

Edison Housing Authority Board Meeting
Robert Holmes Gardens
14 Rev. Samuel Carpenter Blvd., Edison, NJ
(Community Room)

Tuesday, September 19, 2023
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 Homes News Tribune on December 28, 2022 and a copy of the notice was published in the Home News Tribune on December 30, 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

July 18, 2023, Regular Meeting Minutes

August 15, 2023, Special Meeting Minutes

6. Resolutions:

1-9-2023 Resolution to approve vouchers for payment of invoices in the amount of \$214,113.48 for the months of August and September, 2023.

2-9-2023 Resolution to by the Commissioners of the Edison Housing Authority authorizing the Execution of a Redevelopment Agreement with Gary F. Gardner, Inc. for the Redevelopment of Robert E. Holmes Gardens.

3-9-2023 Resolution for Renewal of Membership in the New Jersey Public Housing Authority Joint Insurance Fund.

Edison Housing Authority Board Meeting
Robert Holmes Gardens
14 Rev. Samuel Carpenter Blvd., Edison, NJ
(Community Room)

Tuesday, September 19, 2023
6:00 pm

4-9-2023 Resolution to approve staff and commissioners to travel to the NJNAHRO Annual Fall Conference, November 14, 2023-November 16, 2023, Tropicana Casino & Resort, Atlantic City, NJ.

- 7. Old Business:
 - a.) Financial Summary for Review
 - b.) Richard Ginnetti, The Brooke Group, RAD
Charlie Lewis, The Brooke Group, RAD
- 8. New Business:
 - a.) Executive Director Report
- 9. Public Portion:
- 10. Adjournment

EDISON HOUSING AUTHORITY
 REGULAR BOARD MEETING
Robert Holmes Gardens
 Tuesday, July 18, 2023
 6:00 PM
MINUTES

The Regular Meeting of the Board of Commissioners of the Edison Housing Authority was held at Robert E. Holmes Gardens, 14 Rev. Samuel Carpenter Blvd., Edison, NJ in the community room. The meeting was called to order at 6:03 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 28, 2022 and a copy of the notice was published in the Home News Tribune on December 30, 2022. Said notice has been posted on the Edison Housing Authority website and at the two public housing authority properties in the main lobby. In addition, a notice has been submitted to the Township of Edison, Clerk and posted in the Municipal Building.

Roll Call

In attendance: Chairman, Barry Telesnick, Vice Chairman Carlos N. Sanchez (via Zoom), Commissioner Dale Jones (via Zoom), Commissioner Sonali Patel, Commissioner Lennox Small Ed.D., Commissioner Deborah Andrews, Deborah Hurley, Executive Director, and Terrence Corrison, Esq, (Zoom), Edison Township Liaison, Councilwoman, Joyce Ship-Freeman.

Absent: Commissioner Toni Johnson

Approval of June 20, 2023, Regular Meeting Minutes

Motion: Commissioner Toni Johnson

Second: Commissioner Sonali Patel

Discussions: No discussion

Approved as follows:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>	<u>ABSTAIN</u>
Chairman Barry Telesnick				X
Vice Chairman Carlos N. Sanchez	X			
Commissioner Deborah Andrews	X			
Commissioner Toni Johnson			X	
Commissioner Dale Jones	X			
Commissioner Sonali Patel	X			
Commissioner Lennox Small Ed.D.	X			

Resolution 1-7-2023 to approve vouchers for payment of invoices in the amount of \$76,646.75 for the month of July.

Motion: Chairman Carlos N. Sanchez
Second: Commissioner Deborah Andrews

Discussions: No Discussion

Approved as follows:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>	<u>ABSTAIN</u>
Chairman Barry Telesnick	X			
Vice Chairman Carlos N. Sanchez	X			
Commissioner Deborah Andrews	X			
Commissioner Toni Johnson			X	
Commissioner Dale Jones	X			
Commissioner Sonali Patel	X			
Commissioner Lennox Small Ed.D.	X			

Resolution 2-7-2023 by the Commissioners of the Edison Housing Authority Authorizing the Executive Director to enter into an agreement with Provident Bank to Add the Positive Pay Feature to the Public Housing, Housing Choice Voucher, Continuum of Care, and Tenant Escrow Disbursement Accounts at Provident Bank, as a measure to protect the Edison Housing Authority Banking Accounts against Fraudulent Activity.

Motion: Commissioner Deborah Andrews
Second: Commissioner Sonali Patel

Discussions: Executive Director, Deborah Hurley, provided an update on a bank account that was in jeopardy of being compromised. Steps were made to immediately close the account and open a new account. Additional measures were taken to protect the remaining bank accounts at Provident Bank. It was recommended by our representative from Provident Bank that the housing authority acquire the "Positive Pay" feature. This measure will provide for another layer of protection and require the Executive Director and Administrative Personnel Manager to approve all deposited checks, before being processed. Terrence Corriston, Esq., reminded everyone that our documents are public. The fee for the service presently is \$65.00 per account, which is presently being negotiated. Vice Chairman, Carlos N. Sanchez proposed that EHA consider switching banks. After thorough discussion, it was decided that amended language be included in the resolution, to have the board revisit banking at Provident Bank next year, with the understanding that there is an RFP process.

Moved: Commissioner Deborah Andrew
Second: Commissioner Sonali Patel
Amended resolution to include reviewing the policy and executing a rfp for a new bank in one year.

Approved as follows:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>	<u>ABSTAIN</u>
Chairman Barry Telesnick	X			
Vice Chairman Carlos N. Sanchez	X			
Commissioner Deborah Andrews	X			
Commissioner Toni Johnson			X	
Commissioner Dale Jones	X			
Commissioner Sonali Patel	X			
Commissioner Lennox Small Ed.D.	X			

Old Business:

- a) Financial summary – Polcari will prepare the summary and will be provided at the next board meeting.

New Business:

- a) EHA Public Housing: Presently there are a number of units that are in need of serious maintenance repairs. As a result, additional manpower will be needed to turn around units in an expeditious fashion.
- b) Erin Simmers, Executive Director, YMCA was presented a contribution from the Edison Affordable Housing, Inc. for their support of the STEM program and other resources that are provided annually to support EHA families.
- c) Basketball/Tennis court update: The RFP has been published for a contractor. The submission date is August 4.
- d) Landscaping Update: Commissioner Telesnick had an extensive meeting with Donofrio Landscaping, owner. There were a number of concerns that were brought to the owner's attention, as a result there have been some improvements. However, it was recommended to review the rfp before it is published to ensure we secure a pool of landscapers that have the ability to provide the caliber of service required for EHA. The present contract ends at the end of November.
- e) Section 8 Waiting List: The waiting list was opened online, the week of June 19th through 23rd more than 10,000 applications were received. The lottery process will only select 600 families this round.
- f) Edison Affordable Housing Board met June 26th. A committee was formed to review the bylaws.
- g) Upcoming EHA Activities: Family Fun Day; Back to School-Backpack events.
- h) Summer Camp Playground Program – EHA sponsored 25 children this summer.

Open to Public

Motion: Commissioner Lennox Small Ed.D.

Second: Commissioner Deborah Andrews

Public Portion: 7:09 pm

Councilwoman Joyce Ship-Freeman expressed her appreciation for the partnership of the YMCA and how the organization demonstrates its commitment to the community. In addition, the councilwoman was pleased to hear about the progress being made with the basketball and tennis courts.

Close Public Portion: 7:12 pm

Public Motion Chairman Carlos N. Sanchez

Second: Commissioner Lennox Small Ed.D.

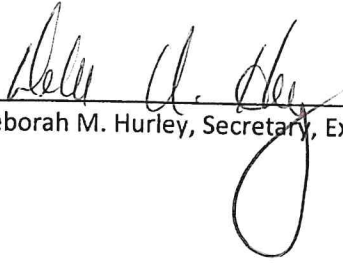
Motion to adjourn: Chairman Carlos N. Sanchez

Second: Commissioner Deborah Andrews

Adjourned: 7:12 pm

Approved as follows:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>	<u>ABSTAIN</u>
Chairman Barry Telesnick	X			
Vice Chairman Carlos N. Sanchez	X			
Commissioner Deborah Andrews	X			
Commissioner Toni Johnson			X	
Commissioner Dale Jones	X			
Commissioner Sonali Patel	X			
Commissioner Lennox Small Ed.D.	X			



Deborah M. Hurley, Secretary, Executive Director

EDISON HOUSING AUTHORITY
REGULAR BOARD MEETING

Via-Zoom

Tuesday, August 15, 2023

6:00 PM

MINUTES

The Special Meeting of the Board of Commissioners of the Edison Housing Authority was held via-zoom. The meeting was called to order at 6:07 pm.

Please note that adequate notice of this special meeting, as required by the Open Public Meetings Act of 1975, has been provided by notice and sent to the Homes News Tribune on August 8, 2023, and a copy of the notice was published in the Home News Tribune on August 10, 2023. Said notice has been posted on the Edison Housing Authority website and at the two housing authority properties in the main lobby area. In addition, a notice has been submitted to the Township of Edison clerk and posted in the Municipal Building.

Roll Call

In attendance: Chairman, Barry Telesnick, Vice Chairman Carlos N. Sanchez, Commissioner Dale Jones, Commissioner Sonali Patel, Commissioner Lennox Small, E.d.D, Commissioner Toni Johnson, Commissioner Deborah Andrews, Deborah Hurley, Executive Director, Terrence Corriston, Esq., Edison Township Liaison, Joyce Ship-Freeman

Guests: Hany Hanafy, PS&S Engineering and Architects
Richard Ginnetti, The Brooke Group
Charlie Lewis, The Brooke Group

Resolution 1-8-2023 A resolution to award a contract to Halecon, Inc. to perform services to refurbish the Basketball and Tennis courts at Robert E. Holmes Gardens.

Motion: Commissioner Toni Johnson

Second: Commissioner Deborah Andrews

Discussions: Hany Hanafy, PS&S provided an overview of the Basketball and Tennis Court project, which included the required procurement steps necessary to award a contract to Halecon, Inc. to refurbish the court. Discussions among the commissioners included concerns expressed by Commissioner N. Sanchez surrounding the timeline of the project, security camera budget, and environmental. Commissioner Dale Jones questioned how the project would be funded. Executive Director, Deborah Hurley was able to provide responses addressing the inquires that led to the recommendation of amending the resolution to include a timeline, as well as identify the township's CDBG program and EHA Capital funds as the source for funding.

Approved as follows:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>	<u>ABSTAIN</u>
Chairman Barry Telesnick	X			
Vice Chairman Carlos N. Sanchez	X			
Commissioner Deborah Andrews	X			
Commissioner Toni Johnson	X			
Commissioner Dale Jones	X			
Commissioner Sonali Patel	X			
Commissioner Lennox Small, Ed.D.	X			

RAD Update: Presentation by Richard Ginnetti, The Brooke Group

Charlie Lewis, Partner, The Brooke Group provided an overview of the progress made since the selection of the co-developer. Moving forward, EHA remains on schedule as scheduled and the agreement between EHA and Gary Gardner shall be ready for approval by the next EHA board meeting.

Joyce Ship-Freeman

Expressed support of the Basketball/Tennis Court improvements and is impressed with the progress made on moving the project forward.

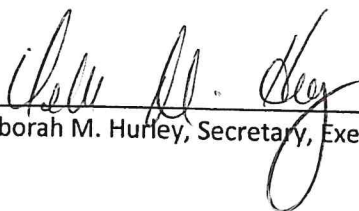
Motion to adjourn: Commissioner Carlos N. Sanchez

Second: Commissioner Toni Johnson

Adjournment: 7:12 pm

Approved as follows:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>	<u>ABSTAIN</u>
Chairman Barry Telesnick	X			
Vice Chairman Carlos N. Sanchez	X			
Commissioner Deborah Andrews	X			
Commissioner Toni Johnson	X			
Commissioner Dale Jones	X			
Commissioner Sonali Patel	X			
Commissioner Lennox Small, Ed.D.	X			



Deborah M. Hurley, Secretary, Executive Director

Edison Housing Authority Vendor Payment History Report

Filter Criteria Includes: 1) Type: Payment History, 2) Date Range From: 7/19/2023 Thru: 9/15/2023, 3) Program: Public Housing

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	Doc Total
07/20/2023	4989	CHK	738007152023	answering service and Patch charges - July 2023	07/23	\$155.84	\$155.84
08/14/2023	5046	CHK	738008122023	answering service and Patch charges - August 2023	08/23	\$115.44	\$115.44
09/12/2023	5108	CHK	738009092023	answering service and Patch charges - August 2023	09/23	\$111.44	\$111.44
Totals For Vendor: AB Universal Messaging							\$382.72

		36 Somerset Street Plainfield NJ 07060			No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
08/09/2023	5020	CHK	49560	1 window screens & 19 rescreens	08/23	\$630.00	\$630.00
Totals For Vendor: Acme Windows							\$630.00

		1932 Wynnton Road Columbus GA 31999-0797			No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
08/09/2023	5021	CHK	797825	insurance premium - July 2023	08/23	\$195.02	\$195.02
09/07/2023	5085	CHK	151147	insurance premium - August 2023	09/23	\$195.02	\$195.02
Totals For Vendor: Aflac							\$390.04

		7 Catherine St Carteret NJ 07008			No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
08/23/2023	5059	CHK	080823	Mileage for Food Pantry-96 miles On 07/25,8/01,8/2,8/8/23	08/23	\$62.88	\$62.88
Totals For Vendor: April Mobley							\$62.88

		53 Blevins Ave Middletown NJ 07748			No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
09/07/2023	5086	CHK	12462832	reh annual fire extinguisher inspection 9/01/2023	09/23	\$311.00	
			12462833	jeg annual fire extinguisher inspection on 09/1/2023	09/23	\$155.00	\$466.00
Totals For Vendor: Atlantic Fire Protection							\$466.00

		41 Main Street Hackensack NJ 07601-7087			No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
08/09/2023	5022	CHK	0723	legal services for July 2023	08/23	\$2,350.00	\$2,350.00
09/12/2023	5109	CHK	0823	legal services for August 2023	09/23	\$2,350.00	\$2,350.00

Totals For Vendor: Breslin and Breslin, P.A.							\$4,700.00
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Brothers Lock & Safe, Inc. 2161 Woodbridge Avenue Edison NJ 08817 No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
08/17/2023	5048	CHK	60923	D61-IC deadbolts	08/23	\$332.00	\$332.00
09/12/2023	5110	CHK	61106	locks, deadbolts and keys	09/23	\$1,360.00	\$1,360.00
Totals For Vendor: Brothers Lock & Safe, Inc.							\$1,692.00

Carmen Amalbert 11 Vermeer Drive South Amboy NJ 08879 No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
07/21/2023	4994	CHK	72123	Room Freshener for office-Board meeting	07/23	\$14.37	\$14.37
08/09/2023	5036	CHK	072723	Mileage from 06/26/23 thru 07/27/2023- to get signatures from Commissioners Barry and Carlos	08/23	\$16.25	\$16.25
09/07/2023	5087	CHK	82423	Amazon supplies for back to school event - 8/24/2023	09/23	\$482.65	\$482.65
Totals For Vendor: Carmen Amalbert							\$513.27

Castle Creations 1124 Charlotte Place Rahway NJ 07065 No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
08/04/2023	5003	CHK	062923	Gutter Install main office Building-REH	08/23	\$1,425.00	\$1,425.00
Totals For Vendor: Castle Creations							\$1,425.00

Corbett Exterminating, Inc. 284 Sheffield Street Unit: Suite 2 Mountainside NJ 07092 No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
08/09/2023	5023	CHK	0553423-IN	REH monthly CEMIT treatment-July 2023	08/23	\$450.00	
			0552174-IN	REH monthly CEMIT treatment- June 2023	08/23	\$450.00	
			0552113-IN	CEMIT Cleanout treatment in Unit 1E & 1F- 06/12/23	08/23	\$125.00	
			0554308-IN	CEMIT Treatment at REH 1E & 1F, 15E- 7/26/23	08/23	\$125.00	
			0553094-IN	Unit J5 ANT treatment-07/03/2023	08/23	\$125.00	
			0552112-IN	JEG Unit L1 & L2 CEMIT treatment-6/12/23	08/23	\$125.00	\$1,400.00
08/10/2023	5037	CHK	0554711-IN	JEG Unit G1 CEMIT treatment-8/03/23	08/23	\$125.00	\$125.00
08/23/2023	5060	CHK	0554972-IN	REH monthly CEMIT treatment-August 2023	08/23	\$450.00	
			0555219-IN	CEMIT Treatment at REH 1F & 3B-8/17/23	08/23	\$125.00	
			0555020-IN	JEG Unit L1 & L 2 CEMIT treatment-8/09/23	08/23	\$125.00	\$700.00
09/15/2023	5123	CHK	0556242-IN	Unit J5 ANT treatment-09/06/2023	09/23	\$156.25	\$156.25

Totals For Vendor: Corbett Exterminating, Inc. **\$2,381.25**

De Lage Landen Financial PO Box 41602 Philadelphia PA 19101-1602 No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
08/09/2023	5024	CHK	80398569	REH copier lease 07/15/2023-08/14/2023	08/23	\$392.57	
			80133227	REH copier lease 06/15/2023-07/14/2023	08/23	\$384.69	\$777.26
08/17/2023	5049	CHK	80664716	REH copier lease 08/15/2023 -09/14/2023	08/23	\$366.37	\$366.37
09/15/2023	5124	CHK	80934245	REH copier lease 09/15/2023 -10/14/2023	09/23	\$366.37	\$366.37

Totals For Vendor: De Lage Landen Financial Services, Inc. \$1,510.00

Deborah Hurley 1434 Maplewood Terrace Plainfield NJ 07060 No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
08/23/2023	5061	CHK	081823	REAC and NSPIRE training fees reimbursement	08/23	\$269.00	\$269.00
09/12/2023	5111	CHK	9623	Coffee and donuts for Special tenant's meeting at JEG	09/23	\$31.97	\$31.97

Totals For Vendor: Deborah Hurley \$300.97

D'Onofrio & Son 47 Van Ness Terrace Maplewood NJ 07040 No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
08/09/2023	5025	CHK	33095	REH & JEG lawn maint.-July 2023 (4 of 8)	08/23	\$4,875.00	\$4,875.00
09/07/2023	5088	CHK	33211	REH & JEG lawn maint.-Aug 2023 (5 of 8)	09/23	\$4,875.00	\$4,875.00

Totals For Vendor: D'Onofrio & Son Landscaping \$9,750.00

Edison Township 100 Municipal Blvd Edison NJ 08817 No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
07/21/2023	4995	CHK	71923	summer playground program registration for 19 REH children, 7 Section 8 @ \$100/child	07/23	\$2,600.00	
			62123	registration for Sharks football camp for 12 kids @\$25/kid	07/23	\$300.00	\$2,900.00

Totals For Vendor: Edison Township Recreation Department \$2,900.00

Edison Township Tax 100 Municipal Blvd Edison NJ 08817 No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
09/12/2023	5112	CHK	PILOT63022	PILOT FYE 6/30/22	09/23	\$39,867.00	\$39,867.00

Totals For Vendor: Edison Township Tax Assessor \$39,867.00

Elcha's Eats 35 E Walnut Metuchen NJ 08840 No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
08/17/2023	5050	CHK	8242023	Food Truck for Back to school supplies	08/23	\$225.00	\$225.00

Totals For Vendor: Elcha's Eats **\$225.00**

Elizabethtown Gas PO Box 6031 Bellmawr NJ 08099 No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
07/20/2023	4990	CHK	3996554541-063023	REH gas - 5/31/23 to 06/30/23	07/23	\$2,523.09	\$2,523.09
08/04/2023	5004	CHK	3922309254-071923	REH gas 6/19/23 - 07/19/23	08/23	\$918.53	\$918.53
08/04/2023	5005	CHK	4458334671-071923	REH gas 06/19/23-07/19/23-14 Cleveland place	08/23	\$36.79	\$36.79
08/23/2023	5062	CHK	3996554541-073123	REH gas - 6/30/23 to 07/31/23	08/23	\$2,487.91	\$2,487.91
09/07/2023	5089	CHK	3922309254-082123	REH gas 7/19/23 - 08/21/23-15 beaver ave	09/23	\$881.73	\$881.73
09/07/2023	5090	CHK	4458334671-082123	REH gas 07/19/23-08/21/23-14 Cleveland place	09/23	\$36.79	\$36.79

Totals For Vendor: Elizabethtown Gas **\$6,884.84**

Enes Service Center LLC 247 Central Avenue Metuchen NJ 08840 No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
08/09/2023	5026	CHK	0723	Gas fuel - July 2023	08/23	\$162.00	\$162.00
09/12/2023	5113	CHK	0823	Gas fuel - August2023	09/23	\$237.00	\$237.00

Totals For Vendor: Enes Service Center LLC **\$399.00**

FedEx PO Box 371461 Pittsburgh PA 15250-7461 No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
09/07/2023	5091	CHK	9-653-07322	Late fee for Inv# 8-131-34316-May 15 23	09/23	\$13.53	\$13.53

Totals For Vendor: FedEx **\$13.53**

Gannet New Jersey PO Box 677599 Dallas TX 75267-7599 No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
09/15/2023	5125	CHK	0005871720	publication - August 10,2023	09/23	\$63.08	\$63.08

Totals For Vendor: Gannet New Jersey Newspapers **\$63.08**

General Security 971 Lehigh Avenue Union NJ 07083 No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
07/26/2023	4998	CHK	17661778	annual fire alarm system inspection 5/31/23	07/23	\$875.00	\$875.00

Totals For Vendor: General Security **\$875.00**

Guy M. Jensen, Constable PO Box 217 Cranford NJ 07016 No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
08/17/2023	5051	CHK	5523	lock out charge apt 1E Delanie Minus 7/25/2023	08/23	\$100.00	

			5306	lock out charge apt J3 Carlton Lovett 4/18/2023	08/23	\$100.00	\$200.00
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Totals For Vendor: Guy M. Jensen, Constable **\$200.00**

Home Depot Credit Dept 32 - 2531888992 PO Box 70293 Philadelphia PA 19176-0293 No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
08/09/2023	5027	CHK	2023683	REH Maintenance Materials 6/29/2023	08/23	\$1,110.87	
			2272976	Plants bought for REH-6/29/2023	08/23	\$226.64	
			2320528	REH maint materials	08/23	\$235.75	
			320746	REH maint materials	08/23	\$633.07	
			1324686	Plants bought for JEG-7/10/2023	08/23	\$326.41	\$2,532.74
09/12/2023	5114	CHK	3321596	REAC maint. supplies-Aug 23	09/23	\$1,199.40	
			3321597	REAC maint supplies	09/23	\$894.63	
			9974912	REAC maint supplies	09/23	\$3,148.26	
			7322334	REAC Inspection maint supplies	09/23	\$680.14	
			3022570	REAC Inspection maint supplies	09/23	\$702.71	
			3323879	REAC Inspection maint supplies	09/23	\$577.16	
			8023044	REAC Inspection maint supplies	09/23	\$1,433.00	
			6023279	REAC Inspection maint supplies	09/23	\$119.66	\$8,754.96

Totals For Vendor: Home Depot Credit Services **\$11,287.70**

InterGlobe 4295 Arthur Kill Road Staten Island NY 10309 No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
08/09/2023	5028	CHK	232125721	reh telephone service - August 2023	08/23	\$973.79	\$973.79
09/12/2023	5115	CHK	232435721	reh telephone service - September 2023	09/23	\$1,013.89	\$1,013.89

Totals For Vendor: InterGlobe Communications, Inc. **\$1,987.68**

Jamar Clark 295 W 7th Street Somerset NJ 08873 No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
08/24/2023	5069	CHK	082423	barber for the back to school event on 8/24/23	05/23	\$100.00	\$100.00

Totals For Vendor: Jamar Clark **\$100.00**

Jolanta Kubacka 40 Koyen Street Fords NJ 08863 No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
07/19/2023	4988	CHK		Mileage for the Food Pantry trips and Restaurant depot from May 31, June 13,14,July11,12,18	07/23	\$85.80	

			071823	Supplies and food bought for Family Fun event on 7/22/23-Restaurant depot	07/23	\$944.35	\$1,030.15
07/21/2023	4996	CHK	72123	Juices bought for Family Fun event on 7/22/23-Costco	07/23	\$66.79	\$66.79
08/22/2023	5057	CHK	82423	back to school event food supplies 8/24/23	08/23	\$511.57	\$511.57
08/22/2023	5058	CHK	081823	Mileage for the Food Pantry trips and Restaurant depot - 08/08,08/09,08/15,08/16,08/18	08/23	\$66.81	\$66.81
Totals For Vendor: Jolanta Kubacka							\$1,675.32

Madeline Cook 115 Ridgeley Avenue Iselin NJ 08830 No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
08/21/2023	5056	CHK	7123	Medicare premium reimb 7/1/23-12/31/23	08/23	\$1,458.00	\$1,458.00

Totals For Vendor: Madeline Cook \$1,458.00

Marc Webb 10A Rev Samuel Carpenter Blvd Edison NJ 08820 No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
09/12/2023	5116	CHK	091123	2023 prescription eyeglasses reimb.	09/23	\$203.97	\$203.97

Totals For Vendor: Marc Webb \$203.97

Marczak's 247 Central Avenue Metuchen NJ 08840 No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
09/07/2023	5092	CHK	713	2013 GMC truck oil change wand hazards waste fee	09/23	\$52.00	
			114	2013 GMC truck state inspection	09/23	\$82.50	\$134.50

Totals For Vendor: Marczak's \$134.50

McLaughlin Stauffer & 4814 Outlook Drive Unit: Suite 112 Wall Township NJ 07753 No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
08/09/2023	5029	CHK	07-20340	legal services(labor matters)- July 2023	08/23	\$484.00	\$484.00
09/15/2023	5126	CHK	08-20398	legal services(labor matters)- August 2023	09/23	\$749.50	\$749.50

Totals For Vendor: McLaughlin Stauffer & Shaklee, PC \$1,233.50

Miaili Wilson 136-11-3493 17D Beaver Avenue Edison NJ 08820 Yes

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
07/26/2023	4999	CHK	72023	food pantry part-time help 7/7/2023 to 07/20/2023	07/23	\$210.30	\$210.30
08/10/2023	5038	CHK	080223	Food pantry, Housing and section 8 help - part time \$10	08/23	\$191.70	\$191.70
08/23/2023	5063	CHK	081623	Food pantry, Housing and section 8 help - part time \$10 8/7/23 to 08/16/23	08/23	\$181.84	\$181.84

09/07/2023	5093	CHK	82823	food pantry and housing part-time help 8/7/2023 to 08/28/2023	09/23	\$192.88	\$192.88
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Totals For Vendor: Miaili Wilson **\$776.72**

Middlesex Water PO Box 826538 Philadelphia PA 19182-6538

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
07/26/2023	5000	CHK	5535300000 61523	Water bill for JEG for 06/14/23 to 7/17/23	07/23	\$7,017.53	\$7,017.53
08/23/2023	5064	CHK	5535300000 81523	Water bill for JEG for 7/17/23 to 08/14/23	08/23	\$4,426.67	\$4,426.67

Totals For Vendor: Middlesex Water Company **\$11,444.20**

Mitchell's Plumbing and Heating 247 Speedwell Ave Morristown NJ 07960

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
08/11/2023	5041	CHK	883	Building 5 Leak on hot water Supply-Boiler Room 4" Valve leaking. Cap of Old hot water	08/23	\$1,155.00	
			882	JEG--Unit J3 ,Change vales for Kitchen Sink and revamp piping for washer	08/23	\$1,740.00	\$2,895.00
09/07/2023	5094	CHK	885	Building 15 Beaver Ave Boiler Room remove hot water Boiler	09/23	\$11,500.00	
			886	Apt 9A Lyle Place Emergency Sewer Blockage repaired	09/23	\$750.00	
			887	Apt 15 Beaver Ave, Boiler Room Leak repaired	09/23	\$2,356.00	\$14,606.00

Totals For Vendor: Mitchell's Plumbing and Heating **\$17,501.00**

Mold Test Company 62 Industrial Park Road Dawsonville GA 30534

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
07/20/2023	4991	CHK	035347	Mold test for REH -1000sq or less	07/23	\$469.00	\$469.00
07/21/2023	4997	CHK	035347- additional	Mold test for REH Apt #3A-1000sq - additional test are done charges	07/23	\$140.00	\$140.00
09/13/2023	5121	CHK	037230	Mold test for REH -Apt 3A	05/23	\$609.00	\$609.00

Totals For Vendor: Mold Test Company **\$1,218.00**

MRDS Marketing Inc.dba 82-1290965 1090 King Georges Post Road Unit: 507 Edison NJ 08837

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
08/10/2023	5039	CHK	79062	REH office cleaning-06/21/2023	08/23	\$295.00	
			79737	REH office cleaning-08/03/2023	08/23	\$295.00	
			79063	JEG Office Cleaning- 06/22/2023	08/23	\$295.00	
			790738	JEG Office Cleaning- 08/02/2023	08/23	\$295.00	\$1,180.00
09/15/2023	5127	CHK	80415	REH office cleaning-09/05/2023	09/23	\$295.00	
			80416	JEG Office Cleaning- 09/06/2023	09/23	\$295.00	\$590.00

Totals For Vendor: MRDS Marketing Inc.dba Jan-Pro of Central NJ **\$1,770.00**

NetConnect, Inc. 111 Storer Avenue Unit: Suite B2 Staten Island NY 10309 No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
08/09/2023	5030	CHK	N8433	remote & onsite maint of networks-August 2023	08/23	\$792.00	\$792.00
08/11/2023	5042	CHK	N8471	Sonicwall Advanced Gateway Security - subscription License 1 year & Service for sonicwall	08/23	\$936.21	\$936.21
09/12/2023	5117	CHK	N8503	remote & onsite maint of networks-September 2023	09/23	\$792.00	\$792.00

Totals For Vendor: NetConnect, Inc. \$2,520.21

New Jersey American Box 371331 Pittsburgh PA 15250-7331 No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
08/04/2023	5006	CHK	10182100216 57798-62723	REH water 5/27/23-6/27/23-11 LYLE PL A	08/23	\$823.90	\$823.90
08/29/2023	5070	CHK	10182100218 38511 072723	4 WESTON FORBES CT C-6/28/23-7/28/23	08/23	\$259.22	\$259.22
08/29/2023	5071	CHK	1018 21002190173 0 72823	7 weston forbes ct d Edison-6/28/23-7/28/23	08/23	\$263.58	\$263.58
08/29/2023	5072	CHK	1018- 21002190243 6 072823	8 weston Forbes ct E Edison -6/28/23-7/28/23	08/23	\$228.65	\$228.65
08/29/2023	5073	CHK	1018- 21002190134 1-072823	8 Weston Forbes CT C water 6/28/23-7/28/23	08/23	\$315.96	\$315.96
08/29/2023	5074	CHK	1018- 21002183938 5 072823	5 WESTON FORBES CT B -6/28/23-7/28/23	08/23	\$1,864.21	\$1,864.21
08/29/2023	5075	CHK	1018- 21002183781 5 072823	2 WESTON FORBES CT C EDISON-6/28/23-7/28/23	08/23	\$385.83	\$385.83
08/29/2023	5076	CHK	1018- 21002184069 9 072823	6 WESTON FORBES CT D-6/28/23-7/28/23	08/23	\$202.46	\$202.46
08/29/2023	5077	CHK	1018- 21002183711 2 072823	3 WESTON FORBES CT D EDISON-6/28/23-7/28/23	08/23	\$211.19	\$211.19
08/29/2023	5078	CHK	1018- 21002183632 4 072823	9 LYLE PL H EDISON WATER BILL-6/28/23-7/28/23	08/23	\$362.47	\$362.47
08/29/2023	5079	CHK	1018- 21002165669 6 072823	15 LYLE PLACE H EDISON-6/28/23-7/28/23	08/23	\$1,742.01	\$1,742.01
08/29/2023	5080	CHK	1018- 21002190279 5 072823	12 Wintergreen Ave we Edison NJ-6/28/23-7/28/23	08/23	\$228.65	\$228.65
08/29/2023	5081	CHK	1018 21002160495 4 072823	14 rev Samuel carpenter water 6/28/23-7/28/23	08/23	\$115.16	\$115.16
08/29/2023	5082	CHK	1018 21001896733 8 072823	1 wintergreen ave wb edison-6/28/23-7/28/23	08/23	\$108.31	\$108.31

09/07/2023	5095	CHK	10182100216 57798-72823	REH water 6/28/23-7/28/23-11 LYLE PL A	09/23	\$641.88	\$641.88
09/13/2023	5122	CHK	1018- 21002183632 4 072823	9 LYLE PL H EDISON WATER BILL-7/29/23- 8/25/23	05/23	\$1,194.90	\$1,194.90

Totals For Vendor: New Jersey American Water **\$8,948.38**

Nexacomm LLC 1869 E Seltice Way # 521 Post Falls ID 83854 No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
08/09/2023	5031	CHK	0004062	JEG telephone service - May 2023	08/23	\$89.97	\$89.97
08/11/2023	5043	CHK	0004186	JEG telephone service - July 2023	08/23	\$89.97	\$89.97
08/23/2023	5065	CHK	0004115	JEG telephone service - June 2023	08/23	\$89.97	\$89.97
			0004245	JEG telephone service - August 2023	08/23	\$89.97	\$179.94
09/12/2023	5118	CHK	0004315	JEG telephone service - September 2023	09/23	\$89.97	\$89.97

Totals For Vendor: Nexacomm LLC **\$449.85**

NJ Building Laborers 485 Route 1 south, Bld. B suite 401 Iselin NJ 08830 No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
08/17/2023	5052	CHK	080423	dues for 293.83 hours union 4 laborers 07/22/23-08/04/23	08/23	\$2,108.96	\$2,108.96
09/15/2023	5128	CHK	090123	dues for 527.75 hours union 4 laborers 08/05/23-09/01/23	09/23	\$3,840.70	\$3,840.70

Totals For Vendor: NJ Building Laborers Statewide Welfare Fund **\$5,949.66**

NJ Motor Vehicle Revenue Processing Center PO Box 008 Trenton NJ 08646-0008 No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
07/20/2023	4992	CHK	NC701H- 93024	registration renewal for Jeep exp 9/30/24	07/23	\$46.50	\$46.50

Totals For Vendor: NJ Motor Vehicle Commission **\$46.50**

Northeast Power Dry, Inc PO BOX 6803 Bridgewater NJ 08807 No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
08/04/2023	5007	CHK	Inv-026374	Emergency Sewer clean up JEG BLDG L	08/23	\$4,706.72	\$4,706.72

Totals For Vendor: Northeast Power Dry, Inc **\$4,706.72**

NTN-Philadelphia LB#2127, PO BOX 95000 Philadelphia PA 19195-0001 No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
08/04/2023	5008	CHK	NJ5507308	background check for 4 tenants-REH and JEG	08/23	\$108.00	\$108.00
09/07/2023	5096	CHK	NJ5507309	background check for 5 tenants-REH	09/23	\$135.00	\$135.00

Totals For Vendor: NTN-Philadelphia **\$243.00**

Optimum PO Box 70340 Philadelphia PA 19176-0340 No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
08/04/2023	5009	CHK	07875207961 039-82123	JEA Internet 07/22/23 to 08/21/2023	08/23	\$154.94	\$154.94
08/04/2023	5010	CHK	07875-386464 01-1-082123	reh office internet 07/22/23 to 08/21/2023	08/23	\$180.94	\$180.94
08/04/2023	5011	CHK	07875453477 012 082123	REH phone charges 07/22/23 to 08/21/2023	08/23	\$145.44	\$145.44
09/07/2023	5097	CHK	07875453477 012 -092123	REH phone charges 08/22/23 to 09/21/2023	09/23	\$165.44	\$165.44
09/07/2023	5098	CHK	07875207961- 03-9-92123	JEA Internet 08/22/23 to 09/21/2023	09/23	\$154.94	\$154.94
09/07/2023	5099	CHK	07875-386464 01-1-092123	REH office internet 08/22/23 to 09/21/2023	09/23	\$180.94	\$180.94
Totals For Vendor: Optimum							\$982.64

Paulus, Sokolowski & Sartor LLC 3 Mountainview Road Warren NJ 07059 No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
09/15/2023	5129	CHK	161406	REH Basketball Court Improvements-Design development professional fee-04/01-5/31/23	09/23	\$9,350.00	
			162382	REH Basketball Court Improvements-Design development professional fee-July 2023	09/23	\$1,083.75	
			161486	REH Basketball Court Improvements-Design development professional fee-June 2023	09/23	\$5,730.00	\$16,163.75
Totals For Vendor: Paulus, Sokolowski & Sartor LLC							\$16,163.75

Phoenix Specialties, LLC 650-C South Avenue Garwood NJ 07027 No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
08/04/2023	5012	CHK	37867	maintenance janitorial supplies	08/23	\$569.30	
			37803	apt J3 wood cabinets & counter tops-JEA	08/23	\$1,245.00	\$1,814.30
08/11/2023	5044	CHK	37909	REH apt 6E- all wood cabinets & counter top	08/23	\$1,366.50	
			37910	REH apt 12D all wood cabinets with counter tops	08/23	\$674.50	\$2,041.00
09/07/2023	5100	CHK	37983	REH apt 15 C all wood cabinets with counter tops	09/23	\$1,935.00	
			37982	Set Country Oak raised panels cabinets , Butter Rum square Edge custom counter top Apt # 15H	09/23	\$1,935.00	\$3,870.00
Totals For Vendor: Phoenix Specialties, LLC							\$7,725.30

Polcari & Co. 2035 Hamburg Turnpike Unit: H Wayne NJ 07470 No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
08/11/2023	5045	CHK	14822	accounting services - July 2023 Service Performed	08/23	\$3,100.00	\$3,100.00
09/15/2023	5130	CHK	14866	accounting services - August 2023	09/23	\$3,100.00	\$3,100.00
Totals For Vendor: Polcari & Co.							\$6,200.00

PSE&G CO PO Box 144444 New Brunswick NJ 08906-4444 No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
08/04/2023	5013	CHK	6691572106-07242023	JEG gas & electric 06/21/23-07/20/23	08/23	\$1,753.03	\$1,753.03
08/09/2023	5032	CHK	1300007818073123	REH Electric July 2023	08/23	\$2,458.34	\$2,458.34
09/07/2023	5101	CHK	6691572106-081823	JEG gas & electric 7/20/23-8/18/23	09/23	\$1,753.94	\$1,753.94
09/12/2023	5119	CHK	1300007818-072923	REH Electric August 2023	09/23	\$2,511.84	\$2,511.84
Totals For Vendor: PSE&G CO							\$8,477.15

Rutgers University Center for Government Services 3 Rutgers Plaza, 3rd Floor New Brunswick NJ 08902 No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
08/30/2023	5084	CHK	75245	Reg fee for Comm. Sonali Patel for Sills for Commissioners, Ethics and Design principles for RAD	08/23	\$523.00	\$523.00
Totals For Vendor: Rutgers University							\$523.00

See-More TV & Appliance 551 Middlesex Avenue Metuchen NJ 08840 No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
08/04/2023	5014	CHK	1310709	REH-apt 9B refrigerator	08/23	\$705.00	
			1310683	reh reserve refrigerator-stock	08/23	\$660.00	\$1,365.00
09/15/2023	5131	CHK	1311149	REH 7E refrigerator And Gas Range	09/23	\$1,249.00	\$1,249.00
Totals For Vendor: See-More TV & Appliance							\$2,614.00

SMS Building Systems, 2020 Fairfax Avenue Suite 102 Cherry Hill NJ 08003 No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
08/04/2023	5015	CHK	203351	service call 6/28/2023 camera not working. Labor trouble shoot, Camera needs to be replaced	08/23	\$475.00	\$475.00
Totals For Vendor: SMS Building Systems, LLC							\$475.00

Sparks@RJ's 2 John F Kennedy Blvd Somerset NJ 08873 No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
08/29/2023	5083	CHK	82423	barber for the back to school event on 08/24/23 Melinda Mackenzie and Carlos Roman	08/23	\$200.00	\$200.00

Totals For Vendor: Sparks@RJ's **\$200.00**

Standard Waste Services 21 Edgeboro Road East Brunswick NJ 08816 No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
07/26/2023	5001	CHK	470868	REH trash service- August 2023 Account ID EDISON HSG	07/23	\$2,808.00	\$2,808.00
08/04/2023	5016	CHK	472132	30 yard waste picked up on 7/21/23-REH	08/23	\$335.85	\$335.85
08/14/2023	5047	CHK	472521	30 yard waste picked up on 8/3/2023-REH	08/23	\$360.55	\$360.55
09/07/2023	5103	CHK	473422	REH trash service- September 2023 Account ID EDISON HSG	09/23	\$2,808.00	\$2,808.00
09/15/2023	5132	CHK	474901	30 yard waste picked up on 8/28/2023-REH	09/23	\$417.55	\$417.55

Totals For Vendor: Standard Waste Services **\$6,729.95**

Staples PO Box 70242 Philadelphia PA 19176-0242 No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
07/20/2023	4993	CHK	8070852387	office supplies and 2 chairs	07/23	\$708.81	\$708.81
08/04/2023	5017	CHK	8070992799	office supplies-Copy Paper, Blue Ink Pens and binder clips	08/23	\$235.29	\$235.29
08/23/2023	5066	CHK	8071236450	office supplies-Post it self stick ,2 envelope box, folders,1easel	08/23	\$126.06	\$126.06

Totals For Vendor: Staples **\$1,070.16**

Starlite Services LLC 27-4731063 PO Box 487 Perth Amboy NJ 08862 Yes

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
08/17/2023	5053	CHK	0060	REH apt 15-B vacant apt cleaning	08/23	\$444.00	
			0059	JEA apt B-3 vacant apt cleaning	08/23	\$294.00	\$738.00

Totals For Vendor: Starlite Services LLC **\$738.00**

State of New Jersey Dept PO Box 929 Trenton NJ 08646-0929 No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
08/09/2023	5033	CHK	226015626- 2022	deficit, rating assessment,catastrophic illness fund	08/23	\$111.48	\$111.48

Totals For Vendor: State of New Jersey Dept of Labor **\$111.48**

Stateside Affairs, LLC 47-4456642 120 Polk Drive Brick NJ 08724 Yes

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
08/04/2023	5018	CHK	802	Spring/Summer 2023 newsletter copy, design & research	08/23	\$550.00	\$550.00

Totals For Vendor: Stateside Affairs, LLC **\$550.00**

Steven Galante 151-82-0716 6 Atlantic Road Somerset NJ 08873 No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total	
09/07/2023	5104	CHK	05312023	Website maintenance for EHA May 2023	09/23	\$150.00		
			06302023	Website maintenance for EHA June 2023	09/23	\$150.00		
			07312023	Website maintenance for EHA July 2023	09/23	\$150.00	\$450.00	
Totals For Vendor: Steven Galante							\$450.00	

Steve's Appliance Doctor, 6 Eardley Road Edison NJ 08817 No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total	
08/17/2023	5054	CHK	45542	REH apt 1A Freezer/ Fridge Warm, installed defrost coil and stat	08/23	\$310.60		
			46261	REH apt 1A bake ignition kit installed	08/23	\$183.30		
			45482	apt 9B Leaking water-Gaskets Ripped and coil replaced	08/23	\$552.50		
			45493	JEA apt A6 Stove/Burner not working	08/23	\$251.60		
			45559	JCE APT E5-Not cooling repaired	08/23	\$99.50	\$1,397.50	
09/07/2023	5105	CHK	46152	REH apt 2A 2 RACKS replaced	09/23	\$168.10		
			46129	JEG APT J5-Compressors Not cooling repaired	09/23	\$109.50	\$277.60	
Totals For Vendor: Steve's Appliance Doctor, Inc.							\$1,675.10	

Terrel Bradley 156-06-3231 1045 Grove Avenue Unit: 7A Edison NJ 08820 Yes

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total	
07/26/2023	5002	CHK	072123	part time maint help collecting shopping carts 7/11/23 to 7/21/23 8 hrs.	07/23	\$120.00	\$120.00	
08/10/2023	5040	CHK	080423	part time maint help collecting shopping carts 07/25/23-08/04/23-8 hrs.	08/23	\$120.00	\$120.00	
08/23/2023	5067	CHK	081823	part time maint help collecting shopping carts 08/08/23-08/18/23-8 hrs.	08/23	\$120.00	\$120.00	
09/07/2023	5106	CHK	090123	part time maint help collecting shopping carts 08/29/23 -09/01/2023-4 hrs.	09/23	\$60.00	\$60.00	
Totals For Vendor: Terrel Bradley							\$420.00	

text-em-all 3803 Parkwood Blvd Unit: Suite 900 Frisco TX 75034 No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total	
09/07/2023	5107	CHK	86925	10/1/23-12/31/23 mass calling & texting service	09/23	\$357.00	\$357.00	
Totals For Vendor: text-em-all							\$357.00	

The Brooke Group LLC 27-0950485 209 E. Egnor Drive Absecon NJ 08205 Yes

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total

08/09/2023	5034	CHK	EHA-GD06-2023	RAD Consulting - June 2023	08/23	\$4,712.50	\$4,712.50
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Totals For Vendor: The Brooke Group LLC **\$4,712.50**

The Sherwin Williams Co. 226 Talmadge Road Edison NJ 08817-2824 No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
09/07/2023	5102	CHK	7588-8	JEG & REH 100 gals Antique White paint	09/23	\$2,731.00	\$2,731.00

Totals For Vendor: The Sherwin Williams Co. **\$2,731.00**

Toshiba America Business Solutions PO Box 418600 Boston MA 02241-8600 No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
08/23/2023	5068	CHK	2791775	printer 2 cartridge-Deborah	08/23	\$198.00	\$198.00
09/15/2023	5133	CHK	2800113	hcv dept printer toner cartridge	09/23	\$128.00	\$128.00

Totals For Vendor: Toshiba America Business Solutions **\$326.00**

TRIAD Associates 1301 W. Forest Grove Road Vineland NJ 08360-1501 No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
08/04/2023	5019	CHK	57439	EHA Bid Consulting fee	08/23	\$537.50	\$537.50

Totals For Vendor: TRIAD Associates **\$537.50**

Verizon Wireless PO Box 408 Newark NJ 07101-0408 No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
08/09/2023	5035	CHK	9940768232	cell phone service June 29-July 28 2023	08/23	\$534.97	\$534.97
09/12/2023	5120	CHK	9943161002	cell phone service July 29-August 28 2023	09/23	\$522.49	\$522.49

Totals For Vendor: Verizon Wireless **\$1,057.46**

Grand Totals:	Total Payments:	65	\$214,113.48
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RESOLUTION # 1-9-2023

VOUCHERS FOR PAYMENT OF INVOICES

WHEREAS, the Commissioners of the Edison Housing Authority approve vouchers for payment of invoices in the amount of \$214,113.48 for the months of August and September 2023; and

NOW, THEREFORE, Be It Resolved by the Board of Commissioners of the Edison Housing Authority that Resolution 1-9-2023 shall be approved.

MOVED: Commissioner Dale Jones

SECONDED: Commissioner Lennox Small, Ed.D.

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

PASSED AND ADOPTED THE 19 day of September, 2023

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 September 19, 2023



Deborah M. Hurley, Secretary, Executive Director

RESOLUTION # 3-9-2023

RESOLUTION FOR RENEWAL OF MEMBERSHIP
IN THE
NEW JERSEY PUBLIC HOUSING AUTHORITY JOINT INSURANCE FUND

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

WHEREAS, said renewed membership terminates as of December 31, 2023 unless earlier renewed by agreement between the Authority and the Fund; and

WHEREAS, the Authority desires to renew said membership;

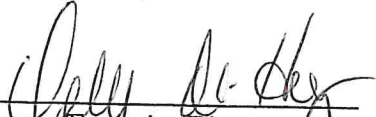
NOW THEREFORE, be it resolved as follows:

1. The Edison Housing Authority agrees to renew its membership in the New Jersey Public Housing Authority Joint Insurance Fund and to be subject to the Bylaws, Rules and Regulations, coverages, and operating procedures thereof as presently existing or as modified from time to time by lawful act of the Fund.
2. The Chairperson/Executive Director shall be and hereby are authorized to execute the agreement to renew membership annexed hereto and made a part hereof and to deliver same to the New Jersey Public Housing Authority Joint Insurance Fund evidencing the Authority's intention to renew its membership.

This Resolution agreed to this 19th day of September, 2023 by a vote

Of: 7 Affirmative
0 Negative

Moved: Vice Chairman Carlos N. Sanchez
Second: Commissioner Toni Johnson



Chairperson/Executive Director



Attest

9/19/23

Date:

NEW JERSEY PUBLIC HOUSING AUTHORITY
JOINT INSURANCE FUND

RESOLUTION # 4-9-2023

RESOLUTION TO APPROVE STAFF AND COMMISSIONERS TO TRAVEL TO THE NJNAHRO ANNUAL FALL CONFERENCE NOV. 14, 2023 - NOV. 16, 2023, TROPICANA CASINO & RESORT, ATLANTIC CITY, NJ

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

WHEREAS, Authority commissioner desire to attend NJNAHRO Annual Fall Conference Nov. 14, 2023 to Nov 16, 2023, Tropicana Casino & Resort, Atlantic City, NJ; and

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

NOW THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Edison Housing Authority, that Resolution Number 4-9-2023, authorizing staff and commissioners to attend NJNAHRO Annual Fall Conference is hereby approved.

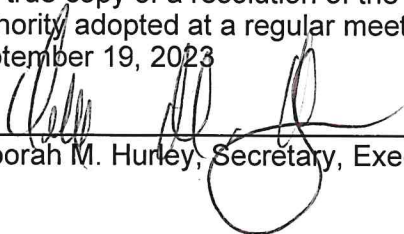
MOVED: Vice Chairman Carlos N. Sanchez

SECONDED: Commissioner Toni Johnson

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

PASSED AND ADOPTED THE 19th day of September, 2023

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 September 19, 2023



Deborah M. Hurley, Secretary, Executive Director

NJNAHRO FALL TRAINING CONFERENCE

NOVEMBER 14-16, 2023

REGISTRATION FORM

Please print clearly. Complete a separate form for each registrant. Form may be copied as needed.

Mail Registration form to: NJNAHRO, c/o L. Riccio, 455 Diamond Spring Road, Denville, NJ 07834

For Room Reservations – Call 888-516-2215 – Use Code STNAH3 - Tropicana Atlantic City
\$121+ applicable tax & fees, \$27 Resort Fee Credited at checkout (rate only guaranteed until 10/29/23)

Online Reservations can be made at <https://book.passkey.com/go/stnah3>

To pay for your room in advance send checks to Tropicana Hotel, ATTN: Income Control, 2831 Boardwalk, Atlantic City, NJ
For a Purchase Order send to Lynette Gabriel at lgabriel@tropicana.net

Name _____

Title _____

Agency _____

Address _____

City _____ State _____ Zip _____

Daytime Phone _____ Fax _____ E-Mail _____

General Registration includes sessions, meals and receptions. If you register by September 30th, you get admission to the League.

<input type="checkbox"/> General Registration (1 st One)	Member \$375	Non-Member \$550
<input type="checkbox"/> Each Additional Registrations	\$300	\$475
<input type="checkbox"/> On Site Registration	\$575	\$625
<input type="checkbox"/> One Day Registration	\$325	\$425
<input type="checkbox"/> Late Registration (After October 14 th)	\$450	\$650

*Legal Issues (State Mandated Training) \$250.00 _____ *You must be separately registered to attend this training.*
This is part of the state mandated training for Executive Directors & Commissioners. NJNAHRO is an approved trainer for the required training.

TOTAL AMOUNT ENCLOSED

\$ _____

Sorry No Refunds after October 29th

Make Checks payable to:
NJNAHRO
c/o L. Riccio
455 Diamond Spring Road
Denville, New Jersey 07834

**NJNAHRO FALL TRAINING CONFERENCE November 13th-15th
2023**

MONDAY, NOVEMBER 13TH

3:30 PM– 4:30 PM **Early Registration** – Havana Registration Area

TUESDAY, NOVEMBER 14TH

8:30 AM – 11:30 AM **Registration** – Havana Registration Area

9:00 AM – 4:00 PM **State Mandated Training – Legal Issues – SAMBA
(Separate Registration and Fee Required)**
Louis Riccio and William Snyder, Execu-tech Inc.

12:00 PM – 1:00 PM **Luncheon** – Mambo
HUD Update & Vendor Introductions

1:15 PM – 3:00 PM **HOTMA – Housing Opportunity through
Modernization Act – TANGO**
Learn the areas this new rule will affect in your
operation-including income determination, asset
evaluation, interim recertifications and more. Samples of
the ACOP and Administrative Plan changes will be
presented.

1:30 PM – 3:30 PM **Registration** – Havana Registration Area

3 00 PM **League of Municipalities** – A.C. Convention Center

3:00 PM – 4:00 PM **NJ Public Housing Joint Insurance Fund-TAMBORA
NJPHAJIF Board of Trustees Meeting**

5:00 PM – 7:00 PM **Reception–(TICKETS REQUIRED) – Banquet North
Networking cocktail reception**

WEDNESDAY, NOVEMBER 15TH

- 8:30 AM – 9:30 AM **Registration** – Havana Registration Area
- 8:30 AM – 9:30 AM **Breakfast** – MAMBO
- 9:00 AM – 4:00 PM **NSPIRE Training**– TAMBORA
Lloyd Adams of KBL Housing Consultants will take you through this course that covers the new HUD NSPIRE rule. Attendees will have a complete understanding of the new inspection protocol, as well as practical tips for successful implementation.
Certificates upon completion of the training will be provided.
- 9:45 AM – 11:30 AM **How Do You Know You're Doing the Right Thing-**
BONGO
This session is geared toward both board members and staff. Keep out of trouble and hear the experts discuss major issues the IG is investigating.
- 11:15 AM – 11:45 PM **NJNAHRO Executive Board Meeting** – TANGO
- 12:00 PM – 1:30 PM **Buffet Luncheon** – MAMBO
Remarks from President Eric Chubenko and Alike Ampry-Samuel, HUD Regional Administrator
- 1:30 PM **League of Municipalities** – A.C. Convention Center

THURSDAY, NOVEMBER 16TH

- 9:00 AM – 10:30 AM **Breakfast and Closing Session** – MAMBO
- 11:00 AM **League of Municipalities** – A.C Convention Center