

Edison Housing Authority Board Meeting
Julius Engel Gardens
1 Willard Dunham Drive, Edison, NJ
(Community Room)
Tuesday, October 17, 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 September 19, 2023, Regular Meeting Minutes

6. Resolutions:

- | | |
|-----------|---|
| 1-10-2023 | Resolution to approve vouchers for payment of invoices in the amount of \$92,616.10 for the month of October. |
| 2-10-2023 | Resolution to adopt the Capital Fund Program One-Year Action Plan for Fiscal Year 2023-2024. |
| 3-10-2023 | Resolution by the Board of Commissioners of the Edison Housing Authority to adopt the utility allowance schedule. |
| 4-10-2023 | The Commissioners of the Edison Housing Authority Authorizes the Executive Director to Execute an agreement with McLaughlin Stauffer and Shaklee, PC for Labor Counsel services beginning November 1, 2023 and Terminating on October 31, 2025 at an hourly rate of \$135.00. |

Edison Housing Authority Board Meeting
Julius Engel Gardens
1 Willard Dunham Drive, Edison, NJ
(*Community Room*)
Tuesday, October 17, 2023
6:00 pm

- 7. Old Business: a.) Basketball and Tennis Court update
 b.) RAD update
- 8. New Business: a.) Executive Director Report
- 9. Public Portion:
- 10. Adjournment

EDISON HOUSING AUTHORITY
REGULAR BOARD MEETING
Robert Holmes Gardens
Tuesday, September 19, 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 6:02 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, Commissioner Dale Jones (via Zoom), Commissioner Sonali Patel, Commissioner Lennox Small, Ed.D., Commissioner Deborah Andrews, Commissioner Toni Johnson, Deborah Hurley, Executive Director, and Terrence Corrison, Esq.

Guests:

Richard Ginnetti, The Brooke Group
Charles Lewis, The Brooke Group

Approval of
July 18, 2023, Regular Meeting Minutes

Motion: Commissioner Sonali Patel

Second: Commissioner Deborah Andrews

August 15, 2023, Special Meeting Minutes

Motion: Vice Chairman Carlos N. Sanchez

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

Motion: Commissioner Dale Jones

Second: Commissioner Lennox Small Ed.D.

Discussions: Deborah Hurley, Executive Director reminded the board that the bills reflect two months of expenses, since we did not have a full board meeting in August. Additional line items to note is that we used a labor union to assist with unit turn arounds and we made an annual payment to the township. There was no further 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 2-9-2023 by the Commissioners of the Edison Housing Authority Authorizing the Executive Director to enter into an agreement with Gary F. Gardner, Inc. for the Redevelopment of Robert E. Holmes Gardens.

Motion: Commissioner Carlos N. Sanchez

Second: Commissioner Sonali Patel

Discussions: Executive Director, Deborah Hurley, presented our RAD Consultants, Richard Ginnetti and Charlie Lewis from The Brooke Group. The presentation by Richard Ginnetti included a detailed overview of the contract, which involved input from EHA's counsel, Terreance Corrison, esq.

Several questions were posed by board members. Commissioner Lennox Small inquired about the relocation process and how it would effect children who are enrolled in the Edison School system, which led to Vice Chairman, Carlos N. Sanchez posing additional questions about the relocation plan. The Brooke Group responded providing details that assured the board that the process of relocation, payment and other items would be corrected and, or added within the agreement.

Vice Chairman Carlos Sanchez asked for a motion to be made amending the resolution pertaining to the redevelopment agreement with Gary Gardner to reflect the following:

1. Amend page 1 - to correct "up to 90 units" to just say "90 units".
2. Amend page 7 - to incorporate the language that we would have the first draft of relocation plan from the parties within 120 days of this agreement.
3. Amend - To make sure the budget is incorporated, and we get a redevelopment schedule.

Moved: Commissioner Carlos N. Sanchez

Second: Commissioner Sonali Patel

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 3-9-2023 Resolution to Renew the Membership of The New Jersey Public Housing Authority Joint Insurance Fund.

Motion: Commissioner Carlos N. Sanchez

Second: Commissioner Toni Johnson

Discussions: Executive Director, Deborah Hurley explained to the board the importance of the JIF Insurance program and explained that the majority of the housing authorities are members of JIF. This year EHA received the option for a 1-year, 2-year or 3-year insurance plan commitment. Executive Director, Deborah Hurley chose a 1-year plan due to the RAD conversion.

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 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 and Resort, Atlantic City, NJ.

Motion: Commissioner Carlos N. Sanchez

Second: Commissioner Toni Johnson

Discussions: Executive Director reminded everyone that it is important that commissioners respond within a timely fashion in order to secure the discount provided by NJNAHRO. This year EHA directors will be attending two important classes offered by the conference.

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) RAD – Recently, HUD sent a correspondence approving our significant amendment.
- b) Pre-Development funding from the county remains viable.
- c) A successful meeting was had with the township in preparation for additional RAD support.

New Business:

- a) Basketball and Tennis court is in working progress.
- b) Affordable Housing Meeting:
 - BBC Bank has been identified as the banking institution where funds will be transferred to from Northfield Bank.
 - By-Laws Committee was formed and met to update the by-laws.

Open to Public at 7:00 pm

Motion: Commissioner Lennox Small, Ed.D.

Second: Commissioner Deborah Andrews

Public Portion:

Ms. Shannell Foster – Resident, residing at Robert Holmes Gardens, Unit 3A expressed dissatisfaction with the repairs made to her unit. Ongoing conversation pursued that involved board members, executive director, and EHA counsel. As the next step, it has been decided that EHA's counsel will contact Ms. Foster's attorney to further address and resolve the matter.

Close Public Portion: 7:17 pm

Public Motion: Commissioner Lennox Small Ed.D.

Second: Commissioner Toni Johnson

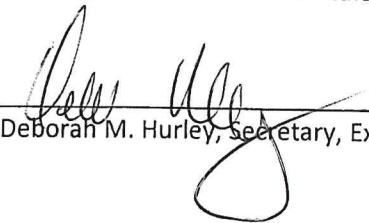
Motion to adjourn: Chairman Deborah Andrews

Second: Commissioner Toni Johnson

Adjourned: 7:18 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: 9/16/2023 Thru: 10/13/2023, 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
10/12/2023	5186	CHK	738010072023	answering service and Patch charges - September 2023	10/23	\$202.24	\$202.24
Totals For Vendor: AB Universal Messaging							\$202.24
Acuity Specialty Products			PO Box 3338 Boston MA 02241-3338			No	
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
09/22/2023	5137	CHK	9008955537	reh cleaning supplies, Wipes, Drain Solvent	09/23	\$928.15	\$928.15
Totals For Vendor: Acuity Specialty Products Inc. Zep Sales & Service							\$928.15
Aflac			1932 Wynnton Road Columbus GA 31999-0797			No	
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
10/12/2023	5187	CHK	506291	insurance premium - September 23	10/23	\$195.02	\$195.02
Totals For Vendor: Aflac							\$195.02
April Mobley			7 Catherine St Carteret NJ 07008			No	
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
09/20/2023	5134	CHK	091323	Mileage for Food Pantry & Section 8-105.20 miles On 08/29,8/30,9/11,9/12 and 9/13/2023	09/23	\$68.90	\$68.90
Totals For Vendor: April Mobley							\$68.90
Breslin and Breslin, P.A.			41 Main Street Hackensack NJ 07601-7087			No	
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
09/22/2023	5138	CHK	091523	Eviction complaints filed for 11 tenants @\$57	09/23	\$627.00	\$627.00
10/12/2023	5188	CHK	0923	legal services for September 2023	10/23	\$2,350.00	\$2,350.00
Totals For Vendor: Breslin and Breslin, P.A.							\$2,977.00
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
10/05/2023	5178	CHK	61137	6 keys and 22 duplicate keys	05/23	\$252.00	\$252.00
Totals For Vendor: Brothers Lock & Safe, Inc.							\$252.00
By Lander Hardwood		083-46-9572	PO Box 717 Barnegat NJ 08005			Yes	
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
10/12/2023	5189	CHK	1525	apt 6E and 12D 2 bedroom stair sand and stair sand	10/23	\$1,350.00	\$1,350.00
Totals For Vendor: By Lander Hardwood Floors							\$1,350.00
Carmen Amalbert			11 Vermeer Drive South Amboy NJ 08879			No	
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total

09/29/2023	5161	CHK	092923-STEM	STEM Program ART supplies	09/23	\$191.47	\$191.47
Totals For Vendor: Carmen Amalbert							\$191.47
Corbett Exterminating, Inc.			284 Sheffield Street Unit: Suite 2 Mountainside NJ 07092			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>Doc Total</i>
09/22/2023	5139	CHK	0556484-IN	REH monthly CEMIT treatment- September 2023 CEMIT Cleanout TRMT REH 1E	09/23	\$500.00	
			0556534-IN	JEG Unit L1,L2 &L4 CEMIT treatment- 9/13/2023	09/23	\$125.00	\$625.00
Totals For Vendor: Corbett Exterminating, Inc.							\$625.00
De Lage Landen Financial			PO Box 41602 Philadelphia PA 19101-1602			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>Doc Total</i>
10/13/2023	5207	CHK	81176667	REH copier lease 10/15/2023 - 11/14/2023	10/23	\$366.37	\$366.37
Totals For Vendor: De Lage Landen Financial Services, Inc.							\$366.37
D'Onofrio & Son			47 Van Ness Terrace Maplewood NJ 07040			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>Doc Total</i>
10/03/2023	5172	CHK	33310	REH & JEG lawn maint.-Sept 2023 (6 of 8)	10/23	\$4,875.00	\$4,875.00
Totals For Vendor: D'Onofrio & Son Landscaping							\$4,875.00
Edison Housing Authority			14 Rev Samuel Carpenter Blvd 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>Doc Total</i>
09/26/2023	5154	CHK	Transfer to Santander	transfer to Santander from Provident bank to keep account active	09/23	\$100.00	
			Transfer to Santander789 9	Transfer to Santander bank to keep account active	09/23	\$100.00	\$0.00
09/26/2023	5155	CHK	Transfer to Santander	transfer to Santander from Provident bank to keep account active	09/23	\$100.00	\$100.00
09/26/2023	5156	CHK	Transfer to Santander789 9	Transfer to Santander bank to keep account active	09/23	\$100.00	\$100.00
10/05/2023	0	ZCA	Transfer to Santander	transfer to Santander from Provident bank to keep account active	09/23	\$100.00	
			Transfer to Santander789 9	Transfer to Santander bank to keep account active	09/23	\$100.00	
			Transfer to Santander	transfer to Santander from Provident bank to keep account active	09/23	(\$100.00)	
			Transfer to Santander789 9	Transfer to Santander bank to keep account active	09/23	(\$100.00)	\$0.00
Totals For Vendor: Edison Housing Authority							\$200.00

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
10/12/2023	5190	CHK	23100222599	12 Non-LHU registration fee 2500-4999Sq Ft.	10/23	\$175.00	\$175.00
Totals For Vendor: Edison Township Division of Fire							\$175.00

Elizabethtown Gas

PO Box 6031 Bellmawr NJ 08099

No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
09/22/2023	5140	CHK	3996554541-83123	REH gas - 7/31/23 to 08/31/23	09/23	\$2,451.17	\$2,451.17
09/29/2023	5162	CHK	3922309254-091923	REH gas 08/21/23 to 09/19/23-15 beaver ave.	09/23	\$759.34	\$759.34
09/29/2023	5163	CHK	4458334671-091923	REH gas 08/21/23 to 09/19/23-14 Cleveland place	09/23	\$36.79	\$36.79
09/29/2023	5164	CHK	0577138900-091923	REH gas 08/21/23 to 09/19/23- 5 Weston Forbes CT	09/23	\$10.95	\$10.95
10/13/2023	5208	CHK	3996554541-093023	REH gas - 08/31/23 to 09/31/23	10/23	\$2,473.53	\$2,473.53
Totals For Vendor: Elizabethtown Gas							\$5,731.78

General Security

971 Lehigh Avenue Union NJ 07083

No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
10/05/2023	5179	CHK	1799190	alarm monitoring & service contract 09/01/23 - 11/30/23	05/23	\$297.42	\$297.42
Totals For Vendor: General Security							\$297.42

Home Depot Credit

Dept 32 - 2531888992 PO Box 70293 Philadelphia PA 19176-

No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
10/12/2023	5191	CHK	24094	REH maint supplies	10/23	\$263.74	
			8321327	REH maint materials	10/23	\$277.32	
			7025590	REH maint materials	10/23	\$985.27	
			6025652	REH maint materials	10/23	\$209.00	
			5321731	REH maint materials	10/23	\$429.00	
			1322076	REH maint materials	10/23	\$243.08	
			20568	REH maint materials	10/23	\$48.45	
			8020803	REH maint materials	10/23	\$518.02	
			4322761	REH maint materials	10/23	\$338.74	
			4322767	REH maint materials	10/23	\$5.98	
			3322829	REH maint materials	10/23	\$572.48	\$3,891.08
Totals For Vendor: Home Depot Credit Services							\$3,891.08

InterGlobe

4295 Arthur Kill Road Staten Island NY 10309

No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
10/12/2023	5192	CHK	232735721	reh telephone service - September 2023	10/23	\$967.43	\$967.43
Totals For Vendor: InterGlobe Communications, Inc.							\$967.43

Jolanta Kubacka

40 Koyen Street Fords NJ 08863

No

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

10/03/2023	5173	CHK	092623	Mileage, parking fee for the Food Pantry and meeting -9/20/23 -9/26/23	10/23	\$62.11	\$62.11
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Totals For Vendor: Jolanta Kubacka **\$62.11**

Management Computer Services, Inc. PO BOX 523 Sparta WI 54656-0523 No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
10/12/2023	5193	CHK	1023	ordered HCV ,gen operating checks, Applicant portal setup fee, pro rated applicant portal (April-Dec	10/23	\$2,346.74	\$2,346.74

Totals For Vendor: Management Computer Services, Inc. **\$2,346.74**

McLaughlin Stauffer & Shackle PC 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
10/12/2023	5194	CHK	09-20443	legal services(labor matters)-September 2023	10/23	\$1,629.29	\$1,629.29

Totals For Vendor: McLaughlin Stauffer & Shackle, PC **\$1,629.29**

Miailli 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
09/20/2023	5135	CHK	091323	Food pantry and section 8 help -part time \$10 8/29/23 thru 09/13/23	09/23	\$244.20	\$244.20
10/03/2023	5174	CHK	092723	Food pantry and section 8 help -part time \$10 9/14/23 thru 09/27/23	10/23	\$146.67	\$146.67

Totals For Vendor: Miailli Wilson **\$390.87**

Middlesex Water PO Box 826538 Philadelphia PA 19182-6538

No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
09/26/2023	5157	CHK	5535300000 91823	Water bill for JEG for 08/14/23 to 09/15/23	09/23	\$4,606.30	\$4,606.30

Totals For Vendor: Middlesex Water Company **\$4,606.30**

Mitchell's Plumbing and 247 Speedwell Ave Morristown NJ 07960

No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
10/05/2023	5180	CHK	891	3A Weston forbes Change tub spout, remove & replace tub overflow & Gasket	05/23	\$650.00	
			892	2D Western Forbes remove & install 3/8" shut off Valve	05/23	\$325.00	
			893	7B Weston Forbes, Remove and install new hose bib on hot water side of Washer	05/23	\$325.00	
			894	JEG Building C emergency repair of sewer blockage and cleared	05/23	\$750.00	

			895	JEG-Unit E5 ,Emergency Shut Down Bld E, remove and Revamp piping for New Diverter,Install hot/cold	05/23	\$2,385.00	\$4,435.00
10/12/2023	5195	CHK	896	JEG-Replace the leaking hot water expansion tank on Boiler room	10/23	\$2,100.00	\$2,100.00

Totals For Vendor: Mitchell's Plumbing and Heating **\$6,535.00**

MRDS Marketing Inc.dba 82-1290965 1090 King Georges Post Road Unit: 507 Edison NJ 08837 No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
10/12/2023	5196	CHK	81649	REH office cleaning-10/04/2023	10/23	\$295.00	
			81650	JEG Office Cleaning- 10/05/2023	10/23	\$295.00	\$590.00

Totals For Vendor: MRDS Marketing Inc.dba JanPro of Cntrl NJ **\$590.00**

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
10/05/2023	5181	CHK	N8592	remote & onsite maint of networks-October 2023	05/23	\$792.00	\$792.00

Totals For Vendor: NetConnect, Inc. **\$792.00**

New Jersey American Box 371331 Pittsburgh PA 15250-7331 No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
09/22/2023	5141	CHK	1018-21002165669 6 082523	15 LYLE PLACE H EDISON-7/29/23-8/25/23	09/23	\$1,580.32	\$1,580.32
09/22/2023	5142	CHK	10182100216 57798-82523	11 LYLE PL A 07/29/23-8/25/23	09/23	\$503.17	\$503.17
09/22/2023	5143	CHK	1018-21002183711 2 082523	3 WESTON FORBES CT D EDISON-07/29/23 -8/25/23	09/23	\$193.99	\$193.99
09/22/2023	5144	CHK	1018-21002183781 5 082523	2 WESTON FORBES CT C EDISON-07/29/23 -8/25/23	09/23	\$377.90	\$377.90
09/22/2023	5145	CHK	1018 21001896733 8 082523	1 wintergreen Ave. WB edison-07/29/23-08/25/23	09/23	\$509.25	\$509.25
09/22/2023	5146	CHK	1018-21002183938 5 082523	5 WESTON FORBES CT B -7/29/23-8/25/23	09/23	\$1,579.99	\$1,579.99
09/22/2023	5147	CHK	1018-21002184069 9 082523	6 WESTON FORBES CT D-07/29/23-08/25/23	09/23	\$211.50	\$211.50
09/22/2023	5148	CHK	1018 21002160495 4 082523	14 rev Samuel carpenter water 07/29/23-08/25/23	09/23	\$115.18	\$115.18
09/22/2023	5149	CHK	1018-21002190134 1-082523	8 Weston Forbes CT C water 07/29/23-08/25/23	09/23	\$272.81	\$272.81
09/22/2023	5150	CHK	1018 21002190173 0 082523	7 Weston Forbes CT. D Edison-07/29/23-08/25/23	09/23	\$290.32	\$290.32
09/22/2023	5151	CHK	1018-21002190243 6 082523	8 Weston Forbes CT E Edison -07/29/23-08/25/23	09/23	\$220.27	\$220.27

09/22/2023	5152	CHK	1018-21002190279 5 082523	12 Wintergreen Ave we Edison NJ- 7/29/23-8/25/23	09/23	\$237.79	\$237.79
09/22/2023	5153	CHK	10182100218 38511 072723	4 WESTON FORBES CT C-7/28/23- 8/25/23	09/23	\$338.34	\$338.34
10/13/2023	5209	CHK	1018-21002190243 6 092723	8 Weston Forbes CT E Edison - 08/26/23-09/27/23	10/23	\$229.02	\$229.02
10/13/2023	5210	CHK	1018-21002190173 0 092723	7 Weston Forbes CT. D Edison- 08/26/23-09/27/23	10/23	\$377.90	\$377.90
10/13/2023	5211	CHK	1018-21002190134 1-092723	8 Weston Forbes CT C water 08/26/23- 09/27/23	10/23	\$290.32	\$290.32
10/13/2023	5212	CHK	1018-21002160560 5-92723	17 Beaver street-REH water-08/26/23- 09/27/23	10/23	\$1,086.60	\$1,086.60
10/13/2023	5213	CHK	1018-21002160495 4 092723	14 rev Samuel carpenter water 08/26/23-09/27/23	10/23	\$115.18	\$115.18
10/13/2023	5214	CHK	1018-21002184069 9 092723	6 WESTON FORBES CT D-08/26/23- 09/27/23	10/23	\$202.75	\$202.75
10/13/2023	5215	CHK	1018-21002183938 5 092723	5 WESTON FORBES CT B -08/26/23- 09/27/23	10/23	\$1,822.35	\$1,822.35
10/13/2023	5216	CHK	10182100218 38511 092723	4 WESTON FORBES CT C-08/26/23- 09/27/23	10/23	\$281.56	\$281.56
10/13/2023	5217	CHK	1018-21002183781 5 092723	2 WESTON FORBES CT C EDISON- 08/26/23-09/27/23	10/23	\$351.63	\$351.63
10/13/2023	5218	CHK	1018-21002183711 2 092723	3 WESTON FORBES CT D EDISON- 08/26/23-09/27/23	10/23	\$202.75	\$202.75
10/13/2023	5219	CHK	10182100216 57798-82723	11 LYLE PL A 08/26/23-09/27/23	10/23	\$170.39	\$170.39
10/13/2023	5220	CHK	1018-21002165669 6 092723	15 LYLE PLACE H EDISON-08/26/23- 09/27/23	10/23	\$2,009.42	\$2,009.42
10/13/2023	5221	CHK	1018-21002190279 5 092723	12 Wintergreen Ave we Edison NJ- 08/26/23-09/27/23	10/23	\$246.53	\$246.53
10/13/2023	5222	CHK	1018-21001896733 8 092723	1 wintergreen Ave. WB edison-08/26/23- 09/27/23	10/23	\$1,135.46	\$1,135.46
Totals For Vendor: New Jersey American Water							\$14,952.69

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
10/05/2023	5182	CHK	0004062	JEG telephone service - May 2023	08/23	\$89.97	
			0004186	JEG telephone service - July 2023	08/23	\$89.97	
			0004115	JEG telephone service - June 2023	08/23	\$89.97	
			0004245	JEG telephone service - August 2023	08/23	\$89.97	\$359.88
10/12/2023	5197	CHK	0004355	JEG telephone service - October 2023	10/23	\$89.97	\$89.97

Totals For Vendor: Nexacomm LLC

\$449.85

NJ BLD. 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
10/12/2023	5198	CHK	092923	dues for 143.50 hours union 2 laborers 09/02/23-09/29/23	10/23	\$1,044.33	\$1,044.33

Totals For Vendor: NJ BLD. Laborers Statewide Welfare Fund**\$1,044.33**

NJNAHRO

c/o L.Riccio 455 Diamond Spring Road Denville NJ 07834

No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
09/29/2023	5171	CHK	092923- Training	NJNAHRO Training Conference For Barry, Toni Johnson, Carlos Sanchez,, Deborah, Zena, Jolanta & Marc	09/23	\$2,625.00	\$2,625.00

Totals For Vendor: NJNAHRO**\$2,625.00**

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
10/03/2023	5175	CHK	NJ5507308	background check for 4 tenants-REH and JEG	08/23	\$108.00	
			NJ5507310	background check for 1 tenants-REH	10/23	\$27.00	\$135.00

Totals For Vendor: NTN-Philadelphia**\$135.00**

Optimum

PO Box 70340 Philadelphia PA 19176-0340

No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
09/29/2023	5165	CHK	07875-207961- 03-9-102123	JEA Internet 09/22/23 to 10/21/2023	09/23	\$154.94	\$154.94
09/29/2023	5166	CHK	07875-386464- 01-1-102123	REH office internet 09/22/23 to 10/21/2023	09/23	\$180.94	\$180.94
09/29/2023	5167	CHK	07875-453477- 01-2 -102123	REH phone charges 09/22/23 to 10/21/2023-5 Weston Forbes APT C	09/23	\$165.44	\$165.44

Totals For Vendor: Optimum**\$501.32**

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
10/12/2023	5199	CHK	40126	maintenance janitorial supplies -REH	10/23	\$1,057.95	\$1,057.95

Totals For Vendor: Phoenix Specialties, LLC**\$1,057.95**

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
10/12/2023	5200	CHK	14911	accounting services - September 2023	10/23	\$3,100.00	\$3,100.00

Totals For Vendor: Polcari & Co.**\$3,100.00**

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
09/29/2023	5168	CHK	6691572106- 091923	JEG gas & electric 8/18/23-9/19/23	09/23	\$1,892.34	\$1,892.34
10/05/2023	5183	CHK	77 009 026 07 82223	2D Weston Electric 03/29/23-08/22/23	05/23	\$146.43	\$146.43
10/12/2023	5201	CHK	1300007818 092823	REH Electric September 2023	10/23	\$2,262.72	\$2,262.72

10/12/2023	5202	CHK	77 009 026 07 92123	2D Weston Electric 08/23/23-09/21/23	10/23	\$34.97	\$34.97
Totals For Vendor: PSE&G CO							\$4,336.46
Re Construction General			85 Cedar Hill Ave Belleville NJ 07109		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>Doc Total</i>
10/12/2023	5203	CHK	72823	apt 3A Kitchen and pantry renovation - Labor and material	10/23	\$7,250.00	\$7,250.00
Totals For Vendor: Re Construction General Contractor LLC							\$7,250.00
Rita's Italian Ice			2303 Woodbridge Ave 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>Doc Total</i>
10/03/2023	5176	CHK	Inv# 12	Italian Ice truck for Back to school supplies event on 8/25/2023	10/23	\$451.25	\$451.25
Totals For Vendor: Rita's Italian Ice							\$451.25
Rutgers University			Ctr. for Govt Serv, 3 Rutgers Plaza, 3rd Floor New Brunswick NJ 08901		No		
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Amount</i>	<i>Doc Total</i>
09/28/2023	5159	CHK	76017	Reg fee for Comm. Sonali Patel for PHAS and SEMAP	05/23	\$175.00	\$175.00
09/28/2023	5160	CHK	76020	registration fees-Deborah Andrews (4 course)	05/23	\$820.00	\$820.00
Totals For Vendor: Rutgers University							\$995.00
See-More TV & Appliance			551 Middlesex Avenue Metuchen NJ 08840		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>Doc Total</i>
09/29/2023	5169	CHK	1311326	Apt H1 JEG-30# Electric Stove	09/23	\$675.00	
			1311266	JEG APT J5 -Electric stove replaced	09/23	\$705.00	\$1,380.00
10/05/2023	5184	CHK	1311359	REH-apt 12D refrigerator	05/23	\$780.00	\$780.00
Totals For Vendor: See-More TV & Appliance							\$2,160.00
SMS Building Systems,			2020 Fairfax Avenue Suite 102 Cherry Hill NJ 08003		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>Doc Total</i>
10/13/2023	5223	CHK	203456	service calls in Aug, Sep & Oct for camera non Operational Installed New Outreach POE, Labor	10/23	\$918.06	\$918.06
Totals For Vendor: SMS Building Systems, LLC							\$918.06
Standard Waste Services			21 Edgeboro Road East Brunswick NJ 08816		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>Doc Total</i>
09/29/2023	5170	CHK	476020	REH trash service- October 2023 Account ID EDISON HSG	09/23	\$2,808.00	\$2,808.00
10/13/2023	5224	CHK	477810	30 yard waste picked up on 10/05/2023- REH	10/23	\$365.30	\$365.30
Totals For Vendor: Standard Waste Services							\$3,173.30
Staples			PO Box 70242 Philadelphia PA 19176-0242		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>Doc Total</i>

10/05/2023	5185	CHK	8071698195	office supplies-#9 envelope, folders	05/23	\$114.55	\$114.55
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Totals For Vendor: Staples **\$114.55**

Starlite Services LLC 27-4731068 PO Box 487 Perth Amboy NJ 08862 Yes

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
10/12/2023	5204	CHK	0061	apt 12 D vacant apt cleaning	10/23	\$324.00	
			0062	REH apt 2D vacant apt cleaning	10/23	\$449.00	
			0063	apt 6D vacant apt cleaning	10/23	\$364.00	\$1,137.00

Totals For Vendor: Starlite Services LLC **\$1,137.00**

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
09/26/2023	5158	CHK	45607	REH apt 10A bake ignition kit installed	09/23	\$206.50	
			46318	REH apt 9G bake ignition kit installed	09/23	\$206.50	\$413.00

Totals For Vendor: Steve's Appliance Doctor, Inc. **\$413.00**

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
09/20/2023	5136	CHK	091523	part time maint help collecting shopping carts 09/05/23-09/15/23-8 hrs.	09/23	\$120.00	\$120.00
10/04/2023	5177	CHK	092923	part time maint help collecting shopping carts 09/19/23-09/29/23-8 hrs.	10/23	\$120.00	\$120.00

Totals For Vendor: Terrel Bradley **\$240.00**

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
10/12/2023	5205	CHK	EHA-GD07-2023	RAD Consulting - July 2023	10/23	\$1,087.50	
			EHA-GD08-2023	RAD Consulting - August 2023	10/23	\$5,691.25	\$6,778.75

Totals For Vendor: The Brooke Group LLC **\$6,778.75**

Verizon Wireless PO Box 408 Newark NJ 07101-0408 No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
10/12/2023	5206	CHK	9945573479	cell phone service August 29-September 28 2023	10/23	\$536.42	\$536.42

Totals For Vendor: Verizon Wireless **\$536.42**

Grand Totals:	Total Payments:	46	\$92,616.10
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RESOLUTION # 1-10-2023

VOUCHERS FOR PAYMENT OF INVOICES

WHEREAS, the Commissioners of the Edison Housing Authority approve vouchers for payment of invoices in the amount of \$92,616.10 for the month of October.

NOW, THEREFORE, Be It Resolved by the Board of Commissioners of the Edison Housing Authority that Resolution 1-10-2023 shall be approved.

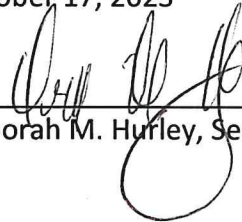
MOVED: Commissioner Lennox Small, Ed.D.

SECONDED: Commissioner Deborah Andrews

<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 17 day of October, 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
October 17, 2023



Deborah M. Hurley, Secretary, Executive Director

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

2577-0274

02/28/2022

Status: Approved

Approval Date: 10/03/2023

Approved By: GARCIA, CESAR

Part I: Summary

PHA Name : Edison Housing Authority

☒ Locality (City/County & State)

☒ Original 5-Year Plan

☐ Revised 5-Year Plan (Revision No:)

PHA Number: NJ043

A.	Development Number and Name	Work Statement for Year 1 2023	Work Statement for Year 2 2024	Work Statement for Year 3 2025	Work Statement for Year 4 2026	Work Statement for Year 5 2027
	AUTHORITY-WIDE	\$227,586.05	\$225,822.30	\$225,822.30	\$225,822.30	\$225,822.30
	ROBERT HOLMES GARDENS (NJ043000001)	\$174,594.95	\$60,013.70	\$92,613.70	\$113,813.70	\$147,613.70
	JULIUS C ENGEL GRDNS NO EDISON GARDENS (NJ043000002)	\$27,606.00	\$142,600.00	\$110,000.00	\$88,800.00	\$55,000.00

Capital Fund Program - Five-Year Action Plan

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

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$227,586.05
ID0004	1406 Operations(Operations (1406))	Operations		\$107,109.00
ID0014	9001 Bond Debt Obligation(Bond Debt Obligation (9001))	Bond Debt Obligation		\$77,634.05
ID0064	1410 Administration(Administration (1410)-Sundry)	Administration		\$42,843.00
	JULIUS C ENGEL GRDNS NO EDISON GARDENS (NJ043000002)			\$27,606.00
ID0083	1480 NonDwelling Construction - Mechanical(Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System)	Heating Pipes		\$27,606.00
	ROBERT HOLMES GARDENS (NJ043000001)			\$174,594.95

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		1 2023		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0084	1480 NonDwelling Construction - Mechanical(Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System)	Heating Pipes		\$75,007.70
ID0085	1480 NonDwelling Site Work(Non-Dwelling Site Work (1480)-Playground Areas - Equipment)	Basketball and Tennis Courts		\$99,587.25
	Subtotal of Estimated Cost			\$429,787.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2		2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$225,822.30
ID0005	1406 Operations(Operations (1406))	Operations		\$107,109.00
ID0010	1410 Administration(Administration (1410)-Sundry)	Administration		\$42,843.00
ID0015	9001 Bond Debt Obligation(Bond Debt Obligation (9001))	Bond Debt Obligation		\$75,870.30
	ROBERT HOLMES GARDENS (NJ043000001)			\$60,013.70
ID0088	1480 NonDwelling Construction - Mechanical(Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System)	Heating Pipes		\$40,000.00
ID0092	1480 NonDwelling Interior(Non-Dwelling Interior (1480)-Security)	Security Cameras		\$20,013.70

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2		2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	JULIUS C ENGEL GRDNS NO EDISON GARDENS (NJ043000002)			\$142,600.00
ID0089	1480 NonDwelling Interior(Non-Dwelling Interior (1480)-Security)	Security Cameras		\$25,000.00
ID0090	1480 Dwelling Unit Exterior(Dwelling Unit-Exterior (1480)-Roofs)	Roofing		\$60,000.00
ID0091	1480 Dwelling Unit Site Work(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	Concrete Upgrades		\$27,600.00
ID0093	1480 NonDwelling Construction - Mechanical(Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System)	Heating Pipes		\$30,000.00
	Subtotal of Estimated Cost			\$428,436.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$225,822.30
ID0009	1410 Administration(Administration (1410)-Sundry)	Administration		\$42,843.00
ID0035	1406 Operations(Operations (1406))	Operations		\$107,109.00
ID0045	9001 Bond Debt Obligation(Bond Debt Obligation (9001))	Bond Debt Obligation		\$75,870.30
	JULIUS C ENGEL GRDNS NO EDISON GARDENS (NJ043000002)			\$110,000.00
ID0094	1480 NonDwelling Construction - Mechanical(Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System)	Heating Pipes		\$40,000.00
ID0096	1480 Dwelling Unit Interior(Dwelling Unit-Interior (1480)-Flooring (non routine))	Unit Turnarounds		\$70,000.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	ROBERT HOLMES GARDENS (N1043000001)			\$92,613.70
ID0095	1480 NonDwelling Construction - Mechanical(Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System)	Heating Pipes		\$40,000.00
ID0097	1480 Dwelling Unit Interior(Dwelling Unit-Interior (1480)-Flooring (non routine))	Unit Turnarounds		\$52,613.70
	Subtotal of Estimated Cost			\$428,436.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4		2026		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$225,822.30
ID0071	1406 Operations(Operations (1406))	Operations		\$107,109.00
ID0072	1410 Administration(Administration (1410)-Sundry)	Administration		\$42,843.00
ID0086	9001 Bond Debt Obligation(Bond Debt Obligation (9001))	Bond Debt Obligation		\$75,870.30
	JULIUS C ENGEL GRDNS NO EDISON GARDENS (NJ043000002)			\$88,800.00
ID0098	1480 NonDwelling Construction - Mechanical(Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System)	Heating Pipes		\$50,000.00
ID0101	1480 Dwelling Unit Interior(Dwelling Unit-Interior (1480)-Flooring (non routine))	Unit Turnarounds		\$38,800.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4		2026		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	ROBERT HOLMES GARDENS (N1043000001)			\$113,813.70
ID0099	1480 NonDwelling Construction - Mechanical(Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System)	Heating Pipes		\$50,000.00
ID0100	1480 NonDwelling Site Work(Non-Dwelling Site Work (1480)-Playground Areas - Equipment)	Basketball and Tennis Courts		\$25,000.00
ID0102	1480 Dwelling Unit Interior(Dwelling Unit-Interior (1480)-Flooring (non routine))	Unit Turnarounds		\$38,813.70
	Subtotal of Estimated Cost			\$428,436.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2027		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$225,822.30
ID0073	9001 Bond Debt Obligation(Bond Debt Obligation (9001))	Bond Debt Obligation		\$75,870.30
ID0079	1406 Operations(Operations (1406))	Operations		\$107,109.00
ID0081	1410 Administration(Administration (1410)-Sundry)	Administration		\$42,843.00
	ROBERT HOLMES GARDENS (NU043000001)			\$147,613.70
ID0103	1480 NonDwelling Site Work(Non-Dwelling Site Work (1480)-Playground Areas - Equipment)	Basketball and Tennis Courts		\$20,000.00
ID0105	1480 Dwelling Unit Interior(Dwelling Unit-Interior (1480)-Flooring (non routine))	Unit Turnarounds		\$35,000.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		5 2027		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0109	1480 Dwelling Unit Exterior(Dwelling Unit-Exterior (1480)-Roofs)	Roofing		\$92,613.70
	JULIUS C ENGEL GRDNS NO EDISON GARDENS (NJ043000002)			\$55,000.00
ID0104	1480 Dwelling Unit Interior(Dwelling Unit-Interior (1480)-Flooring (non routine))	Unit Turnarounds		\$35,000.00
ID0106	1480 NonDwelling Construction - Mechanical(Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System)	Heating Pipes		\$20,000.00
	Subtotal of Estimated Cost			\$428,436.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
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Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	1	2023
Development Number/Name General Description of Major Work Categories		Estimated Cost
Housing Authority Wide		
1406 Operations(Operations (1406))		\$107,109.00
9001 Bond Debt Obligation(Bond Debt Obligation (9001))		\$77,634.05
1410 Administration(Administration (1410)-Sundry)		\$42,843.00
Subtotal of Estimated Cost		\$227,586.05

Capital Fund Program - Five-Year Action Plan

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

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 2	2024
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
1406 Operations(Operations (1406))	\$107,109.00
1410 Administration(Administration (1410)-Sundry)	\$42,843.00
9001 Bond Debt Obligation(Bond Debt Obligation (9001))	\$75,870.30
Subtotal of Estimated Cost	\$225,822.30

Capital Fund Program - Five-Year Action Plan

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

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 3	2025
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
1410 Administration(Administration (1410)-Sundry)	\$42,843.00
1406 Operations(Operations (1406))	\$107,109.00
9001 Bond Debt Obligation(Bond Debt Obligation (9001))	\$75,870.30
Subtotal of Estimated Cost	\$225,822.30

Capital Fund Program - Five-Year Action Plan

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

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 4	2026
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
1406 Operations(Operations (1406))	\$107,109.00
1410 Administration(Administration (1410)-Sundry)	\$42,843.00
9001 Bond Debt Obligation(Bond Debt Obligation (9001))	\$75,870.30
Subtotal of Estimated Cost	\$225,822.30

Capital Fund Program - Five-Year Action Plan

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

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 5	2027
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
9001 Bond Debt Obligation(Bond Debt Obligation (9001))	\$75,870.30
1406 Operations(Operations (1406))	\$107,109.00
1410 Administration(Administration (1410)-Sundry)	\$42,843.00
Subtotal of Estimated Cost	\$225,822.30

RESOLUTION # 2-10-2023

RESOLUTION TO ADOPT THE CAPITAL FUND PROGRAM ONE-YEAR ACTION PLAN

WHEREAS, the Edison Housing Authority has prepared its Capital Fund Program (CFP) 1 Year Action Plan for Federal Fiscal Years 2023-2024 and,

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

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

NOW, THEREFORE, Be It Resolved by the Board of Commissioner of the Edison Housing Authority adopts the Edison Housing Authority CFP 1 Year Action Plan for Federal Fiscal Year 2023-2024 and authorizes its submission.

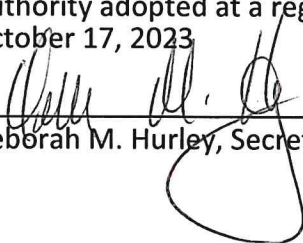
MOVED: Commissioner Sonali Patel

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 17 day of October, 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 October 17, 2023


Deborah M. Hurley, Secretary, Executive Director

Utility Allowance Schedule

See Public Reporting and Instructions on back.

U.S. Department of Housing and Urban
Development
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 04/30/2026)

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA Edison Housing Authority, NJ		Unit Type: Multi-Family (High-Rise with Elevator/Low-Rise/Row House/Garden Apartment/Townhouse/Semi-Detached/Duplex)				Date (mm/dd/yyyy)	
Utility of Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	\$19.00	\$22.00	\$25.00	\$29.00	\$33.00	\$37.00
	Bottle Gas						
	Electric	\$19.00	\$22.00	\$30.00	\$37.00	\$45.00	\$52.00
	Electric Heat Pump	\$16.00	\$19.00	\$23.00	\$26.00	\$29.00	\$32.00
	Fuel Oil						
Cooking	Natural Gas	\$3.00	\$3.00	\$4.00	\$5.00	\$7.00	\$8.00
	Bottle Gas						
	Electric	\$5.00	\$6.00	\$9.00	\$11.00	\$14.00	\$17.00
Other Electric		\$19.00	\$23.00	\$32.00	\$40.00	\$49.00	\$58.00
Air Conditioning		\$5.00	\$6.00	\$9.00	\$11.00	\$14.00	\$16.00
Water Heating	Natural Gas	\$6.00	\$7.00	\$9.00	\$13.00	\$15.00	\$19.00
	Bottle Gas						
	Electric	\$13.00	\$15.00	\$19.00	\$24.00	\$28.00	\$32.00
	Fuel Oil						
Water		\$19.00	\$21.00	\$34.00	\$46.00	\$59.00	\$72.00
Sewer		N/A	N/A	N/A	N/A	N/A	N/A
Trash Collection		N/A	N/A	N/A	N/A	N/A	N/A
Other specify: Electric Charge \$4.95		\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00
Other specify: Natural Gas Charge \$10.50		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Range /Microwave		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Actual Family Allowances-May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance
					Heating		
Head of Household Name					Cooking		
					Other Electric		
					Air Conditioning		
					Water Heating		
Unit Address					Water		
					Sewer		
					Trash Collection		
					Other		
Number of Bedrooms					Range/Microwave		
					Refrigerator		
					Total		



adapted from form HUD-52667
(04/2023)

The Nelrod Company 6/2023 Update

Utility Allowance Schedule

See Public Reporting and Instructions on back.

U.S. Department of Housing and Urban
Development
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 04/30/2026)

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA Edison Housing Authority, NJ		Unit Type Single-Family (Detached House/Mobile Home/Manufactured Home)				Date (mm/dd/yyyy)	
Utility of Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	\$27.00	\$31.00	\$37.00	\$42.00	\$47.00	\$52.00
	Bottle Gas						
	Electric	\$43.00	\$51.00	\$59.00	\$68.00	\$76.00	\$85.00
	Electric Heat Pump	\$24.00	\$28.00	\$33.00	\$37.00	\$41.00	\$45.00
	Fuel Oil						
Cooking	Natural Gas	\$3.00	\$3.00	\$4.00	\$5.00	\$7.00	\$8.00
	Bottle Gas						
	Electric	\$5.00	\$6.00	\$9.00	\$11.00	\$14.00	\$17.00
Other Electric		\$28.00	\$33.00	\$46.00	\$59.00	\$72.00	\$86.00
Air Conditioning		\$4.00	\$5.00	\$11.00	\$17.00	\$24.00	\$30.00
Water Heating	Natural Gas	\$7.00	\$8.00	\$12.00	\$15.00	\$20.00	\$23.00
	Bottle Gas						
	Electric	\$16.00	\$19.00	\$24.00	\$30.00	\$35.00	\$40.00
	Fuel Oil						
Water		\$19.00	\$21.00	\$34.00	\$46.00	\$59.00	\$72.00
Sewer		N/A	N/A	N/A	N/A	N/A	N/A
Trash Collection		N/A	N/A	N/A	N/A	N/A	N/A
Other specify: Electric Charge \$4.95		\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00
Other specify: Natural Gas Charge \$10.50		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Range /Microwave		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance	
Head of Household Name					Heating		
					Cooking		
					Other Electric		
					Air Conditioning		
					Water Heating		
Unit Address					Water		
					Sewer		
					Trash Collection		
					Other		
					Range / Microwave		
Number of Bedrooms					Refrigerator		
					Total		



adapted from form HUD-52667
(04/2023)

The Nelrod Company 6/2023 Update

RESOLUTION # 3-10-2023

RESOLUTION BY THE BOARD OF COMMISSIONERS OF THE EDISON HOUSING AUTHORITY TO ADOPT THE UTILITY ALLOWANCE SCHEDULE.

WHEREAS, the Edison Housing Authority administers a Public Housing and Housing Choice Voucher Program; and

WHEREAS, HUD requires that housing authorities revise their utility allowances; and

WHEREAS, the Edison Housing Authority (ACOP) and (ADMIN) Plans have adopted language that supports the requirement of revising utility allowances retroactively, revised utility allowances will be applied to a family's rent calculations at the first annual examinations, after the allowance is adopted; and

NOW, THEREFORE, Be It Resolved by the Board of Commissioners of the Edison Housing Authority that the utility allowance for the Edison Housing Authority shall be adopted.

MOVED: Commissioner Lennox Small, Ed.D.

SECONDED: Commissioner Deborah Andrews


<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 17 day of October, 2023

I, Deborah M. Hurley, Secretary of the
Housing Authority of the Township of

RESOLUTION # 3-10-2023

Edison, hereby certify that the foregoing
Is a true copy of a resolution of the
Authority adopted at a regular meeting
October 17, 2023



Deborah M. Hurley, Secretary, Executive Director

RESOLUTION # 4-10-2023

THE COMMISSIONERS OF THE EDISON HOUSING AUTHORITY AUTHORIZES THE EXECUTIVE DIRECTOR TO EXECUTE AN AGREEMENT WITH MCLAUGHLIN STAUFFER & SHAKLEE, PC FOR LABOR COUNSEL SERVICES BEGINNING NOVEMBER 1, 2023 AND TERMINATING ON OCTOBER 31, 2025 AT AN HOURLY RATE OF \$135.00.

WHEREAS, the Edison Housing Authority desire to retain and employ a duly qualified attorney to act as Labor Counsel for the Authority in all legal matters pertaining to employee, union contracts and negotiations which may arise in connection with the business and management of its various housing programs; and

WHEREAS, in accordance with its procurement policy, the Authority sought competitive proposals for the services and a Public Notice was placed in the Home News and Tribune on September 24, 2023 a request for proposals was issued for general legal services with proposals' deadline of October 17, 2023; and

WHEREAS, (2) proposals were received for the aforementioned professional services:

Marmero Law, LLC 44 Euclid Street Woodbury, New Jersey 08096	\$150.00 hr.
McLaughlin Stauffer and Shaklee, PC 4814 Outlook Drive, Suite 112 Wall Township, NJ and	\$135.00 hr.

WHEREAS, the Commissioners of the Authority have reviewed the said Proposal;

NOW, THEREFORE, BE IT RESOLVED, THAT THE COMMISSIONERS OF THE EDISON HOUSING AUTHORITY as follows:

- 1.) McLaughlin Stauffer & Shaklee (Legal) is hereby selected and appointed as Labor Counsel to the Authority.
- 2.) That the annexed Contract, Exhibit A(Contract), is hereby awarded to the said Legal as being a responsible firm whose Proposal is most advantageous to the Projects and this Authority with qualifications, price, and other factors considered.
- 3.) That the appointment of the Legal Service shall be for a term of two (2) years beginning November 1, 2023 and terminating on October 31, 2025.
- 4.) That the Legal shall be paid on an as needed basis at an hourly rate of \$135.00 an hour.
- 5.) That the appropriate officers of the Authority are hereby authorized and directed to execute the Contract between this Authority and the Legal.
- 6.) That the Contract is being awarded in accordance with the Authority's Procurement Policy.

RESOLUTION # 4-10-2023

- 7.) That the Contract is also awarded as a "Professional Service" under the local Public Contracts Law (N.J.S.A. 40A: 11-1 et seq) as legal services and that a Notice of this Action shall be published once in an appropriate newspaper of general circulation.
- 8.) That this Resolution and Contract shall be and remain on file and available for public inspection at the office of the Edison Housing Authority, 14 Rev. Samuel Carpenter Blvd., Edison, NJ 08820.
- 9.) That this Resolution shall take effect immediately.

MOVED: Commissioner Deborah Andrews

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 17 day of October, 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 October 17, 2023.




Deborah M. Hurley, Secretary, Executive Director



EDISON
HOUSING AUTHORITY
Creating a Community Where Everyone Thrives

INVITES CHILDREN IN GRADES K - 5TH

STEM
MENTORING 

8 WEEK INTERACTIVE SESSION

FOOD, PRIZES, GAMES AND STEM LEARNING

Grades K - 3rd Every Wednesday
Starting October 12th from 3:45 pm to 5:30 pm

___ Yes! I want to join the STEM Mentoring Program at the Edison Housing Authority.

My name is: _____
First Middle Last Names

Address: _____ Age: _____ Household Income: _____ Head Household Gender: M / F

Child Gender: M / F Racial/Ethnicity: _____ I go to: _____ School

Parent Email: _____

If you have allergies, please let us know what kind of allergies here: _____

I _____ consent to having my child(s)
(Parent/Guardian)

_____ participate in the 8 week STEM
Mentoring Program at the Edison Housing Authority. You can contact me at _____
Phone Number

For more information, contact Carmen Amalbert, Executive Assistant at
908.561.2525 or camalbert@edisonha.org

Location: Robert E. Holmes Gardens
14 Rev. Samuel Carpenter Blvd., Edison, NJ
(Community Room)

All CDC guidelines will be enforced. Masks will be required at all times.
This program is in partnership with The Township of Edison, John Adams Middle School,
MLK Elementary School, TaTa Consultancy Service's goIT program and Edison YMCA.
Proceeds provided by Edison Township, Community Development Block Grant.

FAMILY SPAGHETTI DINNER

FOR EDISON HOUSING
AUTHORITY COMMUNITY

COME TO VISIT US!

ROBERT E. HOMES GARDENS
14 Rev. Samuel Carpenter Blvd.,
Edison, NJ 08820



EDISON
HOUSING AUTHORITY

**THURSDAY
OCTOBER 26
5:30PM to 8:00PM**

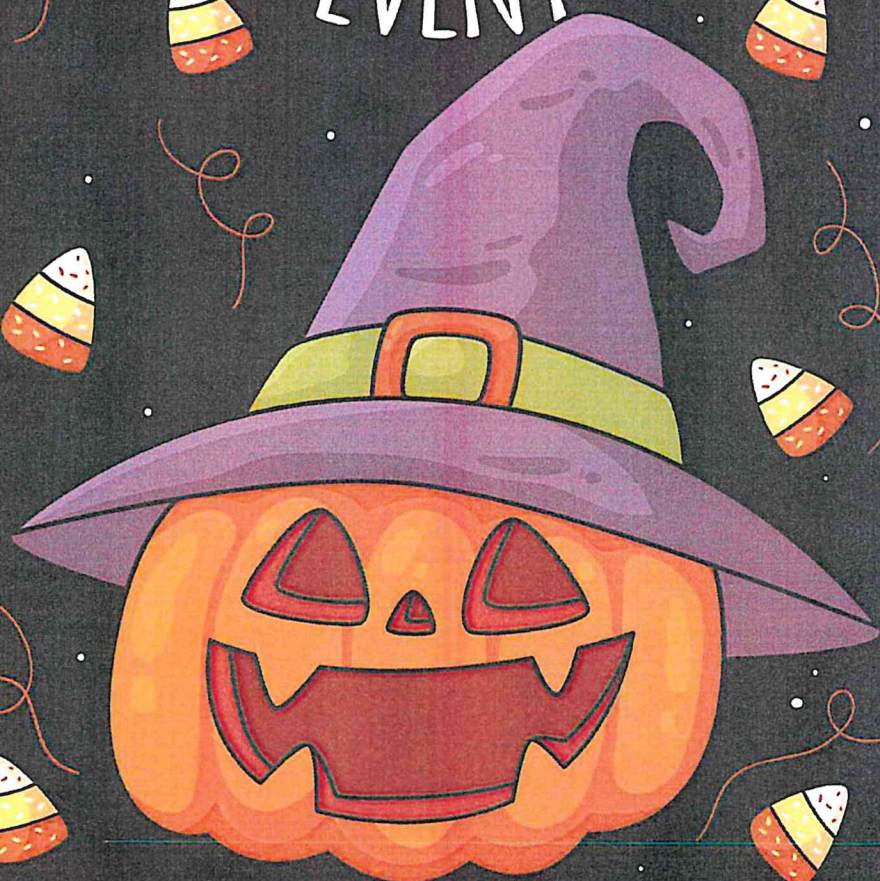
IN PARTNERSHIP WITH





EDISON
HOUSING AUTHORITY
Creating a Community Where Everyone Thrives

HALLOWEEN TRICK OR TREATS EVENT



TUESDAY - OCTOBER 31 ✕ 3:30PM - 5PM

ROBERT E. HOMES GARDENS - 14 REV. SAMUEL CARPENTER BLVD., EDISON, NJ 08820

FUN ✕ CANDY

FOR QUESTIONS ABOUT THE UPCOMING EVENT CONTACT
THE MAIN OFFICE AT 908.561.2525 OR VISIT WWW.EDISONHA.ORG



EDISON
HOUSING AUTHORITY
Creating a Community Where Everyone Thrives

CELEBRATE WITH US

FALL FESTIVAL

• FUN • FOOD •
CANDY

**TUESDAY 31
OCT**

3:30 PM TO 5 PM

Julius Engel GARDENS

1 William Dunham Drive, Edison, NJ 08837

for questions about the
upcoming event contact
Jolanta Kubacka at 908-217-6695
jkubacka@edisonha.org

www.edisonha.org