

**Edison Housing Authority Board Meeting  
Tuesday, December 20, 2022**

**Julius Engel Gardens  
1 Willard Dunham Drive, Edison, NJ  
(Community Room)**

**6:00 pm**

**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 30, 2021 and a copy of the notice was published in the Home News Tribune on January 4, 2022. Said notice has been posted on the Edison Housing Authority website and at the two housing authority properties in the main lobby area. In addition, a notice has been submitted to the Township of Edison clerk and posted in the Municipal Building.

4. Roll Call

5. Approval of November 29, 2022, Regular Meeting Minutes

6. Resolutions:	1-12-2022	Resolution to approve vouchers for payment of invoices in the amount of \$65,543.72 for the month of December.
	2-12-2022	Resolution by the Commissioners of the Edison Housing Authority Authorizing the Executive Director to Execute a Contract with Prudential as Mortgage Lender for the RAD Program at Robert E. Holmes Gardens.
	3-12-2022	Resolution by the Commissioners of the Edison Housing Authority to approve Edison Housing Authority Board Dates, Time, and Location for Calendar Year, 2023.

**Edison Housing Authority Board Meeting  
Tuesday, December 20, 2022**

4-12-2022      Resolution by the Commissioners of the Edison Housing Authority to Appoint Edison Housing Authority Employee, Deborah Hurley as Commissioner to the Public Housing Authority Joint Insurance Fund.

5-12-2022      Commissioners of the Edison Housing Authority Recognizing Commissioner Raymond Koperwhats for his Dedication and Longtime Commitment to the Edison Housing Authority.

7. Old Business:

- a.) Financial Summary for Review
- b.) RAD Update

8. New Business:

9. Public Portion

10. Adjournment

EDISON HOUSING AUTHORITY  
REGULAR BOARD MEETING

**Robert E. Holmes**

Tuesday, November 22, 2022

6:00 PM

**MINUTES**

The Regular Meeting of the Board of Commissioners of the Edison Housing Authority was held at Robert E. Holmes Gardens, 1 Willard Dunham Drive, Edison, NJ in the community room. The meeting was called to order at 6:05 pm.

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 30, 2021 and a copy of the notice was published in the Home News Tribune on January 4, 2022. Said notice has been posted on the Edison Housing Authority website and at the two housing authority properties in the main lobby areas. In addition, a notice has been submitted to the Township of Edison Clerk and posted in the Municipal Building.

**Roll Call**

**In attendance:** Chairman Carlos N. Sanchez, Commissioner Dale Jones (via-zoom), Commissioner Lennox H. Small, Commissioner Toni Johnson, Deborah Hurley, Executive Director, and Terrence Corrison, Esq. (via-zoom).

**Absent:** Vice Chairman Barry Telesnick  
Commissioner Raymond Koperwhats

Motion to approve the minutes of October 18, 2022

**Motion:** Commissioner Lennox H. Small

**Second:** Commissioner Toni Johnson

**Discussions:** No discussion

**Approved as follows:**

	<u><b>AYES</b></u>	<u><b>NAYS</b></u>	<u><b>ABSENT</b></u>	<u><b>ABSTAIN</b></u>
Chairman Carlos N. Sanchez	X			
Vice Chairman Barry Telesnick			X	
Commissioner Toni Johnson	X			
Commissioner Dale Jones	X			
Commissioner Raymond Koperwhats			X	
Commissioner Lennox H. Small	X			

**Resolution 1-11-2022 to approve vouchers for payment of invoices in the amount of \$96,194.85 for the month of November.**

**Motion:** Commissioner Toni Johnson

**Second:** Commissioner Lennox H. Small

**Discussion:** There was no Discussion.

**Approved as follows:**

	<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>	<u>ABSTAIN</u>
Chairman Carlos N. Sanchez	X			
Vice Chairman Barry Telesnick			X	
Commissioner Toni Johnson	X			
Commissioner Dale Jones	X			
Commissioner Raymond Koperwhats			X	
Commissioner Lennox H. Small	X			

**Resolution 2-11-2022 Resolution by the Commissioners of the Edison Housing Authority authorizing the Executive Director to execute a contract with Giampaolo & Associates for Auditing services for the Period Beginning December 1, 2022, and terminating on November 30, 2024, at an Annual Fee of \$10,905.**

**Motion:** Commissioner Lennox H. Small

**Seconded:** Commissioner Dale Jones

**Discussion:** A discussion was had between commissioners regarding the rfp process, as there was only one bid submitted for auditor and accountant. Executive Director, Deborah Hurley provided an overview of the rfp process that involved ample notification in the Home News Tribune and website. The auditor has a solid track record with the housing authority and provides good direction and support. There was no further discussion.

**Approved as follows:**

	<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>	<u>ABSTAIN</u>
Chairman Carlos N. Sanchez	X			
Vice Chairman Barry Telesnick			X	
Commissioner Toni Johnson	X			
Commissioner Dale Jones	X			
Commissioner Raymond Koperwhats			X	
Commissioner Lennox H. Small	X			

**Resolution 3-11-2022 Resolution by the Commissioners of the Edison Housing Authority authorizing the Executive Director to execute a contract with Polcari & Co. for Accounting Service for the Period Beginning December 1, 2022 and terminating on November 30, 2024.**

**Motion:** Commissioner Toni Johnson

**Second:** Commissioner Lennox H. Small

**Discussion:** Chairman Carlos N. Sanchez asked if there were any questions, as he shared positive comments regarding their service, which addressed Commissioner Dale Jones concerns about performance.

**Approved as follows:**

	<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>	<u>ABSTAIN</u>
Chairman Carlos N. Sanchez	X			
Vice Chairman Barry Telesnick			X	
Commissioner Toni Johnson	X			
Commissioner Dale Jones	X			
Commissioner Raymond Koperwhats			X	
Commissioner Lennox H. Small	X			

**Resolution 4-11-2022 Resolution by the Commissioners of the Edison Housing Authority authorizing the Executive Director to execute a contract with Mitchell's Plumbing and Heating Services on an as needed basis for Julius Engel Gardens and Robert E. Holmes Gardens Properties for the Period Beginning December 1, 2022, and terminating on November 30, 2024.**

**Discussion:** Chairman Carlos N. Sanchez provided an overview of the need for a plumber to be retained for as needed repairs at both properties. It was obvious that the old plumber did not respond to the rfp, as we are adhering to our policy and procedures. Deborah Hurley, Executive Director mentioned that research was done on the plumbing service, and it was strongly advised to monitor their billing. A meeting with the Director of Maintenance will be had to review the contract, etc. Commissioner Dale Jones pressed upon the importance of monitoring the invoices submitted by the plumber as well as, the manpower being used administer repairs.

**Motion:** Commissioner Toni Johnson

**Second:** Commissioner Lennox H. Small

**Approved as follows:**

	<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>	<u>ABSTAIN</u>
Chairman Carlos N. Sanchez	X			
Vice Chairman Barry Telesnick			X	
Commissioner Toni Johnson	X			
Commissioner Dale Jones	X			
Commissioner Raymond Koperwhats			X	
Commissioner Lennox H. Small	X			

**Old Business:**

- a) Financial Summary for Review: Routine financial summary was presented.
- b) RAD: A conference call that included RAD consultants was had with Middlesex County representative regarding the Home Funds. We have been advised to submit a proposal by December, as result a proposal was recently hand-delivered to the county and a copy to the mayor's office.

**New Business:**

- a) RAD: another resident community meeting is anticipated for next year in February.
- b) Chairman Carlos N. Sanchez made several announcements:

1. requested commissioners to consider a presentation of a resolution and award be made to Commissioner Raymond Koperwhats for his years of service to the Edison Housing Authority.
2. New Commissioner: Since Commissioner Raymond Koperwhats was a hold-over from the last gubernatorial administration, Sonali Patel has now replaced Commissioner Koperwhats.
3. Annual Christmas Dinner will take place after the December 20<sup>th</sup> board meeting. The dinner will be held at Loucas Restaurant at 7:30 p.m.
4. There will be outreach made to commissioners inviting them to serve on committees.

**Executive Director's Report:**

- a.) Annually Holiday Festivities for families will take place on December 16<sup>th</sup>, 2022, at both properties from 4:00 pm to 7:00 pm.
- b.) Housing Resource Fair was successful. Mayor Sam Joshi, Chief of Staff and Councilwoman Ship-Freeman attended.
- c.) Amazon donated frozen food for the Thanksgiving Pantry.
- d.) STEM Program ended for the year and was a success. A feature story on MLK Principal Regina Paparsenos is in the works.
- e.) A Committee will be formed to establish a tuition reimbursement program for employees who are pursuing higher education.

**Public Portion:** 6:33 pm

**Open to Public Motion:** Commissioner Lennox H. Small

**Second:** Commissioner Toni Johnson

**Close Public Portion:** 6:33 pm

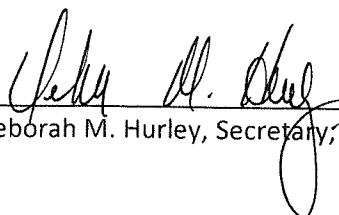
**Motion to adjourn:** Commissioner Lennox H. Small

**Second:** Commissioner Toni Johnson

**Approved as follows:**

	<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>	<u>ABSTAIN</u>
Chairman Carlos N. Sanchez	X			
Vice Chairman Barry Telesnick			X	
Commissioner Toni Johnson	X			
Commissioner Dale Jones	X			
Commissioner Raymond Koperwhats			X	
Commissioner Lennox H. Small	X			

Adjourned Unanimously at 6:34 pm

  
 Deborah M. Hurley, Secretary, Executive Director

**Edison Housing Authority**  
**Vendor Payment History Report**

11/30/22-12/20/22

Check Name		SSN / TIN	Check Address			Print 1099		
AB Universal Messaging		56-2554760	PO Box 195 Spring Lake NJ 07762			Yes		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
12/15/2022	4377	CHK	738012032022	answering service - dec 2022	12/22	\$143.04		\$143.04
<b>Totals For Vendor: AB Universal Messaging</b>								<b>\$143.04</b>
Aflac			1932 Wynnton Road Columbus GA			No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
12/15/2022	4378	CHK	910608	insurance premium - nov 2022	12/22	\$195.02		\$195.02
<b>Totals For Vendor: Aflac</b>								<b>\$195.02</b>
Breslin and Breslin,			41 Main Street Hackensack NJ 07601-			No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
12/15/2022	4379	CHK	1122	legal services nov 2022	12/22	\$2,350.00		\$2,350.00
<b>Totals For Vendor: Breslin and Breslin, P.A.</b>								<b>\$2,350.00</b>
Carlos N Sanchez			3 McEvoy Road Edison NJ 08837			No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
12/15/2022	4380	CHK	112922	reh board meeting attendance - 11/29/22	12/22	\$25.00		\$25.00
<b>Totals For Vendor: Carlos N Sanchez</b>								<b>\$25.00</b>
Dale Jones			52 Portland Street Edison NJ 08820			No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
12/15/2022	4381	CHK	112922	reh board meeting attendance 11/29/22	12/22	\$25.00		\$25.00
<b>Totals For Vendor: Dale Jones</b>								<b>\$25.00</b>
De Lage Landen			PO Box 41602 Philadelphia PA 19101-			No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
12/15/2022	4382	CHK	78475257	reh copier lease 12/15/22-1/14/23	12/22	\$366.37		\$366.37
<b>Totals For Vendor: De Lage Landen Financial Services, Inc.</b>								<b>\$366.37</b>
Deborah Hurley			1434 Maplewood Terrace Plainfield NJ			No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total

12/15/2022	4383	CHK	121622	gift wrapper, tags for family christmas event 12/16/22	12/22	\$175.77		\$175.77
<b>Totals For Vendor: Deborah Hurley</b>								<b>\$175.77</b>
DMR Services 43 College Drive Unit: 4C Jersey City						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>Amount</i>	<i>Void</i>	<i>Doc Total</i>
12/15/2022	4384	CHK	939	Bldg 17 emergency hot water leak repair 12/11/22	12/22	\$1,458.00		
			938	JEG emergency hot water line leak repair 12/11/22	12/22	\$2,385.00		\$3,843.00
<b>Totals For Vendor: DMR Services</b>								<b>\$3,843.00</b>
D'Onofrio & Son 47 Van Ness Terrace Maplewood NJ						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>Amount</i>	<i>Void</i>	<i>Doc Total</i>
12/15/2022	4385	CHK	32539	reh & jeg lawn maintenance-nov 2022	12/22	\$3,512.50		
			32563	reh & jeg lawn maintenance- dec 2022(8 of 8)	12/22	\$3,512.50		\$7,025.00
<b>Totals For Vendor: D'Onofrio &amp; Son Landscaping</b>								<b>\$7,025.00</b>
Edison Pizza & Italian 2303 Woodbridge Ave Edison NJ						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>Amount</i>	<i>Void</i>	<i>Doc Total</i>
12/15/2022	4386	CHK	121622	reh & jeg pizza for the christmas event 12/16/22	12/22	\$673.00		\$673.00
<b>Totals For Vendor: Edison Pizza &amp; Italian Restaurant</b>								<b>\$673.00</b>
Edison Plumbing 94 Woodbury Road 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>Amount</i>	<i>Void</i>	<i>Doc Total</i>
12/15/2022	4387	CHK	111122	apt 5F fixed leaking pipe in the kitchen inside cabinet	12/22	\$280.00		
			110922	apt 17E replaced broken shower tub diverter	12/22	\$520.00		\$800.00
<b>Totals For Vendor: Edison Plumbing</b>								<b>\$800.00</b>
Elizabethtown Gas PO Box 6031 Bellmawr NJ 08099						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>Amount</i>	<i>Void</i>	<i>Doc Total</i>
12/15/2022	4388	CHK	4458334-671-111622	reh gas 10/19/22-11/16/22	12/22	\$355.18		\$355.18
12/15/2022	4389	CHK	3922309-254-111622	reh gas 10/19/22-11/16/22	12/22	\$1,103.61		\$1,103.61



12/15/2022	4390	CHK	0577138 900- 111622	reh gas 10/19/22- 11/16/22	12/2	\$10.50		\$10.50
<b>Totals For Vendor: Elizabethtown Gas</b>								<b>\$1,469.29</b>
Enes Service Center 247 Central Avenue Metuchen NJ						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>Amount</i>	<i>Void</i>	<i>Doc Total</i>
12/15/2022	4391	CHK	1122	auto fuel - nov 2022	12/2	\$230.91		\$230.91
<b>Totals For Vendor: Enes Service Center LLC</b>								<b>\$230.91</b>
Gannet New Jersey PO Box 677599 Dallas TX 75267-						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>Amount</i>	<i>Void</i>	<i>Doc Total</i>
12/15/2022	4392	CHK	5157281	published RFQ for RAD, RFP Auditor, Legal Notice - nov 2022	12/2	\$269.86		\$269.86
<b>Totals For Vendor: Gannet New Jersey Newspapers</b>								<b>\$269.86</b>
Home Depot Credit Dept 32 - 2531888992 PO Box 78047						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>Amount</i>	<i>Void</i>	<i>Doc Total</i>
12/15/2022	4393	CHK	4025587	faucet & sink	12/2	\$198.97		
			2025750	bath faucet	12/2	\$99.00		
			2026821	maint supplies	12/2	\$1,154.78		
			8363156	2 indoor/outdoor water pump	12/2	\$248.00		\$1,700.75
<b>Totals For Vendor: Home Depot Credit Services</b>								<b>\$1,700.75</b>
InterGlobe 4295 Arthur Kill Road Staten Island						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>Amount</i>	<i>Void</i>	<i>Doc Total</i>
12/15/2022	4433	CHK	2233457 21	telephone dec 2022	12/2	\$958.98		\$958.98
<b>Totals For Vendor: InterGlobe Communications, Inc.</b>								<b>\$958.98</b>
Jocelyn Silva 1132 Raritan Avenue Highland Park						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>Amount</i>	<i>Void</i>	<i>Doc Total</i>
12/15/2022	4394	CHK	121522	purchase of cookie bags for family christmas event	12/2	\$21.94		\$21.94
<b>Totals For Vendor: Jocelyn Silva</b>								<b>\$21.94</b>
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>Amount</i>	<i>Void</i>	<i>Doc Total</i>
12/15/2022	4395	CHK	12122	reimb staff meeting lunch 12/1/22	12/2	\$85.86		\$85.86
<b>Totals For Vendor: Jolanta Kubacka</b>								<b>\$85.86</b>
Lennox H Small 206 West Shirley Ave Edison NJ						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>Amount</i>	<i>Void</i>	<i>Doc Total</i>

12/15/2022	4396	CHK	112922	reh board meeting attendance 11/29/22	12/22	\$25.00		\$25.00
<b>Totals For Vendor: Lennox H Small Management</b>								<b>\$25.00</b>
PO BOX 523 Sparta WI 54656-0523						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>Amount</i>	<i>Void</i>	<i>Doc Total</i>
12/15/2022	4397	CHK	1122	pha-web annual support fee, document imaging fee, pro-rated tenant fee 1/1/23-12/31/23, portal setup	12/22	\$9,108.00		\$9,108.00
<b>Totals For Vendor: Management Computer Services, Inc.</b>								<b>\$9,108.00</b>
Miailli Wilson 136-11-3493 17D Beaver Avenue Edison NJ 08820						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>Amount</i>	<i>Void</i>	<i>Doc Total</i>
12/15/2022	4398	CHK	12922	food pantry part-time help 24.18 hours @\$10/hr	12/22	\$241.80		\$241.80
<b>Totals For Vendor: Miailli Wilson</b>								<b>\$241.80</b>
NetConnect, Inc. 111 Storer Avenue Unit: Suite B2						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>Amount</i>	<i>Void</i>	<i>Doc Total</i>
12/15/2022	4399	CHK	N7880	remote & onsite maint of networks-dec 2022	12/22	\$792.00		\$792.00
<b>Totals For Vendor: NetConnect, Inc.</b>								<b>\$792.00</b>
New Jersey American Box 371331 Pittsburgh PA 15250-						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>Amount</i>	<i>Void</i>	<i>Doc Total</i>
12/15/2022	4400	CHK	1018-2100218 37815-112822	reh water 10/28/22-11/28/22	12/22	\$198.13		\$198.13
12/15/2022	4401	CHK	1018-2100216 57798-112822	reh water 10/28/22-11/28/22	12/22	\$883.75		\$883.75
12/15/2022	4402	CHK	1018-2100216 04954-112822	reh water 10/28/22-11/28/22	12/22	\$107.54		\$107.54
12/15/2022	4403	CHK	1018-2100218 36324-112322	reh water 10/28/22-11/23/22	12/22	\$307.24		\$307.24
12/15/2022	4404	CHK	1018-2100219 01730-102822	reh water 10/28/22-11/28/22	12/22	\$231.07		\$231.07

12/15/2022	4405	CHK	1018-2100218 37112-112822	reh water 10/28/22-11/28/22	12/2 2	\$181.66		\$181.66
12/15/2022	4406	CHK	1018-2100218 40699-112822	reh water 10/28/22-11/28/22	12/2 2	\$296.95		\$296.95
12/15/2022	4407	CHK	1018-2100219 01341-112822	reh water 10/28/22-11/28/22	12/2 2	\$280.48		\$280.48
12/15/2022	4408	CHK	1018-2100219 02795-112822	reh water 10/28/22-11/28/22	12/2 2	\$214.60		\$214.60
12/15/2022	4409	CHK	1018-2100219 02436-102322	reh water 10/28/22-11/23/22	12/2 2	\$148.71		\$148.71
12/15/2022	4410	CHK	1018-2100218 3938511-11232	reh water 10/28/12-11/23/22	12/2 2	\$247.54		\$247.54
12/15/2022	4411	CHK	1018-2100189 67338-112822	reh water 10/28/22-11/28/22	12/2 2	\$840.52		\$840.52
12/15/2022	4412	CHK	1018210 0216056 05-112822	reh water 10/28/22-11/28/22	12/2 2	\$1,213.19		\$1,213.19
12/15/2022	4413	CHK	1018-2100216 56696-112822	reh water 10/28/22-11/28/22	12/2 2	\$2,374.43		\$2,374.43
<b>Totals For Vendor: New Jersey American Water</b>								<b>\$7,525.81</b>
Optimum PO Box 70340 Philadelphia PA 19176-						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>Amount</i>	<i>Void</i>	<i>Doc Total</i>
12/15/2022	4414	CHK	0787538 6464011-122122	reh internet service - 11/22/22-12/21/22	12/2 2	\$161.73		\$161.73
12/15/2022	4415	CHK	0787520 7961039-122122	jeg internet service 11/22/22-12/21/22	12/2 2	\$131.73		\$131.73
12/15/2022	4416	CHK	0787545 3477012-122122	maintenance internet service 11/22/22-12/21/22	12/2 2	\$141.23		\$141.23

<b>Totals For Vendor: Optimum</b>								<b>\$434.69</b>
Petty Cash - Jocelyn 14 Rev Samuel Carpenter Blvd Edison						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>Amount</i>	<i>Void</i>	<i>Doc Total</i>
12/15/2022	4417	CHK	121522	petty cash replenishment 4/28/22-12/15/22	12/22	\$245.77		\$245.77
<b>Totals For Vendor: Petty Cash - Jocelyn Silva</b>								<b>\$245.77</b>
Picture-It, Inc. 1703 Route 27 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>Amount</i>	<i>Void</i>	<i>Doc Total</i>
12/15/2022	4418	CHK	12655	acrylic award for Koperwhats, name plates for Telesnick & Sonali	12/22	\$105.25		\$105.25
<b>Totals For Vendor: Picture-It, Inc.</b>								<b>\$105.25</b>
Polcari & Co. 2035 Hamburg Turnpike Unit: H						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>Amount</i>	<i>Void</i>	<i>Doc Total</i>
12/15/2022	4434	CHK	14091	accounting services-nov 2022	12/22	\$2,900.00		\$2,900.00
<b>Totals For Vendor: Polcari &amp; Co.</b>								<b>\$2,900.00</b>
PSE&G CO PO Box 144444 New Brunswick NJ						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>Amount</i>	<i>Void</i>	<i>Doc Total</i>
12/15/2022	4419	CHK	6691572 106-111622	jeg gas & electric 10/18/22-11/16/22	12/22	\$8,309.06	#####	\$0.00
12/15/2022	4420	CHK	5031001 09727	reh electric 10/20/22-11/18/22	12/22	\$1,912.55		\$1,912.55
12/16/2022	0	ZCA	6691572 106-111622	jeg gas & electric 10/18/22-11/16/22	12/22	\$8,309.06		
			6691572 106-111622	jeg gas & electric 10/18/22-11/16/22	12/22	(\$8,309.06)		\$0.00
12/16/2022	4436	CHK	6691572 106.111622	jeg gas & electric 10/18/22-11/16/22	12/22	\$7,620.22		\$7,620.22
<b>Totals For Vendor: PSE&amp;G CO</b>								<b>\$9,532.77</b>
Quadient Finance PO Box 6813 Carol Stream IL 60197-						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>Amount</i>	<i>Void</i>	<i>Doc Total</i>
12/15/2022	4421	CHK	7900044 0810315 55-1222	postage meter rental-Oct 2022-Jan 2023, postage refill Dec 2022	12/22	\$876.21		
			7900044 0810315 55-12/13/22	postage refill 12/13/22	12/22	\$650.00		\$1,526.21

<b>Totals For Vendor: Quadient Finance USA, Inc.</b>									<b>\$1,526.21</b>
See-More TV & 551 Middlesex Avenue Metuchen NJ						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>Amount</i>	<i>Void</i>	<i>Doc Total</i>	
12/15/2022	4422	CHK	1308126	apt 17H 18 cuft refrigerator	12/22	\$655.00		\$655.00	
<b>Totals For Vendor: See-More TV &amp; Appliance</b>									<b>\$655.00</b>
Standard Waste 21 Edgeboro Road East Brunswick NJ						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>Amount</i>	<i>Void</i>	<i>Doc Total</i>	
12/15/2022	4423	CHK	450913	reh trash service- dec 2022	12/22	\$2,808.00		\$2,808.00	
12/15/2022	4435	CHK	452417	30 yd roll off + tons disposal charge + fuel surcharge 11/29/22	12/22	\$324.45		\$324.45	
<b>Totals For Vendor: Standard Waste Services</b>									<b>\$3,132.45</b>
Staples PO Box 70242 Philadelphia PA 19176-						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>Amount</i>	<i>Void</i>	<i>Doc Total</i>	
12/15/2022	4424	CHK	8068469170	office supplies	12/22	\$143.58		\$143.58	
<b>Totals For Vendor: Staples</b>									<b>\$143.58</b>
Starlite Services LLC 27- PO Box 487 Perth Amboy NJ 08862						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>Amount</i>	<i>Void</i>	<i>Doc Total</i>	
12/15/2022	4425	CHK	0048	reh office cleaning	12/22	\$1,000.00			
			0049	jeg office cleaning - 11/1/22	12/22	\$960.00		\$1,960.00	
<b>Totals For Vendor: Starlite Services LLC</b>									<b>\$1,960.00</b>
Terrel Bradley 1045 Grove Avenue Unit: 7A Edison						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>Amount</i>	<i>Void</i>	<i>Doc Total</i>	
12/15/2022	4426	CHK	12222	maint part time help collecting carts 11/22/22-12/2/22 8 hrs@\$15	12/22	\$120.00		\$120.00	
<b>Totals For Vendor: Terrel Bradley</b>									<b>\$120.00</b>
text-em-all 3803 Parkwood Blvd Unit: Suite 900						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>Amount</i>	<i>Void</i>	<i>Doc Total</i>	
12/15/2022	4427	CHK	77336	1/1/23-3/31/23 mass calling & texting service	12/22	\$357.00		\$357.00	
<b>Totals For Vendor: text-em-all</b>									<b>\$357.00</b>
The Brooke Group LLC 27- 209 E. Egnor Drive Absecon NJ 0950485 08205						No			

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
12/15/2022	4428	CHK	EHA-GN10-2022	RAD consulting-oct 2022	12/22	\$3,081.25		\$3,081.25
<b>Totals For Vendor: The Brooke Group LLC</b>								<b>\$3,081.25</b>
The Print Post 274 Chestnut Street Newark NJ						No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
12/15/2022	4429	CHK	28552	housing fair signs	12/22	\$127.00		
			28627	design and print GoIT & STEM certificates	12/22	\$136.00		\$263.00
<b>Totals For Vendor: The Print Post</b>								<b>\$263.00</b>
Toni Johnson C6 Willard Dunham Drive Edison NJ						No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
12/15/2022	4430	CHK	112922	reh board meeting attendance 11/29/22	12/22	\$25.00		\$25.00
<b>Totals For Vendor: Toni Johnson</b>								<b>\$25.00</b>
Verizon Wireless PO Box 408 Newark NJ 07101-0408						No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
12/15/2022	4431	CHK	9921704429	cell phone service 10/29/22-11/28/22	12/22	\$550.92		\$550.92
<b>Totals For Vendor: Verizon Wireless</b>								<b>\$550.92</b>
Work 'N Gear, LLC PO Box 843517 Boston MA 02284-						No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
12/15/2022	4432	CHK	HA165878	uniforms-marc	12/22	\$692.76		
			HA165879	uniform-nestor	12/22	\$543.48		
			HA166348	maint uniform-nestor	12/22	\$313.83		
			HA166349	maint uniforms-marc	12/22	\$135.36		
			HA165880	uniforms - antonio	12/22	\$511.17		
			HA166350	maintenance uniforms-Antonio	12/22	\$262.83		\$2,459.43
<b>Totals For Vendor: Work 'N Gear, LLC</b>								<b>\$2,459.43</b>
<b>Grand Totals:</b>			<b>Total Payments:</b>			<b>40</b>		<b>\$65,543.72</b>

## RESOLUTION # 1-12-2022

### APPROVE VOUCHERS FOR PAYMENT OF INVOICES

**WHEREAS**, the Commissioners of the Edison Housing Authority approves voucher for payment of invoices for the month of December in the amount of \$65,543.72.

**NOW, THEREFORE, Be It Resolved** by the Board of Commissioner of the Edison Housing Authority that Resolution 1-12-2022 shall be approved.

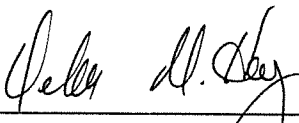
**MOVED:** Commissioner Barry Telesnick

**SECONDED:** Commissioner Dale Jones

<u>Member Recorded Vote</u>	<u>Ayes</u>	<u>Nays</u>	<u>Abstain</u>	<u>Absent</u>
Chairman Carlos N. Sanchez	x			
Vice Chairman Barry Telesnick	x			
Commissioner Toni Johnson	x			
Commissioner Dale Jones	x			
Commissioner Sonali Patel	x			
Commissioner Lennox Small	x			

PASSED AND ADOPTED THE 20 day of December, 2022

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 20, 2022

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

## RESOLUTION # 2-12-2022

### RESOLUTION BY THE COMMISSIONERS OF THE EDISON HOUSING AUTHORITY AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A CONTRACT WITH PRUDENTIAL AS MORTGAGE LENDER FOR THE RAD PROGRAM AT ROBERT E. HOLMES GARDENS.

**WHEREAS**, the Edison Housing Authority is currently operating two properties, Robert Holmes Gardens and Julius Engel Gardens, which consist of 160 units; and

**WHEREAS**, The U.S. Department of Housing and Urban Development (H.U.D.) has approved the Edison Housing Authority's Rental Assistance Demonstration ("RAD") application for Robert Holmes Gardens; and

**WHEREAS**, the Authority issued a Request for Qualifications for Mortgage Lending Services to provide a first mortgage to finance the RAD conversion and a Public Notice was placed in The Home News and Tribune Newspaper on November 17, 2022 for sealed proposal for Mortgage Lending Services – Edison Housing Authority with a return date of December 6, 2022; and

**WHEREAS**, in response to the aforesaid Public Notice, the Authority did receive the following three (3) proposals:

Berkadia  
\$15,155,700.00 at 6.05%  
Term: 40 years

Provident  
\$10,500,000 at 5.5%  
Term: 10 years

Prudential  
\$15,376,000 at 5.75%  
Term: 40 years

**WHEREAS**, the RAD Committee reviewed proposals and was presented an overview of the proposals by the Brooke Group, the EHA RAD Consultants; and

**WHEREAS**: the RAD Committee has determined that the offer submitted by Prudential was the most advantageous to the Project and the Edison Housing Authority considering price, qualifications and other factors; and

**WHEREAS**, Prudential is a responsible firm and is qualified to perform the services.

**NOW, THEREFORE, BE IT RESOLVED BY THE EDISON HOUSING AUTHORITY as follows:**

1. Prudential (Mortgage Lender) is hereby selected as the firm which submitted



## RESOLUTION # 2-12-2022

the most advantageous offer and it is anticipated that it shall be awarded a contract to provide mortgage lending services; and

2. The aforesaid award is subject to representatives of Prudential meeting with the Board of Commissioners; and
3. That the Executive Director is authorized to negotiate with Prudential in reaching satisfactory terms to be negotiated into a term sheet for approval by the board of commissioners.

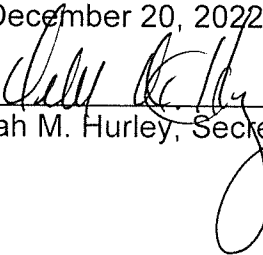
**MOVED:** Commissioner Small

**SECONDED:** Commissioner Johnson

<u>Member Recorded Vote</u>	<u>Ayes</u>	<u>Nays</u>	<u>Abstain</u>	<u>Absent</u>
Chairman N. Sanchez	x			
Vice Chairman Barry Telesnick	x			
Commissioner Toni Johnson	x			
Commissioner Dale Jones	x			
Commissioner Sonali Patel	x			
Commissioner Lennox Small	x			

PASSED AND ADOPTED THE 20 day of December, 2022

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 20, 2022.

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



(Main Office)  
**Robert E. Holmes Gardens**  
 14 Rev. Samuel Carpenter Blvd.  
 Edison, NJ 08820  
 Phone: (908) 561.2525  
 Fax: (908) 561.7517  
 Section 8 Office: (908) 561.8489

**Julius Engel Gardens**  
 Willard Dunham Drive  
 Edison, NJ 08837  
 Phone: (732) 549.3301  
 Fax: (732) 549.5394

Deborah M. Hurley, C-PHM  
 Executive Director

To: Board of Commissioners, Edison Housing Authority  
 From: Deborah M. Hurley, Executive Director  
 Date: December 20, 2022  
 Re: Board Meeting Schedule – 2023

The 2023 Board Schedule for the Edison Housing Authority is listed below. Board meetings are held at 6:00 pm, every third Tuesday of the month at alternating locations in the community room.

DATE	LOCATION
January, Tuesday, 17, 2023	Robert E. Holmes Gardens (community room)
February, Tuesday, 21, 2023	Julius Engel Gardens (community room)
March, Tuesday, 21, 2023	Robert E. Holmes Gardens (community room)
April, Tuesday, 18, 2023	Julius Engel Gardens (community room)
May, Tuesday, 16, 2023	Robert E. Holmes Gardens (community room)
June, Tuesday, 20, 2023	Julius Engel Gardens (community room)
July, Tuesday, 18, 2023	Robert E. Holmes Gardens (community room)
August, Tuesday, 2023	No Meeting
September, Tuesday, 19, 2023	Robert E. Holmes Gardens (community room)
October, Tuesday, 17, 2023	Julius Engel Gardens (community room)
November, Tuesday, 28, 2023	Robert E. Holmes Gardens (community room)
December, Tuesday, 19, 2023	Julius Engel Gardens (community room)

Address of locations:

Robert Holmes Gardens, 14 Rev. Samuel Carpenter Blvd., Edison, NJ  
 Julius Engel Gardens, 1 Willard Dunham Drive, Edison, NJ

*\*If a meeting does not occur or a change in location takes place, a special notice will be published in the Home News Tribune. In addition, visit EHA's website for any board changes at [www.edisonha.org](http://www.edisonha.org).*



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

## RESOLUTION # 3-12-2022

### RESOLUTION TO APPROVE EDISON HOUSING AUTHORITY BOARD MEETING DATES, TIME, AND LOCATON FOR CALENDAR YEAR, 2023.

**WHEREAS**, the Edison Housing Authority approves the Board Meeting schedule of dates, time, and location for calendar year, 2023; and

**NOW, THEREFORE**, Be It Resolved by the Board of Commissioner of the Edison Housing Authority that Resolution 3-12-22 shall be approved.

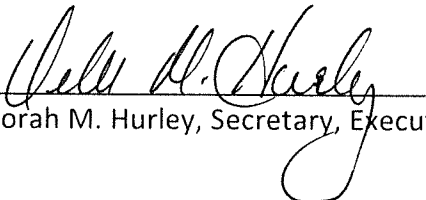
**MOVED:** Commissioner Telesnick

**SECONDED:** Commissioner Johnson

<u>Member Recorded Vote</u>	<u>Ayes</u>	<u>Nays</u>	<u>Abstain</u>	<u>Absent</u>
Chairman N. Carlos Sanchez	x			
Vice Chairman Barry Telesnick	x			
Commissioner Toni Johnson	x			
Commissioner Dales Jones	x			
Commissioner Sonali Patel	x			
Commissioner Lennox Small	x			

PASSED AND ADOPTED THE 20 day of December, 2022

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 20, 2022

  
Deborah M. Hurley, Secretary, Executive Director

## RESOLUTION # 4-12-2022

**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 2023.

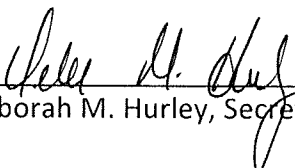
**MOVED:** Commissioner Telesnick

**SECONDED:** Commissioner Small

<u>Member Recorded Vote</u>	<u>Ayes</u>	<u>Nays</u>	<u>Abstain</u>	<u>Absent</u>
Chairman N. Sanchez	x			
Vice Chairman Barry Telesnick	x			
Commissioner Toni Johnson	x			
Commissioner Dale Jones	x			
Commissioner Sonali Patel	x			
Commissioner Lennox Small	x			

PASSED AND ADOPTED THE 20 day of December, 2022

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 20, 2022

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

**RESOLUTION # 5-12-2022**  
**COMMISSIONERS OF THE EDISON HOUSING AUTHORITY RECOGNIZING**  
**COMMISSIONER RAYMOND KOPERWHATS FOR HIS DEDICATION AND**  
**LONGTIME COMMITMENT TO THE EDISON HOUSING AUTHORITY.**

**WHEREAS,** Commissioner Raymond Koperwhats has served on the Edison Housing Authority Board from the year 2012-2022; and

**WHEREAS,** During Commissioner Raymond Koperwhats term he has exhibited a strong commitment to ensuring families living within the Edison Housing Authority remained safe and necessary resources continued to be provided; and

**WHEREAS,** Commissioner's Koperwhats determination to call upon his relationships within the township of Edison's administration addressed critical issues effecting families living within the Edison Housing Authority community, in particularly ensuring the roads were repaved and parking lines drawn for safety purposes at Robert E. Holmes Gardens; and

**WHEREAS,** Commissioner Koperwhats' attention to ensuring policies and procedures were enforced and improved upon, assisted in improving the Edison Housing Authority staff performance; and

**NOW, THEREFORE, Be It Resolved** by the Board of Commissioners of the Edison Housing Authority that Resolution 5-12-2022, recognizing Commissioner Raymond Koperwhats for his dedicated service at the Edison Housing Authority shall be approved.

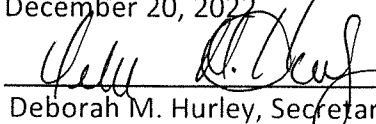
**MOVED:** Commissioner Telesnick

**SECONDED:** Commissioner Johnson

<b>Member Recorded Vote</b>	<b>Ayes</b>	<b>Nays</b>	<b>Abstain</b>	<b>Absent</b>
Chairman N. Sanchez	x			
Vice Chairman Barry Telesnick	x			
Commissioner Toni Johnson	x			
Commissioner Dale Jones	x			
Commissioner Sonali Patel	x			
Commissioner Lennox Small	x			

PASSED AND ADOPTED THE 20 day of December, 2022

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 20, 2022

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