ASSIST IN THE RAD (RENTAL ASSISTANCE DEMONSTRATION) CONVERSION.

WHEREAS, The Edison Housing Authority is in agreeance to move forward with a RAD (Rental Assistance Demonstration) Conversion; and

WHEREAS, the next steps will be to secure a professional consultant to assist the Executive Director in executing the RAD Conversion process; and

WHEREAS, The Executive Director will have the support from the Edison Housing Authority Board to move forward with the rfp process to secure a RAD consultant; and

NOW, THEREFORE, Be It Resolved that the Board of Commissioner of the Edison Housing Authority does hereby approve the Executive Director to seek proposals for a RAD consultant.

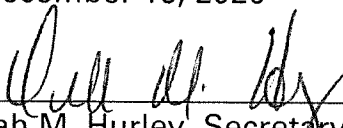
MOVED: Commissioner Ray Koperwhats

SECONDED: Commissioner Lou Mangione, Jr.

<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 15 day of December, 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 December 15, 2020



Deborah M. Hurley, Secretary, Executive Director

Edison Housing Authority Authority

REMOTE MEETING PROCEDURES

In accordance with N.J.A.C. 5:39-1(h) the Edison Housing Authority (the “Authority”) hereby adopts the following remote meeting procedures.

I. MEETINGS OPEN TO THE PUBLIC

The public shall be invited to attend all remote public meetings at not cost. Notice providing the date, place and time of all remote meetings shall be listed on the Authority’s website and shall include a link to access the remote public meeting.

The notice shall also provide that the public may participate in the meeting during “public comments” portion of the agenda.

The Board shall provide the public with similar access to the meeting as members of the Board, the Authority Staff and any individuals seeking approval of the Board. If the meeting is held by audio and video, the public must be permitted to participate via both audio and video. An in-person meeting of the Board shall not exclude members of the public from attending in person.

II. AGENDA AND DOCUMENTS

Forty-eight hours prior to the meeting, the Agenda of the meeting shall be available for download on the Authority’s website through an internet link either on the meeting notice or near the posting of the meeting notice on the Authority’s website.

In addition, any presentation or documents that would otherwise be viewed or made available to members of the public at an in-person meeting shall be made visible on a video broadcast of the remote public meeting or made available on the Authority’s website for download in advance of the meeting through an internet link appearing either on the meeting notice, or near the posting of the meeting notice both on the website and at the building where the meeting would otherwise be held.

III. PUBLIC PARTICIPATION

In addition to the foregoing, the notice of the meeting shall also advise members of the public that they may submit written comments or questions to the Board by mail or email addressed to: **Deborah Hurley, Executive Direct: Dhurley@edisonha.org.**

All such written comments or questions must be submitted forty-eight hours before the meeting, in which event they shall be read aloud and addressed during the meeting in a manner audible to all meeting participants and the public. The reading of all written comments shall be subject to the same time limitations imposed on in-person participation. Each comment shall be read from the beginning until the time limit is reached. The Board may pass over duplicate comments

however, each duplicate comment shall be noted for the record with the content summarized. If the Board elects to summarize certain duplicative comments it must not summarize certain duplicative comments while reading others individually.

The public shall also be permitted to make public comments during the designated time on the meeting Agenda. Any existing time limitation shall be applicable. The Board shall facilitate a dialogue with the commenter to the extent permitted by the electronics communication technology employed.

IV. STANDARDS OF CONDUCT

Members of the public shall address the Board only when they are recognized by the Chair or his/her designee. They shall not speak out of turn or disrupt the meeting. Disruptive conduct includes sustained inappropriate behaviors such as but not limited to shouting, interruption and use of profanity. They shall abide by the time limitations imposed by the Authority for in-person meetings

In the event a member of the public becomes disruptive during the meeting, the Chair or his/her designee shall mute or continue muting the disruptive member of the public and warn that continued disruption may result in their being unable to participate in, or attend the meeting.

If the member of the public persists in disturbing the meeting after being given a warning he or she may be muted while other members of the public continue with public comments or questions. If time permits, the disruptive individual shall be permitted to speak after all other members of the public have finished. Should said person remain disruptive, he/she may be muted for the remainder of the meeting or removed from the public meeting.

V. COMPLIANCE WITH OPEN PUBLIC MEETINGS ACT ("OPMA")

In addition to providing the date, time and place of the meeting in accordance with the Open Public Meetings Act, the remote meeting notice must state:

- 1) How to access the meeting;
- 2) The means for making public comment (included in a link in the notice); and
- 3) Where relevant documents will be made available (included in a link in the notice).

VI. ELECTRONIC NOTICE

The Board shall also provide an electronic notice of the remote public meeting, the means for making public comment and where relevant documents may be made available.

The aforesaid electronic notice shall be:

- 1) Posted on the Authority's website; and
 - 2) Posted on the main access door of the building where the meeting was scheduled to be held
- Notice must be visible from outside of building and also posted on any handicap entrance, visible from outside building.

Where the Board expects to continue remote public meetings, the annual notice must be revised at least seven days before the next meeting and contain clear and concise instructions for accessing the meeting, the means for making public comment and where relevant documents will be made available. In addition to the notice required by OPMA, the annual notice shall be posted on the Authority's website and posted on the door where the meeting is usually held and on any handicap accessible entrance. Notice must be viewable from outside.

Where an in-person meeting has been changed to a remote meeting, the Board shall issue adequate and electronic notice for the meeting with access instructions and means for public comment as described above.

VII. STATEMENT OF ADEQUATE NOTICE

At the commencement of every remote public meeting of a local public meeting, the chair or his/her designee shall cause to be entered into the minutes a statement to the effect that:

- 1) Both adequate and electronic notice of this meeting has been provided, specifying the time, place and manner in which such notice was provided; or
- 2) That only electronic notice of the meeting has been provided, specifying the time, place and manner in which such notice was provide and that discussion and effectuation of public business shall be limited only to those matters:
 - a. necessary for the continuing operation of government and which relate to the applicable emergency declaration; or
 - b. requiring decision during the remote public meeting due to imminent time constraints; or
- 3) That adequate notice and electronic notice was not provided, in which case such announcement shall state:
 - a. the reason or reasons why the matter or matters discussed are of such urgency and importance as contemplated under N.J.S.A. 10:4-9(b)(1), and the nature of the substantial harm to the public interest likely to result from a delay in the holding of the meeting;
 - b. that the remote public meeting will be limited to discussion of and acting with respect to such matters of urgency and importance;
 - c. the time, place, and manner in which notice of the meeting was provided; and
 - d. either that the need for such meeting could not reasonably have been foreseen at a time when adequate notice and/or electronic notice could have been provided, in which event, such announcement shall specify the reason why such need could not reasonably have been foreseen; or that such need could reasonably have been foreseen at a time when adequate notice and/or electronic notice could have been provided, but such notice was not provided, in which event the announcement shall specify the reason why adequate notice and/or electronic notice was not provided.

VIII. STATEMENT REGARDING PUBLIC COMMENT

At the commencement of each meeting the Chair or his/her designee shall read the following statement:

The Authority welcomes comments from the public which will be addressed under Item for Public Portion of the Agenda. Members of the public shall be free to speak on any subject on or off the Agenda. [As is the case for in-person meetings all speakers will be limited to three minutes.] Members of the public shall be muted until public discussion, at which time they may ask to be recognized.

Please do not speak out of turn or disrupt the meeting. Disruptive conduct includes sustained inappropriate behaviors such as but not limited to shouting, interruption and use of profanity. The Chair or his/her designee shall mute or continue muting any disruptive member of the public and warn him or her that continued disruption may result in their being unable to participate in or attend the meeting.

If the member of the public persists in disturbing the meeting after being given a warning, he or she may be muted while other members of the public continue with public comments or questions. If time permits, the disruptive individual shall be permitted to speak after all other members of the public have finished. Should said person remain disruptive, he/she may be muted for the remainder of the meeting or removed from the public meeting.

At the conclusion of comments from those attending remotely, the Board will address comments or questions which were submitted in writing forty-eight hours before the meeting. All submissions shall be read aloud and addressed during the meeting in a manner audible to all meeting participants and the public. The reading of all written comments shall be subject to the same time limitations imposed on in-person participation. Each comment shall be read from the beginning until the time limit is reached. The Board may pass over duplicate comments however, each duplicate comment shall be noted for the record with the content summarized. If the Board elects to summarize certain duplicative comments it must not summarize certain duplicative comments while reading others individually.

EXECUTIVE OR CLOSED SESSION

Upon adoption of motion to enter into closed or executive session, the Chair or his/her designee shall terminate the participation of all meeting attendees who are not authorized to attend that portion of the meeting. They shall be readmitted at the conclusion of the closed session. Alternatively, the Board may establish a separate nonpublic conference line or platform employed for this purpose.

RESOLUTION # 5-12-2020

Resolution Adopting a Remote Meetings Procedure Policy Pursuant to NJAC 5:39-1 et seq.

WHEREAS, the Housing Authority of Edison Township is obligated to comply with N.J.A.C 5:39-1 et seq. known as the Emergency Remote Meeting Protocol for Local Public Bodies (the "Regulation") which regulates the conduct and protocol of noticing and conducting remote public meetings; and

WHEREAS, in accordance with the Regulation, the Authority must adopt standard procedures and requirements for public comments made during a remote public meeting as well as for public comment submitted in writing ahead of the remote public meeting. The procedures are to include standards of conduct to be followed by members of the public when making comment.

WHEREAS, the Authority has prepared the attached Remote Meeting Procedures Policy which addresses the standard procedures and requirements for public comment and includes, among other things, the notice requirements, the availability of agenda and documents prior to the meeting and statements of adequate notice and public comment required by the Regulations.

NOW THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Housing Authority of Edison Township hereby approves and adopts the Remote Meeting Procedures Policy in the form attached hereto as Exhibit A.

MOVED: Commissioner Ray Koperwhats

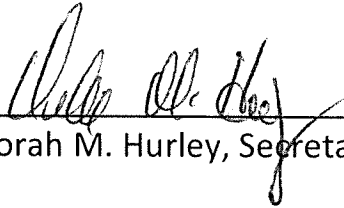
SECONDED: Commissioner Barry Telesnick

<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

RESOLUTION # 5-12-2020

PASSED AND ADOPTED THE 15 day of December, 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
December 15, 2020

A handwritten signature in black ink, appearing to read 'Deborah M. Hurley', is written over a horizontal line.

Deborah M. Hurley, Secretary, Executive Director

RESOLUTION # 6-12-2020

IN APPRECIATION FOR DEDICATED PUBLIC SERVICE BY JOYCE SHIP-FREEMAN, COUNCIL PRESIDENT, TOWNSHIP OF EDISON

WHEREAS, Joyce Ship- Freeman was elected to the Township of Edison Council and voted to serve as Council President on January 6, 2020; and

WHEREAS, Joyce Ship-Freeman, Council President serves as the Township of Edison, Liaison to the Edison Housing Authority Board since April 21, 2020; and

WHEREAS, Joyce Ship-Freeman, Council President, Township of Edison has demonstrated a commitment to ensuring the families living within the Edison Housing Authority community receive a quality of life that encompasses a safe and clean environment to live in; and an assurance that resources are attainable so families can thrive; and

WHEREAS, Joyce Ship-Freeman, Council President unwavering commitment, willingness response to address the concerns of the people of Edison Housing Authority has made a substantial contribution to the betterment of the families living within the Edison Housing Authority community.

NOW, THEREFORE, BE IT RESOVLED that the Commissioners of the Board of the Edison Housing Authority does hereby commend Joyce Ship-Freeman, Council President for exemplifying dedication and outstanding public service since representing the Township of Edison, as Liaison to the Edison Housing Authority Board.

MOVED: Commissioner Barry Telesnick

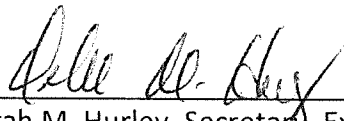
SECONDED: Commissioner Ray Koperwhats

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

RESOLUTION # 6-12-2020

PASSED AND ADOPTED THE 15 day of December, 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
December 15, 2020



Deborah M. Hurley, Secretary, Executive Director

**HOUSING AUTHORITY OF THE TOWNSHIP OF EDISON
PRELIMINARY FINANCIAL SUMMARY**

NOVEMBER 30, 2020 FISCAL YTD OPERATING SUMMARY PUBLIC HOUSING AND COCC				
	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>Variance</u>	<u>% Var</u>
OPERATING REVENUE				
Tenant Rental Revenue	\$ 304,181	\$ 270,000	\$ 34,181	12.7%
Operating Subsidies	327,875	343,379	(15,504)	-4.5%
Other Revenue	39,556	42,955	(3,399)	-7.9%
Year-to-Date Operating Revenue	671,612	656,334	15,278	2.3%
OPERATING EXPENSES				
Salaries & Benefits	291,584	293,795	2,211	0.8%
Utilities Expense	150,657	138,750	(11,907)	-8.6%
Maintenance Materials & Contract Costs	93,049	87,208	(5,841)	-6.7%
Other Operating Expenses	126,429	128,313	1,884	1.5%
Year-to-Date Operating Expenses	661,719	648,065	(13,654)	-2.1%
Net Operating Surplus / (Deficit)	\$ 9,893	\$ 8,269	\$ 1,624	19.6%
CARES Act Revenue				
	86,090	-	86,090	100.0%
Net Surplus Including CARES Act Revenue	\$ 95,983	\$ 8,269	\$ 87,714	1060.8%

NOVEMBER 30, 2020 FISCAL YTD OPERATING SUMMARY HCV PROGRAM				
	<u>Admin</u>	<u>CARES Act</u>	<u>HAP Subsidy</u>	<u>Total Program</u>
Operating Revenue	\$ 140,744	\$ 55,967	\$ 1,399,941	\$ 1,596,652
Operating Expenses:				
Salaries & Benefits	(22,178)	(40,227)	-	(62,405)
Other Admin. Expense	(53,323)	(15,740)	-	(69,063)
Housing Assistance Payments	-	-	(1,399,941)	(1,399,941)
Net Operating Surplus / (Deficit)	\$ 65,243	\$ -	\$ -	\$ 65,243

UNRESTRICTED CASH & INVESTMENTS	<u>November</u>	<u>October</u>	<u>Variance</u>
Public Housing & Business Activities	\$ 1,592,652	\$ 1,589,824	\$ 2,828
Housing Choice Voucher / SPC	405,737	389,291	16,446
Housing Authority Total	1,998,389	1,979,115	19,274
Component Unit EHA	520,795	517,243	3,552
UNRESTRICTED CASH & INVESTMENTS	\$ 2,519,184	\$ 2,496,358	\$ 22,826

GRANT SUMMARY					
	<u>CFP 2018</u>	<u>CFP 2019</u>	<u>CFP 2020</u>	<u>LRPH CARES</u>	<u>HCV CARES</u>
Total Budget (excl. debt service)	\$ 218,108	\$ 234,240	\$ 253,968	\$ 126,550	\$ 142,284
Total Funds Obligated	218,108	27,031	-	92,003	55,967
Total Funds Expended	162,151	27,031	-	92,003	55,967
Unobligated Funds	-	207,209	253,968	34,547	86,317
Unexpended Funds	55,957	207,209	253,968	34,547	86,317

HOUSING AUTHORITY OF THE TOWNSHIP OF EDISON
PRELIMINARY FINANCIAL SUMMARY NOTES
November 30, 2020

Low Rent Public Housing and COCC Programs

The Authority's LRPH/COCC fiscal YTD net operating profit through November 30, 2020 is \$9,893, or \$1,624 better than budget. Including unbudgeted CARES Act revenue, the Authority has a \$95,983 profit.

Operating Revenues – YTD operating revenues are \$671,612, or \$15,278 (2.3%) better than budget.

- Tenant rental revenue is \$304,181, or \$34,181 (12.7%) better than budget. EHA was very conservative when preparing the budget and estimating future rental revenue due to the pandemic. EHA budgeted the following amounts for monthly rental revenue: AMP 1 \$30,000 and AMP 2 \$24,000. In November, AMP1 and AMP2 had approximately \$36,800 and \$25,400 of rental revenue, respectively. AMP 1 had 84 of 90 units occupied and AMP 2 had 68 of 70 units occupied this month. EHA must continue to improve its rent collections as the tenant accounts receivable balances are higher than normal. Although part of this is due to Covid-19, the Authority should always make its strongest effort to collect overdue rents.
- Operating subsidies are \$327,875, or \$15,504 (4.5%) below budget, due to HUD's allocation methodology. HUD recently increased its LRPH operating subsidy allocation, and the Authority has seen an improvement in its funding level.
- Other revenue is \$39,556 or \$23,399 (7.9%) below budget. Other revenue includes management fees from the HCV program, interest and other miscellaneous revenues.

Operating Expenses – YTD operating expenses are \$661,719, or \$13,654 (2.1%) higher than budget.

- Salaries and benefits are \$291,584 or \$2,211 (0.8%) better than budget.
- Utilities expenses are \$150,657, or \$11,907 (8.6%) worse than budget. As expected, utility expenses have increased as the colder weather has set in.
- Maintenance materials/contracts expenses are \$93,049, or \$5,841 (6.7%) worse than budget. Please note this amount includes \$17,150 of unbudgeted security services contract.
- Other operating expenses are \$126,429, or \$1,884 (1.5%) better than budget. These expenses include legal, staff training/travel, accounting, telephone, miscellaneous office expenses, tenant services expenses, PILOT, etc.

CARES Act revenue was not budgeted as the program was not yet finalized when the budget was prepared. The Authority was awarded \$126,550 and has used \$86,090 during the current fiscal year. These funds can and are being used to pay for normal operating expenses of the Authority.

Housing Choice Voucher Program

The HCV program has a YTD profit of \$65,243 as the program's administrative revenue received from HUD exceeds its expenses. The HCV program has used \$55,967 of its \$142,284 CARES Act funding during the current fiscal year. Excluding CARES funding, the HCV program has a YTD profit of \$9,276. Please note that in previous years, the Authority struggled to reconcile and correctly apply its portability receipts. We are currently working with EHA to resolve this issue.

Unrestricted Cash & Investments

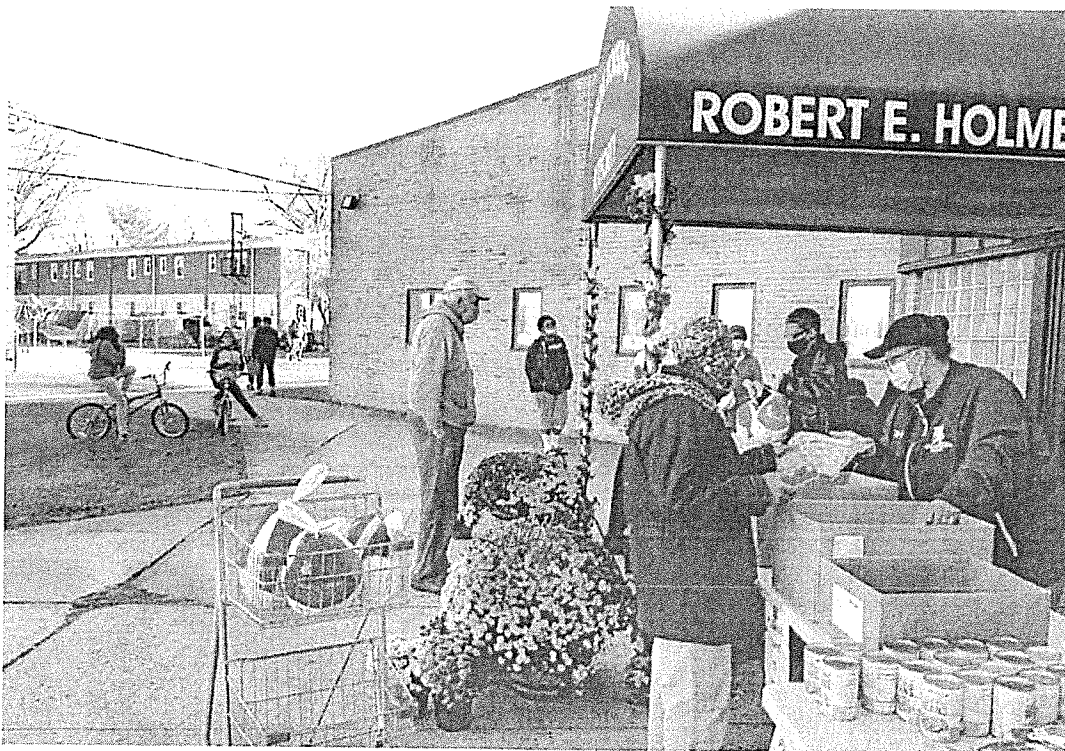
The Housing Authority and the Edison Affordable Housing Corporation continue to maintain strong cash balances in each of its programs.

Grant Summary

The Authority has approximately \$515,000 capital funds available for upcoming capital improvement projects. The Authority used \$14,200 of CFP this month to pay for tree removal services. Please see above for the public housing and HCV program CARES grant comments.

Edison Housing Authority provides low-income families with Thanksgiving meals

By Submitted Content - December 2, 2020



Community supporters helped the Edison Housing Authority distribute more than 250 frozen turkeys to needy families on Nov. 20. PHOTO COURTESY OF EDISON HOUSING AUTHORITY.

EDISON – Community supporters helped the Edison Housing Authority distribute more than 250 frozen turkeys to needy families on Nov. 20.

Edison Housing Authority (EHA) and local supporters spent the Friday before Thanksgiving coordinating the distribution of more than 250 frozen turkeys, chickens and dry goods to create memorable holiday meals for its Section 8 and public housing families.

Food insecurity has drastically increased in the community since the beginning of the COVID-19 pandemic, Deborah Hurley, executive director of EHA, said in a prepared statement; more than 100 families visit EHA's food pantry every third Thursday of the month.

"It takes a village to do what we do at the EHA, and we so are grateful for the generous support we received from Edison Township and surrounding organizations that banded together to ensure our families did not go without," Hurley said in the statement.

The local community also donated hundreds of dollars, thousands of dollars' worth of gift certificates to Stop & Shop, ShopRite and Walmart, event preparation assistance, and day-of support.

"So many people donated not only food but also their time and effort to help our families share this important meal together," Hurley said in the statement.

In particular, Hurley mentioned Edison New Jersey Fire Fighters IAFF Local 1197; Jay Elliot, director of health and human services at Edison Township; Edison's Community-Oriented Policing Unit, led by Chief Thomas Bryan and Deputy Chief Howard Askelson, as well as assigned personnel Sgt. Ship, Officer Iorio and Officer Dong; ShopRite of South Plainfield; Stop & Shop on Inman Avenue in Edison; Regina Arnold, principal at Martin Luther King Elementary School; New Life Ministries; Council President Joyce Ship-Freeman; The Robert E. Holmes Gardens and Julius Engel Gardens Tenant Association; and the Board of Commissioners of the EHA.

EHA will continue accepting donations and gift certificates to help those in need throughout the holiday season, including toys for children ages 2-13.

Email Hurley at DHurley@EdisonHA.org or call Michelle Thorne, director of property management, at 908-561-2525 to coordinate donation efforts.

Submitted Content

