

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

**Robert E. Holmes Gardens
14 Rev. Samuel Carpenter Blvd., Edison, NJ 08837
(Community Room)**

6:00 pm

AGENDA

Call to Order

Pledge of Allegiance

Please note that adequate notice of this meeting, as required by the Open Public Meetings Act of 1975, has been provided by notice and sent to the Home News Tribune on December 30, 2021 and a copy of the notice was published in the Home News Tribune on January 4, 2022. Said notice has been posted on the Edison Housing Authority website and at the two housing authority properties in the main lobby area. In addition, a notice has been submitted to the Township of Edison clerk and posted in the Municipal Building.

4. Roll Call

5. Approval of July 19, 2022, Regular Meeting Minutes

6. Resolutions:

- | | |
|----------|---|
| 1-9-2022 | Resolution to approve vouchers for payment of invoices in the amount of \$129,110.09 for the months of August and September. |
| 2-9-2022 | Resolution to adopt the Capital Fund Program One-Year Action Plan for Fiscal Year 2022-2023. |
| 3-9-2022 | Resolution by the Commissioners of the Edison Housing Authority Authorizing the Approval of the Fair Market Rents. |
| 4-9-2022 | Resolution authorizing the use of Capital Funds to pay Palmer Heating for hot water maker emergency replacement made at Julius Engel Gardens. |

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

5-9-2022 Resolution to allow the Board of Commissioners of the Edison Housing Authority to go into closed session to discuss Executive Directors contract.

6-9-2022 Resolution Renewing Deborah Hurley as Executive Director and Authorizing the Chairman of the Edison Housing Authority to Execute a contract with Deborah Hurley for Executive Director Services.

7. Old Business:

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

8. New Business:

9. Public Portion

10. Adjournment

EDISON HOUSING AUTHORITY
 REGULAR BOARD MEETING
 Julius Engel Gardens
 Tuesday, July 19, 2022
 6:00 PM
 MINUTES

The Regular Meeting of the Board of Commissioners of the Edison Housing Authority was held at Julius Engel Gardens, 1 Willard Dunham Drive, Edison, NJ in the community room. The meeting was called to order at 6:08 pm.

Please note that adequate notice of this meeting, as required by the Open Public Meetings Act of 1975, has been provided by notice and sent to the Homes News Tribune on December 30, 2021 and a copy of the notice was published in the Home News Tribune on January 4, 2022. Said notice has been posted on the Edison Housing Authority website and at the two housing authority properties in the main lobby areas. In addition, a notice has been submitted to the Township of Edison Clerk and posted in the Municipal Building.

Roll Call

In attendance: Chairman Carlos N. Sanchez, Vice Chairman Barry Telesnick, Commissioner Toni Johnson, Commissioner Dale Jones, Commissioner Raymond Koperwhats, Commissioner Lennox H. Small, Deborah Hurley, Executive Director via-zoom, and Terrence Corrison, Esq., via-zoom, Edison Township Liaison, Councilwoman Joyce Ship-Freeman.

Guest: Erin Siemers, Executive Director, YMCA of Edison, NJ

Motion to approve the minutes of June 21, 2022

Motion: Commissioner Raymond Koperwhats

Second: Commissioner Lennox H. Small

Discussions: No discussion

Approved as follows:

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

Resolution 1-7-2022 to approve vouchers for payment of invoices in the amount of \$62,749.84 for the month of July, 2022.

Motion: Commissioner Dale Jones
Second: Commissioner Raymond Koperwhats

Discussion: No Discussions

Approved as follows:

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

Resolution 2-7-2022 Resolution by the Commissioners of the Edison Housing Authority authorizing the signature of Chairman Carlos N. Sanchez, Vice Chairman, Barry Telesnick, Commissioner Raymond Koperwhats, Executive Director, Deborah Hurley and Zena Sutton, Director of Housing Choice Voucher and COC Programs to be added to the Woman’s Aware Account at Provident Bank.

Motion: Commissioner Barry Telesnick
Seconded: Commissioner Raymond Koperwhats

Discussion: Chairman Carlos N. Sanchez asked the Executive Director to provide further explanation. Executive Director provided an overview of the program and reason for required signatures. Chairman Carlos N. Sanchez and all commissioners in attendance expressed concern having employees added as a signer to Edison Housing Authority checks. Executive Director, Deborah Hurley expressed that this specific account has a history of having the employee responsible for the COC Program sign checks for the Woman Aware account; however, changing the process to remove employee and add commissioners and executive director would not affect how we proceed with business and makes since. Commissioners request to review the bylaws of the Edison Housing Authority for guidance regarding check signatures, and passed with resolution under the condition that Zena Sutton, Director of HCV/COC Programs be removed as signer.

Motion: Commissioner Dale Jones
Second: Commissioner Lennox H. Small

Approved as follows:

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

Old Business:

- a.) Financial Summary for Review: Board reviewed with no further discussion
- b.) RAD Update: A meeting with Township was held to present RAD update, which included the request for funding to close the gap for predevelopment costs, as a result there will be a tour of the Edison Housing Authority with the administration on August 4, 2022. Chairman Carlos N. Sanchez expressed that being well prepared for the tour is necessary as this will be an opportunity to highlight key areas that needs requires attention at EHA.

New Business: Presentation by Erin Siemers, Executive Director, YMCA of Edison, Metuchen, Woodbridge, and South Amboy, NJ. An overview of the YMCA services, as well as, the partnership the YMCA has created with the Edison Housing Authority was provided to the board. Ms. Siemers expressed having the partnership with EHA is important for the community and is committed to assisting EHA families. Chairman Carlos N. Sanchez presented a donation of \$1,200.00 to Mr. Siemers in support of their Annual Campaign.

Public Portion: 6:45 pm

Open to Public Motion: Commissioner Barry Telesnick
Second: Commissioner Raymond Koperwhats

Councilwoman Joyce Ship-Freeman mentioned the controversy that has been discussed throughout the Township concerning a Section 8 family that has reported their unit is infested with mold, and the landlord has refused to address the situation. The Councilwoman expressed that when she receives calls about the issue, she defuses the situation and explains that the situation does not involve the Edison Housing Authority.

Commissioner Koperwhats presented an opportunity for the Edison Housing authority, as Sally Yabra spearheads the Community Garden program for the Township and would like to bring the program to the authority. Commissioner Carlos N. Sanchez expressed concerns maintaining such a program and how it can become an expense for the housing authority. Executive Director, Deborah Hurley indicated that she would reach out to Ms. Yabra to discuss the program, as there are several residents at both properties who have initiated gardens and perhaps there is a way to partner with the program on a small scale.

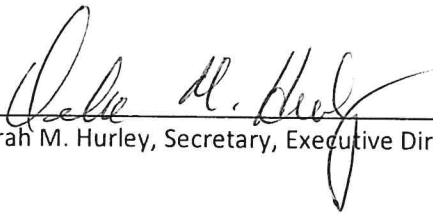
In addition, Executive Director, Deborah Hurley mentioned upcoming events that are open to the public:
Annual Family Fun Day: Saturday, July 23, 2022 from 11:00 am to 12:00 pm.
Back to School Event: Thursday, August 25, 2022, from 3:00 pm to 6:00 pm

Evaluations will be conducted this year and will be forming a Personnel Committee to review evaluation.

Close Public Portion: 6:55 pm

Motion to Close Public Portion: Commissioner Dale Jones
Second: Commissioner Barry Telesnick

Adjourned Unanimously at 7:01 pm



Deborah M. Hurley, Secretary, Executive Director

**Edison Housing Authority
Vendor Payment History Report
7/20/22-9/20/22**

Check Name: AB Universal Messaging SSN/ITIN: 56-2554760 Check Address: PO Box 195 Spring Lake NJ 07762 Print: 1099

AB Universal Messaging 56-2554760 PO Box 195 Spring Lake NJ 07762 Yes

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total	
07/29/2022	4046	CHK	738007162022	answering service aug 2022	07/22	\$105.84		\$105.84	
08/10/2022	4067	CHK	7380-8322	answering service	08/22	\$1.20		\$1.20	
08/29/2022	4119	CHK	738008132022	answering service 8/13/22	08/22	\$105.84		\$105.84	
09/13/2022	4138	CHK	7380091022022	answering service - sept 2022	09/22	\$93.84		\$93.84	
Totals For Vendor: AB Universal Messaging									\$306.72
Acme Windows				36 Somerset Street Plainfield NJ 07060		No			
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total	
08/29/2022	4120	CHK	47746	reh window tube balances	08/22	\$648.00		\$648.00	
Totals For Vendor: Acme Windows									\$648.00
Aflac				1932 Wynnton Road Columbus GA 31999-		No			
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total	
08/10/2022	4068	CHK	428966	insurance premium - july 2022	08/22	\$41.04		\$41.04	
08/25/2022	4114	CHK	428966.	short payment on same inv. ins premium	08/22	\$20.52		\$20.52	
09/13/2022	4139	CHK	800078	insurance premium - aug 2022	09/22	\$41.04		\$41.04	
Totals For Vendor: Aflac									\$102.60
Avaya Financial Services				21146 Network Place Chicago IL 60673-		No			
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total	
07/29/2022	4047	CHK	753-0013582-000820558R E	final payment for the avaya telephone system contract	07/22	\$711.64		\$711.64	
Totals For Vendor: Avaya Financial Services									\$711.64
Barry Telesnick				142 Ethel Road Edison NJ 08817		No			

	A	B	C	D	E	F	G	H	I	J
27		Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
28		08/10/2022	4069	CHK	71922	reh & jeg board meeting attendance 6/21/22, 7/19/22	08/22	\$50.00		\$50.00
29	Totals For Vendor: Barry Telesnick									
30	Breslin and Breslin, P.A. 41 Main Street Hackensack NJ 07601-7087 No									\$50.00
31		Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
32		08/10/2022	4070	CHK	0622	legal services june 2022	08/22	\$2,350.00		
33					0722	legal services july 2022	08/22	\$2,350.00		\$4,700.00
34		09/13/2022	4140	CHK	0822	legal services aug 2022	09/22	\$2,350.00		\$2,350.00
35	Totals For Vendor: Breslin and Breslin, P.A.									
36	Brothers Lock & Safe, Inc. 2161 Woodbridge Avenue Edison NJ 08817 No									\$7,050.00
37		Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
38		09/13/2022	4141	CHK	59586	13 padlocks	09/22	\$313.00		\$313.00
39	Totals For Vendor: Brothers Lock & Safe, Inc.									
40	Carlos N Sanchez 3 McEvoy Road Edison NJ 08837 No									\$313.00
41		Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
42		08/10/2022	4071	CHK	71922	reh & jeg board meeting attendance - 6/21/22, 7/19/22	08/22	\$50.00		\$50.00
43	Totals For Vendor: Carlos N Sanchez									
44	Carmen Amalbert 11 Vermeer Drive South Amboy NJ 08879 No									\$50.00
45		Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
46		07/29/2022	4048	CHK	72322	family fun day stickers & bubbles for children	07/22	\$63.92		
47					72222	notary stamp reimb-carmen & april	07/22	\$109.56		\$173.48
48		09/13/2022	4142	CHK	82222	back to school event supply- hair salon capes	09/22	\$20.24		\$20.24
49	Totals For Vendor: Carmen Amalbert									
50	Cilla Manzo PR Marketing 5452 E Homecoming Circle Unit: F Mira No									\$193.72
51		Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
52		07/29/2022	4049	CHK	ED-july-2022	website maintenance - july 2022	07/22	\$150.00		\$150.00
53		08/29/2022	4121	CHK	ED-aug-2022	website maintenance - aug 2022	08/22	\$150.00		\$150.00
54	Totals For Vendor: Cilla Manzo PR Marketing									
55	Corbett Exterminating, 284 Sheffield Street Unit: Suite 2 No									\$300.00
56		Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
57		07/29/2022	4050	CHK	0535729	apt 1F & 1E cemit treatment 7/13/22	07/22	\$95.00		

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58					0535730	bee treatment at jeg 7/13/22	07/22	\$95.00		\$190.00
59	08/10/2022	4072	CHK		0536432	reh monthly cemit treatment - july 2022	08/22	\$360.00		
60					0536232	apt B2 & C2 ant treatment 7/22/22	08/22	\$71.25		
61					0536832	apt 1E cemit cleanout 8/1/22	08/22	\$47.50		
62					0537006	apt 17F bee treatment	08/22	\$71.25		
63					0537163	apt 1F roach cleanout treatment	08/22	\$95.00		
64					0536833	jeg apt cemit & ant treatment 8/1/22	08/22	\$95.00		\$740.00
65	08/29/2022	4122	CHK		0537240	reh monthly cemit treatment - aug 2022 + bee treatment apt 11F	08/22	\$407.50		\$407.50
66	09/13/2022	4143	CHK		0538176	reh apt cemit treatment 8/24/22	09/22	\$237.50		\$237.50
67	Totals For Vendor: Corbett Exterminating, Inc.									
68	Dale Jones 52 Portland Street Edison NJ 08820									\$1,575.00
69	<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>		<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>No Amount</i>	<i>Void</i>	<i>Doc Total</i>
70	08/10/2022	4073	CHK		71922	reh & jeg board meeting attendance 6/21/22, 7/19/22	08/22	\$50.00		\$50.00
71	Totals For Vendor: Dale Jones									\$50.00
72	DCDA Design Services, 150 Maple Avenue Unit 254 South									\$50.00
73	<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>		<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>No Amount</i>	<i>Void</i>	<i>Doc Total</i>
74	09/13/2022	4144	CHK		91322	REH basketball court survey & plan proposal - retainer	09/22	\$875.00		\$875.00
75	Totals For Vendor: DCDA Design Services, LLC									\$875.00
76	De Lage Landen Financial PO Box 41602 Philadelphia PA 19101-1602									\$875.00
77	<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>		<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>No Amount</i>	<i>Void</i>	<i>Doc Total</i>
78	08/29/2022	4123	CHK		7728975 0	reh copier lease 8/15/22- 9/14/22	08/22	\$366.37		\$366.37
79	Totals For Vendor: De Lage Landen Financial Services, Inc.									\$366.37
80	Deborah Hurley 1434 Maplewood Terrace Plainfield NJ									\$366.37
81	<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>		<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>No Amount</i>	<i>Void</i>	<i>Doc Total</i>
82	07/29/2022	4051	CHK		72322	family fun day donuts & coffee	07/22	\$47.95		\$47.95
83	08/10/2022	4074	CHK		8522	sandwiches for the walk through	08/22	\$28.78		\$28.78
84	09/13/2022	4145	CHK		82522	reimb-staff lunch 8/24/22, back to school event donuts & coffee, aluminum pans	09/22	\$129.77		\$129.77
85	Totals For Vendor: Deborah Hurley									\$206.50
86	DMC Communications, 16 Echo Place Staten Island NY 10314									\$206.50

	A	B	C	D	E	F	G	H	I	J
87		Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
		09/13/2022	4146	CHK	1749	remove all old Avaya equipment, check and remove all unnecessary wiring	09/22	\$250.00		\$250.00
88										
89	Totals For Vendor: DMC Communications, Inc									\$250.00
90	D'Onofrio & Son 47 Van Ness Terrace Maplewood NJ 07040									No
		Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
91		08/10/2022	4075	CHK	32030	reh & jeg lawn maintenance-july 2022	08/22	\$3,512.50		\$3,512.50
92		09/13/2022	4147	CHK	32143	reh & jeg lawn maintenance-aug 2022	09/22	\$3,512.50		\$3,512.50
93										
94	Totals For Vendor: D'Onofrio & Son Landscaping									\$7,025.00
95	Edison Plumbing 94 Woodbury Road Edison NJ 08820									No
		Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
96		07/29/2022	4052	CHK	7222	bldg 8 cleaned sewer line 7/2/22	07/22	\$320.00		
97					71322	apt 12A opened ceiling & replaced tub waste diverter, cleaned drain line	07/22	\$380.00		
98					7522	apt K5 removed toilet cleaned drain	07/22	\$360.00		\$1,060.00
99		08/10/2022	4076	CHK	72922	bldg 11 cleaned sewer line 7/29/22	08/22	\$340.00		
100					72822	apt 9A & 9B cleaned drain pipe between 2 apts 7/28/22	08/22	\$320.00		
101					72222	apt 1A fixed hot water line in the crawl space	08/22	\$280.00		
102					71622	apt K10 removed toilet cleaned main drain 7/16/22	08/22	\$370.00		\$1,310.00
103		08/29/2022	4124	CHK	8922	apt 17D opened bathroom wall replaced shower-tub diverter	08/22	\$550.00		
104					8322	apt L2 replaced leaking zone valve radiator line	08/22	\$270.00		
105					8422	bldg L crawlspace-replaced leaking hot water copper main line	08/22	\$830.00		\$1,650.00
106										
107	Totals For Vendor: Edison Plumbing									\$4,020.00
108	Edison Township 100 Municipal Blvd Edison NJ 08817									No
		Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
109										

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110		09/15/2022	4193	CHK	91522	summer playground program registration for 2 children(non resident) @ \$75/child	09/22	\$150.00		\$150.00
111	Totals For Vendor: Edison Township Recreation Department									
112	Elizabethtown Gas PO Box 6031 Bellmawr NJ 08099									\$150.00
		<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>No Amount</i>	<i>Void</i>	<i>Doc Total</i>
113		07/28/2022	0	ZCA	3996554 541- 63022	reh gas 5/31/22-6/30/22	07/22	\$3,059.41		
114					3996554 541- 63022	reh gas 5/31/22-6/30/22	07/22	(\$3,059.41)		\$0.00
115		08/10/2022	4077	CHK	4458334 671- 71922	reh gas 6/20/22-7/19/22	08/22	\$27.01		\$27.01
116		08/10/2022	4078	CHK	3922309 254- 71922	reh gas 6/20/22-7/19/22	08/22	\$1,083.20		\$1,083.20
117		08/10/2022	4079	CHK	0577138 900- 71922	reh gas 6/20/22-7/19/22	08/22	\$10.00		\$10.00
118		08/29/2022	4125	CHK	3996554 541- 73122	reh gas 6/30/22-7/31/22	08/22	\$2,500.33		\$2,500.33
119		09/13/2022	4148	CHK	3922309 254- 51822	reh gas 4/19/22-5/18/22	09/22	\$1,227.01		\$1,227.01
120		09/13/2022	4149	CHK	3922309 254- 81922	reh gas 7/19/22-8/19/22	09/22	\$970.30		\$970.30
121		09/13/2022	4150	CHK	4458334 671- 81922	reh gas 7/19/22-8/19/22	09/22	\$27.01		\$27.01
122										

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123		09/13/2022	4151	CHK	0577138 900- 81922	reh gas 7/19/22-8/19/22	09/22	\$10.00		\$10.00
124	Totals For Vendor: Elizabethtown Gas									
125	Enes Service Center LLC 247 Central Avenue Metuchen NJ 08840									\$5,854.86
126		<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>No Amount</i>	<i>Void</i>	<i>Doc Total</i>
127		09/13/2022	4152	CHK	0822	gas fuel - june, july, aug 2022	09/22	\$790.41		\$790.41
128	Totals For Vendor: Enes Service Center LLC									\$790.41
129	Enger Jose Almanzar 313 Barclay Street Perth Amboy NJ 08861									\$200.00
130		<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>No Amount</i>	<i>Void</i>	<i>Doc Total</i>
131		08/29/2022	4126	CHK	82522	barber for the back to school event	08/22	\$200.00		\$200.00
132	Totals For Vendor: Enger Jose Almanzar Done									\$200.00
133	Ferraro's Pizzeria 1067 Inman Avenue Edison NJ 08820									\$109.50
134		<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>No Amount</i>	<i>Void</i>	<i>Doc Total</i>
135		07/29/2022	4053	CHK	220627-08-1	food for the park summer program 6/27/22	07/22	\$109.50		
136					220627-08-4	food for summer playground program 6/27/22	07/22	\$72.00		
137					220701-08-3	food for summer playground program 6/28/22	07/22	\$72.00		
138					220629-08-1	food for summer playground program 6/29/22	07/22	\$72.00		
139					220630-08-1	food for summer playground program 6/30/22	07/22	\$88.00		
140					220701-08-2	food for summer playground program 6/30/22	07/22	\$88.00		
141					22701-08-2	food for playground summer program 7/1/22	07/22	\$88.00		\$589.50
142		08/10/2022	4080	CHK	220711-05-1	food for summer playground program 7/11/22	08/22	\$96.00		
143					220711-05-2	food for summer playground program 7/11/22	08/22	\$96.00		
144					220713-05-1	food for summer playground program 7/13/22	08/22	\$96.00		
145					220714-08-40	food for summer playground program	08/22	\$96.00		

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146					220715-08-3	food for summer playground program 7/15/22	08/22	\$80.00		
147					220705-08-1	food for summer playground program 7/5/22	08/22	\$88.00		
148					220707-08-1	food for summer playground program 7/7/22	08/22	\$88.00		
149					220708-08-2	food for summer playground program 7/8/22	08/22	\$88.00		
150					220718-08-3	food for summer playground program 7/18/22	08/22	\$80.00		
151					220721-08-1	food for summer playground program 7/21/22	08/22	\$80.00		
152					220722-08-2	food for summer playground program 7/22/22	08/22	\$80.00		\$968.00
153	Totals For Vendor: Ferraro's Pizzeria									
154	General Plumbing Supply PO Box 980 Edison NJ 08818-0980									\$1,557.50
155	<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>No Amount</i>	<i>Void</i>	<i>Doc Total</i>	
156	09/13/2022	4153	CHK	S010484 146.001	gerber tank-bowl gasket	09/22	\$6.67		\$6.67	
157	Totals For Vendor: General Plumbing Supply									\$6.67
158	General Security 971 Lehigh Avenue Union NJ 07083									
159	<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>No Amount</i>	<i>Void</i>	<i>Doc Total</i>	
160	08/25/2022	4115	CHK	1636088	alarm monitoring & service contract 9/1/22-11/30/22 service	08/22	\$297.42		\$297.42	
161	Totals For Vendor: General Security									\$297.42
162	Giselle Manbodh 146-78-0821 530 South Wood Ave A1 Linden NJ 07036									Yes
163	<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>	
164	08/25/2022	4116	CHK	82622	3 hours dj services 8/25/22 back to school event	08/22	\$300.00		\$300.00	
165	Totals For Vendor: Giselle Manbodh									\$300.00
166	Gurney Electric LLC 93 Spruce Street Port Reading NJ 07064									No
167	<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>	
168	08/10/2022	4081	CHK	16359	apt F6 kitchen light fixture no power(bad 3-way switch)	08/22	\$159.95		\$159.95	
169	08/29/2022	4127	CHK	16369	apt L4 hard wired range	08/22	\$514.95			

	A	B	C	D	E	F	G	H	I	J
170					16368	apt C2 no power condition various areas	08/22	\$244.95		\$759.90
171	Totals For Vendor: Gurney Electric LLC									
172	Home Depot Credit									\$919.85
	Dept 32 - 2531888992 PO Box 78047						No			
173	<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>	
174	08/10/2022	4082	CHK	6023618	REAC maint supplies	08/22	\$191.67			
175				324650	REAC maint supplies	08/22	\$167.62			
176				5024825	REAC maint supplies	08/22	\$155.44			
177				5280694	maint supplies	08/22	\$179.40			
178				3025107	REAC maint supplies	08/22	\$953.54			
179				2025259	maintenance supplies	08/22	\$157.19			
180				1025390	maint materials	08/22	\$263.97			
181				4321649	maint supplies	08/22	\$195.41			
182				8025684	reac maint supplies	08/22	\$69.18		\$2,333.42	
183	09/13/2022	4154	CHK	6371769	reh supplies for vacancy prep	09/22	\$965.37			
184				4323914	apt 2b & E5 supplies	09/22	\$258.00			
185				8026948	jeg maint supplies	09/22	\$244.64			
186				3020035	jeg maint supplies -reac	09/22	\$156.64			
187				1343408	jeg maint supplies reac	09/22	\$943.58		\$2,568.23	
188	Totals For Vendor: Home Depot Credit Services									
189	InterGlobe									\$4,901.65
	101 Tyrellan Avenue Staten Island NY						No			
190	<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>	
191	08/10/2022	4083	CHK	2221257 21	telephone service + installation of phone units - july 2022	08/22	\$1,591.13		\$1,591.13	
192	09/13/2022	4155	CHK	2224357 21	telephone sept 2022	09/22	\$1,097.46		\$1,097.46	
193	Totals For Vendor: InterGlobe Communications, Inc.									
194	James Battle									\$2,688.59
	920 S. Avenue Plainfield NJ 07060						No			
195	<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>	
196	08/29/2022	4128	CHK	82522	barber for the back to school event	08/22	\$300.00		\$300.00	
197	Totals For Vendor: James Battle									
198	Jocelyn Silva									\$300.00
	1132 Raritan Avenue Highland Park NJ						No			
199	<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>	

	A	B	C	D	E	F	G	H	I	J
200		08/29/2022	4129	CHK	81422	travel reimb 7/6/22-8/14/22	08/22	\$29.00		\$29.00
201		09/13/2022	4156	CHK	91022	UPS shipping cost for the Avaya phones & panel unit(return equipment/end of lease)	09/22	\$191.48		\$191.48
202	Totals For Vendor: Jocelyn Silva									\$220.48
203	Jolanta Kubacka 40 Koyen Street Fords NJ 08863									No
204		<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
205		07/29/2022	4054	CHK	72222	family fun day event food supplies	07/22	\$1,086.94		
206					72322	mileage reimb 7/12/22-7/22/22	07/22	\$54.37		\$1,141.31
207		08/29/2022	4130	CHK	81822	mileage reimb 8/16/22-8/18/22 56 mi @.625	08/22	\$35.00		
208					82522	back to school event food supplies 8/25/22	08/22	\$736.22		\$771.22
209		09/13/2022	4157	CHK	83022	travel mileage reimb 8/24/22-8/30/22 74mi@62.5¢	09/22	\$46.25		\$46.25
210	Totals For Vendor: Jolanta Kubacka									\$1,958.78
211	KYOCERA Document Solutions 225 Sand Road Unit Suite 100 Fairfield NJ									No
212		<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
213		07/29/2022	4055	CHK	55K1631034	copier network connectivity support 5/16/22-5/15/23	07/22	\$395.00		
214					55K1639688	reh copies contract overage 4/3/22-7/2/22	07/22	\$1,220.08		\$1,615.08
215	Totals For Vendor: KYOCERA Document Solutions New York									\$1,615.08
216	LEGO Education 06-13569 Collection Center Dr Chicago IL 1596353 60693									No
217		<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
218		08/10/2022	4084	CHK	1190501496	13 Lego education spike essential kit	08/22	\$3,574.35		\$3,574.35
219	Totals For Vendor: LEGO Education									\$3,574.35
220	Lennox H.Small 206 West Shirley Ave Edison NJ 08820									No
221		<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
222		08/10/2022	4085	CHK	71922	reh & jeg board meeting attendance 6/21/22, 7/19/22	08/22	\$50.00		\$50.00
223	Totals For Vendor: Lennox H Small									\$50.00
224	Marczak's 247 Central Avenue Metuchen NJ 08840									No
225		<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>

	A	B	C	D	E	F	G	H	I	J	
226		08/10/2022	4086	CHK	069	2013 GMC Sierra oil change service & state inspection	08/22	\$144.50		\$144.50	
227	Totals For Vendor: Marczak's										
228	Metuchen Mower 865 Middlesex Avenue Metuchen NJ 08840									No	\$144.50
229		<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>	
230		08/10/2022	4087	CHK	111074	chain saw carburetor kit & spark plug installed	08/22	\$146.13			
231					111075	2 gal oil for the chainsaw	08/22	\$44.00		\$190.13	
232	Totals For Vendor: Metuchen Mower										\$190.13
233	Miaili Wilson 136-11-17D Beaver Avenue Edison NJ 08820									Yes	
234		<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>	
235		08/10/2022	4088	CHK	8122	part-time office help w/ program 30.60 hrs@\$10/hr	08/22	\$306.00		\$306.00	
236		08/25/2022	4117	CHK	81822	temporary office help- food pantry 8 hrs @\$10/hour	08/22	\$80.00		\$80.00	
237		09/13/2022	4158	CHK	83122	temp office help- food pantry 16.27hrs @\$10/hour 8/23/22-8/31/22	09/22	\$162.70		\$162.70	
238	Totals For Vendor: Miaili Wilson										\$548.70
239	Middlesex Water PO Box 826538 Philadelphia PA 19182-									No	
240		<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>	
241		07/29/2022	4056	CHK	5535300 000-71522	jeg water 6/14/22-7/15/22	07/22	\$4,712.55		\$4,712.55	
242		08/29/2022	4131	CHK	5535300 000-81222	jeg water 7/15/22-8/12/22	08/22	\$4,768.31		\$4,768.31	
243	Totals For Vendor: Middlesex Water Company										\$9,480.86
244	NetConnect, Inc. 111 Storer Avenue Unit: Suite B2 Staten									No	
245		<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>	
246		09/13/2022	4159	CHK	N7732	remote & onsite maint of networks-sept 2022	09/22	\$792.00		\$792.00	
247	Totals For Vendor: NetConnect, Inc.										\$792.00
248	New Jersey American Box 371331 Pittsburgh PA 15250-7331									No	
249		<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>	

	A	B	C	D	E	F	G	H	I	J
250		07/29/2022	4057	CHK	1018-2100218 38511-62822	reh water 5/27/22-6/28/22	07/22	\$270.81		\$270.81
251		08/10/2022	4089	CHK	1018-2100218 39385-72722	reh water 6/29/22-7/27/22	08/22	\$1,370.07		\$1,370.07
252		08/10/2022	4090	CHK	1018-2100218 40699-72722	reh water 6/29/22-7/27/22	08/22	\$234.07		\$234.07
253		08/10/2022	4091	CHK	1018-2100219 02795-72722	reh water 6/29/22-7/27/22	08/22	\$373.70		\$373.70
254		08/10/2022	4092	CHK	1018-2100219 02436-72722	reh water 6/29/22-7/27/22	08/22	\$204.68		\$204.68
255		08/10/2022	4093	CHK	1018-2100216 05605-72722	reh water 6/29/22-7/27/22	08/22	\$600.78		\$600.78
256		08/10/2022	4094	CHK	1018-2100216 04954-72722	reh water 6/29/22-7/27/22	08/22	\$175.29		\$175.29
257		08/10/2022	4095	CHK	1018-2100218 37112-72722	reh water 6/29/22-7/27/22	08/22	\$160.58		\$160.58
258		08/10/2022	4096	CHK	1018-2100218 37815-72722	reh water 6/29/22-7/27/22	08/22	\$256.12		\$256.12

	A	B	C	D	E	F	G	H	I	J
259		08/10/2022	4097	CHK	1018- 2100219 01730- 72722	reh water 6/29/22-7/27/22	08/22	\$234.07		\$234.07
260		08/10/2022	4098	CHK	1018- 2100219 01341- 72722	reh water 6/29/22-7/27/22	08/22	\$235.27		\$235.27
261		08/10/2022	4099	CHK	1018- 2100216 56696- 72722	reh water 6/29/22-7/27/22	08/22	\$1,945.64		\$1,945.64
262		08/10/2022	4100	CHK	1018- 2100189 67338- 72722	reh water 6/29/22-7/27/22	08/22	\$807.30		\$807.30
263		08/10/2022	4101	CHK	1018- 2100218 38511- 72722	reh water 6/29/22-7/27/22	08/22	\$263.47		\$263.47
264		08/10/2022	4102	CHK	1018- 2100218 36324- 72722	reh water 6/29/22-7/27/22	08/22	\$321.52		\$321.52
265		09/13/2022	4160	CHK	1018- 2100218 37815- 82622	reh water 7/28/22-8/26/22	09/22	\$241.42		\$241.42
266		09/13/2022	4161	CHK	1018- 2100216 04954- 82622	reh water 7/28/22-8/26/22	09/22	\$116.49		\$116.49
267		09/13/2022	4162	CHK	1018- 2100189 67338- 82622	reh water 7/28/22-8/26/22	09/22	\$777.89		\$777.89

	A	B	C	D	E	F	G	H	I	J
268		09/13/2022	4163	CHK	1018-2100218 39385-82622	reh water 7/28/22-8/26/22	09/22	\$278.16		\$278.16
269		09/13/2022	4164	CHK	1018-2100219 02436-82622	reh water 7/28/22-8/26/22	09/22	\$167.93		\$167.93
270		09/13/2022	4165	CHK	1018-2100218 40699-82622	reh water 7/28/22-8/26/22	09/22	\$234.07		\$234.07
271		09/13/2022	4166	CHK	1018-2100218 37112-82622	reh water 7/28/22-8/26/22	09/22	\$586.83		\$586.83
272		09/13/2022	4167	CHK	1018-2100218 36324-82622	reh water 5/27/22-8/26/22	09/22	\$211.29		\$211.29
273		09/13/2022	4168	CHK	1018-2100219 02795-82622	reh water 7/28/22-8/26/22	09/22	\$726.46		\$726.46
274		09/13/2022	4169	CHK	1018-2100216 57798-82622	reh water 7/28/22-8/26/22	09/22	\$62.48		\$62.48
275		09/13/2022	4170	CHK	1018-2100218 39385-82622	reh water 7/28/22-8/26/22	09/22	\$1,370.07		\$1,370.07
276		09/13/2022	4171	CHK	1018-2100216 56696-82622	reh water 7/28/22-8/26/22	09/22	\$1,938.30		\$1,938.30

A	B	C	D	E	F	G	H	I	J
277	09/13/2022	4172	CHK	1018-2100219 01341-82622	reh water 7/28/22-8/26/22	09/22	\$307.57		\$307.57
278	09/13/2022	4173	CHK	1018-2100216 05605-82622	reh water 7/28/22-8/26/22	09/22	\$519.94		\$519.94
279	09/13/2022	4174	CHK	1018-2100218 40699-82622	reh water 7/28/22-8/26/22	09/22	\$248.77		\$248.77
280	09/13/2022	4175	CHK	1018-2100219 01341-82622	reh water 7/28/22-8/26/22	09/22	\$307.57	#####	\$0.00
281	09/15/2022	0	ZCA	1018-2100219 01341-82622	reh water 7/28/22-8/26/22	09/22	\$307.57		
282				1018-2100219 01341-82622	reh water 7/28/22-8/26/22	09/22	(\$307.57)		\$0.00
283	Totals For Vendor: New Jersey American Water								
284	Nexacomm LLC PO Box 498 Hastings on Hudson NY 10706 No								\$15,241.04
285	<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
286	08/10/2022	4103	CHK	0003439	jeg telephone service - aug 2022	08/22	\$89.97		
287				3378	jeg telephone service - july 2022	08/22	\$89.97		\$179.94
288	09/13/2022	4176	CHK	3467	jeg telephone service - sept 2022	09/22	\$89.97		\$89.97
289	Totals For Vendor: Nexacomm LLC								
290	Optimum PO Box 70340 Philadelphia PA 19176-0340 No								\$269.91
291	<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
292	07/29/2022	4058	CHK	0787538 6464011-8522	reh internet service 8/22/22-9/21/22	07/22	\$110.46		\$110.46

	A	B	C	D	E	F	G	H	I	J
293		07/29/2022	4059	CHK	0787545 3477012- 82122	maintenance internet service 7/22/22-8/21/22	07/22	\$81.27		\$81.27
294		07/29/2022	4060	CHK	0787520 7961039- 8522	jeg internet service	07/22	\$131.73		\$131.73
295		09/13/2022	4177	CHK	0787520 7961039- 92122	jeg internet service 8/22/22-9/21/22	09/22	\$131.73		\$131.73
296		09/13/2022	4178	CHK	0787545 3477012- 92122	maintenance internet service 8/22/22-9/21/22	09/22	\$141.23		\$141.23
297	Totals For Vendor: Optimum									
298	Palmer Heating, LLC 265 Central Avenue (Rear) Clark NJ 07066									\$596.42
299		Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	No Amount	Void	Doc Total
300		07/29/2022	4061	CHK	12032	office AC not working properly, air filters clogged	07/22	\$565.00		\$565.00
301	Totals For Vendor: Palmer Heating, LLC									\$565.00
302	Phoenix Specialties, LLC 650-C South Avenue Garwood NJ 07027									
303		Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	No Amount	Void	Doc Total
304		08/10/2022	4104	CHK	36217	apt J5 all wood kitchen cabinets & counter top	08/22	\$203.65		
305					36129	apt H3 base & wall kitchen cabinets & counter tops	08/22	\$539.45		\$743.10
306		09/13/2022	4179	CHK	36623	maintenance supplies	09/22	\$603.95		
307					36367	maintenance janitorial supplies	09/22	\$395.21		\$999.16
308	Totals For Vendor: Phoenix Specialties, LLC									
309	Picture-It, Inc. 1703 Route 27 Edison NJ 08817									\$1,742.26
310		Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	No Amount	Void	Doc Total
311		07/29/2022	4062	CHK	11972	2 engraved acrylic awards for mangione & szoludko	07/22	\$142.50		\$142.50
312	Totals For Vendor: Picture-It, Inc.									\$142.50
313	Polcari & Co. 2035 Hamburg Turnpike Unit: H Wayne NJ									
314		Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	No Amount	Void	Doc Total

	A	B	C	D	E	F	G	H	I	J
315		08/29/2022	4132	CHK	13896	accounting services-july 2022	08/22	\$2,900.00		\$2,900.00
316		09/15/2022	4194	CHK	13941	accounting services-aug 2022	09/22	\$2,900.00		\$2,900.00
317	Totals For Vendor: Polcari & Co.									
318	PSE&G CO PO Box 144444 New Brunswick NJ 08906-									\$5,800.00
319		Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	No Amount	Void	Doc Total
320		07/29/2022	4063	CHK	7624558 904-final	vacant apt 9D electric final bill	07/22	\$47.94		\$47.94
321		08/10/2022	4105	CHK	7617436 106-72222	apt 2B vacant electric service 6/23/22-7/22/22	08/22	\$6.63		
322					1300007 818-72222	reh electric 6/22/22-7/22/22	08/22	\$2,254.69		
323					6691572 106-72022	jeg gas & electric 5/20/22-7/20/22	08/22	\$3,668.56		\$5,929.88
324		08/29/2022	4133	CHK	6691572 106-81822	jeg gas & electric 7/20/22-8/18/22	08/22	\$3,690.74		\$3,690.74
325		09/13/2022	4180	CHK	7617436 106-82222	apt 2B vacant electric service 7/23/22-8/22/22	09/22	\$14.26		\$14.26
326		09/13/2022	4182	CHK	1300007 818-82222	reh electric 7/22/22-8/22/22	09/22	\$2,315.93		\$2,315.93
327		09/13/2022	4181	CHK	7624558 904-62222	vacant apt 9D electric 6/22/22-7/13/22	09/22	\$8.56	(\$8.56)	\$0.00
328		09/15/2022	0	ZCA	7624558 904-62222	vacant apt 9D electric 6/22/22-7/13/22	09/22	\$8.56		

	A	B	C	D	E	F	G	H	I	J
329					7624558 904- 62222	vacant apt 9D electric 6/22/22-7/13/22	09/22	(\$8.56)		\$0.00
330	Totals For Vendor: PSE&G CO									
331	Quadient Finance USA, PO Box 6813 Carol Stream IL 60197-6813 No									\$11,998.75
332	<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>	
333	09/13/2022	4183	CHK	7900044 0810315 55-9722	postage refill 9/7/22	09/22	\$750.00		\$750.00	
334	Totals For Vendor: Quadient Finance USA, Inc.									
335	Raymond Koperwhats 12 Deerwood Avenue Edison NJ 08817 No									\$750.00
336	<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>	
337	08/10/2022	4106	CHK	71922	reh & jeg board meeting attendance 6/21/22, 7/19/22	08/22	\$50.00		\$50.00	
338	Totals For Vendor: Raymond Koperwhats									
339	See-More TV & Appliance 551 Middlesex Avenue Metuchen NJ 08840 No									\$50.00
340	<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>	
341	07/29/2022	4064	CHK	1306645	apt F4-refrigerator	07/22	\$659.00		\$659.00	
342	09/13/2022	4184	CHK	1306956	apt 2B & 2D refrigerators	09/22	\$1,490.00			
343				1307189	apt A5 refrigerator	09/22	\$675.00			
344				1307186	apt 7F(vacant) 28" refrigerator	09/22	\$695.00			
345				1307187	apt H3(vacant) 24 " electric range	09/22	\$660.00		\$3,520.00	
346	Totals For Vendor: See-More TV & Appliance									
347	Standard Waste Services 21 Edgeboro Road East Brunswick NJ No									\$4,179.00
348	<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>	
349	07/29/2022	4065	CHK	439984	30 yd roll off + tons disposal charge + fuel surcharge 7/11/22	07/22	\$305.20			
350				440073	30 yd roll off + tons disposal charge + fuel surcharge 7/13/22	07/22	\$354.60		\$659.80	
351	08/10/2022	4107	CHK	440675	reh trash service- aug 2022	08/22	\$2,808.00			
352				442179	30 yd roll off + tons disposal charge + fuel surcharge 7/9/22	08/22	\$508.50		\$3,316.50	

A	B	C	D	E	F	G	H	I	J
353	08/29/2022	4134	CHK	444481	30 yd roll off + tons disposal charge + fuel surcharge 8/22/22	08/22	\$333.70		\$333.70
354	09/13/2022	4185	CHK	443272	reh trash service- sept 2022	09/22	\$2,808.00		\$2,808.00
355	Totals For Vendor: Standard Waste Services								\$7,118.00
356	Staples PO Box 70242 Philadelphia PA 19176-0242 No								
357	<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
358	08/29/2022	4135	CHK	8067140 800	reh office supplies	08/22	\$82.90		
359				8067295 023	JEG copier/scanner/printer + 5 cases paper	08/22	\$299.59		\$382.49
360	09/13/2022	4186	CHK	8067465 126	office supplies	09/22	\$35.38		\$35.38
361	Totals For Vendor: Staples								\$417.87
362	Starlite Services LLC 27- PO Box 487 Perth Amboy NJ 08862 Yes 4731063								
363	<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
364	08/10/2022	4108	CHK	0034	reh office cleaning 7/28/22	08/22	\$1,000.00		
365				0035	jeg office cleaning service- 7/28/22	08/22	\$960.00		\$1,960.00
366	09/13/2022	4187	CHK	0038	apt 2B vacancy prep cleaning	09/22	\$441.00		
367				0037	reh office cleaning	09/22	\$1,000.00		
368				0039	apt J4 vacancy prep cleaning	09/22	\$279.00		
369				0036	jeg office cleaning services	09/22	\$960.00		\$2,680.00
370	Totals For Vendor: Starlite Services LLC								\$4,640.00
371	Stateside Affairs, LLC 47- 120 Polk Drive Brick NJ 08724 Yes 4456642								
372	<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
373	09/13/2022	4188	CHK	674	summer 2022 newsletter (300 pcs)	09/22	\$1,705.00		\$1,705.00
374	Totals For Vendor: Stateside Affairs, LLC								\$1,705.00
375	Steve's Appliance Doctor, 6 Eardley Road Edison NJ 08817 No								
376	<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
377	08/29/2022	4136	CHK	44225	apt 9B bake ignition kit installed	08/22	\$192.50		
378				44200	apt 15F bake ignition kit installed	08/22	\$192.50		
379				43667	apt 15G refrigerator control replaced	08/22	\$316.60		
380				43840	apt 11F bake ignition kit installed	08/22	\$192.50		

	A	B	C	D	E	F	G	H	I	J	
381					44275	apt 4C bake ignition kit installed	08/22	\$218.50			
382					43931	apt 17A bake ignition kit installed	08/22	\$280.50			
383					44287	apt C2 installed new junction box, electrician will run new line	08/22	\$206.80			
384					43841	apt F2 drain condensate pan rusted, drip elbow broken	08/22	\$99.50			
385					43831	apt M5 evap fan installed on the fridge	08/22	\$270.50		\$1,969.90	
386	Totals For Vendor: Steve's Appliance Doctor, Inc.										
387	Terrel Bradley 1045 Grove Avenue Unit 7A Edison NJ									No	\$1,969.90
388	<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>		
389	07/29/2022	4066	CHK	72222	reh shopping cart cleanup 12 hours @\$15/hr 7/12/22-7/22/22	07/22	\$120.00		\$120.00		
390	08/10/2022	4109	CHK	8522	reh shopping cart cleanup 4.75 hours @\$15/hr 8/2/22, 8/5/22	08/22	\$71.25		\$71.25		
391	08/25/2022	4118	CHK	81922	reh shopping cart cleanup 8 hours @\$15/hr 8/9/22-8/19/22	08/22	\$120.00		\$120.00		
392	09/13/2022	4189	CHK	9222	maint help cleaning shopping carts 8 hrs@\$15/hr	09/22	\$120.00		\$120.00		
393	Totals For Vendor: Terrel Bradley										
394	text-em-all 3803 Parkwood Blvd Unit Suite 900 Frisco									No	\$431.25
395	<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>		
396	09/13/2022	4190	CHK	73703	10/1/22-12/31/22 mass calling & texting service	09/22	\$315.00		\$315.00		
397	Totals For Vendor: text-em-all										
398	The Brooke Group LLC 27-209 E. Egnor Drive Absecon NJ 08205									No	\$315.00
399	<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>		
400	08/10/2022	4110	CHK	EHA-GN06-2022	RAD consulting-june 2022	08/22	\$4,725.00		\$4,725.00		
401	Totals For Vendor: The Brooke Group LLC										
402	The Junk Guys 240 Boundary Road Marlboro NJ 07746									No	\$4,725.00
403	<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>		

A	B	C	D	E	F	G	H	I	J	
404	09/13/2022	4191	CHK	83122	apt 2F junk removal 8/31/22	09/22	\$1,750.00		\$1,750.00	
405	Totals For Vendor: The Junk Guys									
406	The Print Post 274 Chestnut Street Newark NJ 07105 No									
407	<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>	
408	08/10/2022	4111	CHK	28063	500 business cards- jolanta	08/22	\$65.00			
409				28057	tent w/ logo, pens, tote bags for family fun day	08/22	\$1,402.00		\$1,467.00	
410	Totals For Vendor: The Print Post									
411	The YMCA 483 Middlesex Ave Metuchen NJ 08840 No									
412	<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>	
413	08/29/2022	4137	CHK	0001-05	60 hrs teacher & 5 hrs admin support for the GoIT program	08/22	\$1,450.00		\$1,450.00	
414	Totals For Vendor: The YMCA									
415	Toni Johnson C6 Willard Dunham Drive Edison NJ 08837 No									
416	<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>	
417	08/10/2022	4112	CHK	71922	reh & jeg board meeting attendance 6/21/22, 7/19/22	08/22	\$50.00		\$50.00	
418	Totals For Vendor: Toni Johnson									
419	Verizon Wireless PO Box 408 Newark NJ 07101-0408 No									
420	<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>	
421	08/10/2022	4113	CHK	9912257 950	cell phone service 6/29/22-7/28/22	08/22	\$557.26		\$557.26	
422	09/13/2022	4192	CHK	9914590 126	cell phone service 7/29/22-8/28/22	09/22	\$543.55		\$543.55	
423	Totals For Vendor: Verizon Wireless									
424									\$1,100.81	
425	Grand Totals:				Total Payments:		64	\$129,110.09		

RESOLUTION # 1-9-2022

APPROVE VOUCHERS FOR PAYMENT OF INVOICES

WHEREAS, the Commissioners of the Edison Housing Authority approves vouchers for payment of invoices for the months of August and September in the amount of \$129,110.09.

NOW, THEREFORE, Be It Resolved by the Board of Commissioner of the Edison Housing Authority that Resolution 1-9-2022 shall be approved.

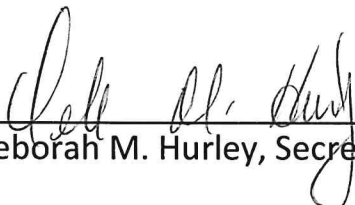
MOVED: Commissioner Jones

SECONDED: Commissioner Koperwhats

<u>Member Recorded Vote</u>	<u>Ayes</u>	<u>Nays</u>	<u>Abstain</u>	<u>Absent</u>
Chairman N. Sanchez	X			
Vice Chairman Telesnick	X			
Commissioner Johnson				X
Commissioner Jones	X			
Commissioner Koperwhats	X			
Commissioner Lennox Small	X			

PASSED AND ADOPTED THE 20 day of September, 2022

I, Deborah M. Hurley, Secretary of the Housing Authority of the Township of Edison, hereby certify that the foregoing is a true copy of a resolution of the Authority adopted at a regular meeting September 20, 2022



Deborah M. Hurley, Secretary, Executive Director

Capital Fund Program - Five-Year Action Plan

Status: Draft Approval Date: Approved By:

Part I: Summary		Locality (City/County & State)				
PHA Name : Edison Housing Authority		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revised 5-Year Plan (Revision No:)				
PHA Number: NJ043						
A.	Development Number and Name	Work Statement for Year 1 2022	Work Statement for Year 2 2023	Work Statement for Year 3 2024	Work Statement for Year 4 2025	Work Statement for Year 5 2026
	AUTHORITY-WIDE	\$224,322.30	\$224,322.30	\$224,322.80	\$224,322.80	\$224,322.80
	ROBERT HOLMES GARDENS (NJ043000001)	\$97,414.00	\$94,827.70	\$129,827.20	\$90,000.00	\$89,827.20
	JULIUS C ENGEL GRDNS NO EDISON GARDENS (NJ043000002)	\$102,413.70	\$105,000.00	\$70,000.00	\$109,827.20	\$110,000.00

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 (\$)					
Work Statement for Year 1 2022					
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost	
ID0003	AUTHORITY-WIDE (NAWASD) 1406 Operations(Operations (1406))	Operations		\$224,322.30	
ID0008	1410 Administration(Administration (1410)-Sundry)	Administration		\$42,415.00	
ID0013	9001 Bond Debt Obligation(Bond Debt Obligation (9001))	Bond Debt Obligation		\$75,870.30	
ID0025	ROBERT HOLMES GARDENS (N1043000001) 1480 Dwelling Unit Exterior(Dwelling Unit-Exterior (1480)-Other)	Basketball Court Refurbish		\$97,414.00	
ID0027	1480 Dwelling Unit Interior(Dwelling Unit-Interior (1480)-Plumbing)	Heating Pipes		\$55,000.00	
				\$42,414.00	

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 (\$)				
Work Statement for Year 1		2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0037	JULIUS C ENGEL GRDNS NO EDISON GARDENS (N043000002) 1408 Management Improvements(Management Improvement (1408)-Security Improvements (not police or guard-non-physical))	Security		\$102,413.70
ID0038	1480 Dwelling Unit Interior(Dwelling Unit-Interior (1480)-Plumbing)	Heating / Plumbing		\$40,000.00
ID0039	1480 Non Dwelling Equipment(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Maintenance Truck		\$42,413.70
	Subtotal of Estimated Cost			\$424,150.00

Part II: Supporting Pages - Physical Needs Work Statements (\$)					
Work Statement for Year 2 2023					
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost	
	AUTHORITY-WIDE (NAWASD)			\$224,322.30	
ID0004	1406 Operations(Operations (1406))	Operations		\$106,037.00	
ID0014	9001 Bond Debt Obligation(Bond Debt Obligation (9001))	Bond Debt Obligation		\$75,870.30	
ID0064	1410 Administration(Administration (1410)-Sundry)	Administration		\$42,415.00	
	JULIUS C ENGEL ORDNS NO EDISON GARDENS (NJ043000002)			\$105,000.00	
ID0028	1480 Dwelling Unit Interior(Dwelling Unit-Interior (1480)-Kitchen Cabinets)	Unit Upgrades		\$30,000.00	
ID0029	1480 Dwelling Unit Site Work(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	Landscaping Upgrades		\$20,000.00	

Part II: Supporting Pages - Physical Needs Work Statements (\$)				
Work Statement for Year 2 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0046	1408 Management Improvements(Management Improvement (1408)-Security Improvements (not police or guard-non-physical))	Security Upgrades		\$10,000.00
ID0047	1480 Dwelling Unit Interior(Dwelling Unit-Interior (1480)-Plumbing)	Plumbing Upgrades		\$45,000.00
	ROBERT HOLMES GARDENS (NJ043000001)			\$94,827.70
ID0048	1480 Dwelling Unit Interior(Dwelling Unit-Interior (1480)-Kitchen Cabinets)	Unit Upgrades		\$25,000.00
ID0050	1480 Dwelling Unit Exterior(Dwelling Unit-Exterior (1480)-Other)	Sidewalks		\$30,000.70
ID0053	1480 Dwelling Unit Interior(Dwelling Unit-Interior (1480)-Plumbing)	Hesting / Plumbing Upgrades		\$39,827.00
	Subtotal of Estimated Cost			\$424,150.00

Part II: Supporting Pages - Physical Needs Work Statements (\$)					
Work Statement for Year		2024			
3	Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
		AUTHORITY-WIDE (NAWASD)			\$224,322.80
ID0005		1406 Operations(Operations (1406))	Operations		\$106,037.50
ID0010		1410 Administration(Administration (1410)-Sundry)	Administration		\$42,415.00
ID0015		9001 Bond Debt Obligation(Bond Debt Obligation (9001))	Bond Debt Obligation		\$75,870.30
		ROBERT HOLMES GARDENS (NJ043000001)			\$129,827.20
ID0051		1480 Dwelling Unit Interior(Dwelling Unit-Interior (1480)-Kitchen Cabinets)	Unit Upgrades		\$30,000.00
ID0054		1480 Dwelling Unit Exterior(Dwelling Unit-Exterior (1480)-Other)	Basketball Court Refurbish		\$20,000.00

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 (\$)				
Work Statement for Year		2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0057	1408 Management Improvements(Management Improvement (1408)-Security Improvements (not police or guard-non-physical))	Security		\$25,000.00
ID0058	1480 Dwelling Unit Site Work(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	Landscaping Upgrades		\$14,827.00
ID0062	1480 Dwelling Unit Interior(Dwelling Unit-Interior (1480)-Plumbing)	Plumbing / Hot Water		\$40,000.20
	JULIUS C ENGEL GRDMS NO EDISON GARDENS (NJ043000002)			\$70,000.00
ID0052	1480 Dwelling Unit Site Work(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	Landscaping Upgrades		\$20,000.00
ID0056	1480 Dwelling Unit Interior(Dwelling Unit-Interior (1480)-Kitchen Cabinets)	Unit Upgrades		\$25,000.00
ID0061	1480 Dwelling Unit Interior(Dwelling Unit-Interior (1480)-Plumbing)	Plumbing / Hot Water		\$25,000.00

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 (\$)			
Work Statement for Year		2024	
Identifier	Development Number/Name	General Description of Major Work Categories	Estimated Cost
	Subtotal of Estimated Cost		\$424,150.00

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 (\$)					
Work Statement for Year		2025			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost	
	AUTHORITY-WIDE (NAWASD)			\$224,322.80	
ID0009	1410 Administration(Administration (1410)-Sundry)	Administration		\$42,415.00	
ID0035	1406 Operations(Operations (1406))	Operations		\$106,037.50	
ID0045	9001 Bond Debt Obligation(Bond Debt Obligation (9001))	Bond Debt Obligation		\$75,870.30	
	ROBERT HOLMES GARDENS (NJ043000001)			\$90,000.00	
ID0066	1480 Dwelling Unit Interior(Dwelling Unit-Interior (1480)-Plumbing)	Plumbing / Hot Water		\$40,000.00	
ID0068	1480 Dwelling Unit Exterior(Dwelling Unit-Exterior (1480)-Roofs)	Roof		\$50,000.00	

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)					
Work Statement for Year		2025			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost	
	JULIUS C ENGEL GRDNS NO EDISON GARDENS (N043000002)			\$109,827.20	
ID0067	1480 Dwelling Unit Interior(Dwelling Unit-Interior (1480)-Plumbing)	Plumbing / Hot Water		\$20,000.00	
ID0069	1480 Dwelling Unit Exterior(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking)	Exterior Painting/Caulking		\$46,900.00	
ID0070	480 Dwelling Unit Site Work(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	Landscaping/Playground Upgrades		\$42,927.20	
	Subtotal of Estimated Cost			\$424,150.00	

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 (\$)					
Work Statement for Year		2026			
5	Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
		AUTHORITY-WIDE (NAWASD)			\$224,322.80
ID0071		1406 Operations(Operations (1406))	Operations		\$106,037.50
ID0072		1410 Administration(Administration (1410)-Sundry)	Administration		\$42,415.00
ID0073		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
ID0074		1480 Dwelling Unit Exterior(Dwelling Unit-Exterior (1480)-Roofs)	Roof		\$65,000.00
ID0075		1480 Dwelling Unit Interior(Dwelling Unit-Interior (1480)-Plumbing)	Plumbing / Hot Water		\$20,000.00

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		5	2026	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0076	1480 Dwelling Unit Interior(Dwelling Unit-Interior (1480)-Kitchen Cabinets)	Unit Upgrades		\$25,000.00
	ROBERT HOLMES GARDENS (NJ043000001)			\$89,827.20
ID0077	1480 Dwelling Unit Interior(Dwelling Unit-Interior (1480)-Plumbing)	Plumbing / heating		\$59,827.20
ID0078	1480 Dwelling Unit Interior(Dwelling Unit-Interior (1480)-Kitchen Cabinets)	Unit Upgrades		\$30,000.00
	Subtotal of Estimated Cost			\$424,150.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (\$)		2022
Work Statement for Year	1	
Development Number/Name	General Description of Major Work Categories	Estimated Cost
Housing Authority Wide		
1406 Operations(Operations (1406))		\$106,037.00
1410 Administration(Administration (1410)-Sundry)		\$42,415.00
9001 Bond Debt Obligation(Bond Debt Obligation (9001))		\$75,870.30
Subtotal of Estimated Cost		\$224,322.30

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)		2023
Work Statement for Year	2	
Development Number/Name	General Description of Major Work Categories	Estimated Cost
Housing Authority Wide		
1406 Operations(Operations (1406))		\$106,037.00
9001 Bond Debt Obligation(Bond Debt Obligation (9001))		\$75,870.30
1410 Administration(Administration (1410)-Sundry)		\$42,415.00
Subtotal of Estimated Cost		\$224,322.30

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (\$)		2024
Work Statement for Year	3	
Development Number/Name	General Description of Major Work Categories	Estimated Cost
Housing Authority Wide		
1406 Operations(Operations (1406))		\$106,037.50
1410 Administration(Administration (1410)-Sundry)		\$42,415.00
9001 Bond Debt Obligation(Bond Debt Obligation (9001))		\$75,870.30
Subtotal of Estimated Cost		\$224,322.80

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	2025
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
1410 Administration(Administration (1410)-Sundry)	\$42,415.00
1406 Operations(Operations (1406))	\$106,037.50
9001 Bond Debt Obligation(Bond Debt Obligation (9001))	\$75,870.30
Subtotal of Estimated Cost	\$224,322.80

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 (\$)		2026
Work Statement for Year	5	2026
Development Number/Name	General Description of Major Work Categories	Estimated Cost
Housing Authority Wide		
1406 Operations(Operations (1406))		\$106,037.50
1410 Administration(Administration (1410)-Sundry)		\$42,415.00
9001 Bond Debt Obligation(Bond Debt Obligation (9001))		\$75,870.30
Subtotal of Estimated Cost		\$224,322.80

RESOLUTION # 2-9-2022

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 2022-2023 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 2022-2023 and authorizes its submission.

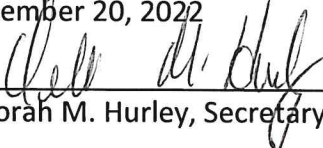
MOVED: Commissioner Koperwhats

SECONDED: Vice Chairman Telesnick

<u>Member Recorded Vote</u>	<u>Ayes</u>	<u>Nays</u>	<u>Abstain</u>	<u>Absent</u>
Chairman N. Sanchez	X			
Vice Chairman Telesnick	X			
Commissioner Johnson	X			
Commissioner Jones	X			
Commissioner Koperwhats	X			
Commissioner Small	X			

PASSED AND ADOPTED THE 20 day of September, 2022

I, Deborah M. Hurley, Secretary of the Housing Authority of the Township of Edison, hereby certify that the foregoing is a true copy of a resolution of the Authority adopted at a regular meeting September 20, 2022



Deborah M. Hurley, Secretary, Executive Director



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

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

Deborah M. Hurley, C-PHM
Executive Director

Voucher Payment Standards

Voucher Payment Standards (VPS) Schedule is the maximum amount of subsidy Edison Housing Authority (EHA) will pay to owner on behalf of a Housing Choice Section 8 voucher holder. EHA payment standard schedule is based on the Fair Market Rent (FMR) for each unit size established by HUD.

Voucher Payment Standards effective October 1, 2022, for new rentals, transfers and annual re-certifications:

BEDROOM SIZE	PAYMENT STANDARD
Efficiency	\$1,470
One Bedroom	\$1,667
Two Bedroom	\$2,109
Three Bedroom	\$2,566
Four Bedroom	\$2,832
Five Bedroom	\$3,705
Six Bedroom	\$4,261

Payment standards are set at 110% of FMR's published by HUD.

*NOTE: The utility allowances are applicable to Section 8 tenants who are responsible for paying their own HEAT, HOT WATER, GAS, ELECTRIC & WATER. It should be noted that the above figures do not include utility allowance.

RESOLUTION # 3-9-2022

RESOLUTION BY THE COMMISSIONERS OF THE EDISON HOUSING AUTHORITY AUTHORIZING THE APPROVAL OF FAIR MARKET RENTS FOR THE EDISON HOUSING AUTHORITY.

WHEREAS, the Commissioners of the Edison Housing Authority authorizes the approval of the fair market rents for the Edison Housing Authority; and

WHEREAS, the fee accountant of the Edison Housing Authority established payment standards that are set at 110% of FMR's published by HUD; and

NOW, THEREFORE, Be It Resolved by the Board of Commissioners of the Edison Housing Authority that Resolution 3-9-2022 shall be approved.

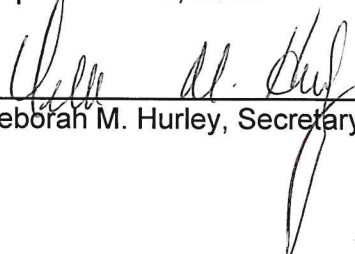
MOVED: Vice Chairman Telesnick

SECONDED: Commissioner Johnson

<u>Member Recorded Vote</u>	<u>Ayes</u>	<u>Nays</u>	<u>Abstain</u>	<u>Absent</u>
Chairman N. Sanchez	X			
Vice Chairman Telesnick	X			
Commissioner Johnson	X			
Commissioner Jones	X			
Commissioner Koperwhats	X			
Commissioner Small	X			

PASSED AND ADOPTED THE 20 day of September, 2022

I, Deborah M. Hurley, Secretary of the Housing Authority of the Township of Edison, hereby certify that the foregoing is a true copy of a resolution of the Authority adopted at a regular meeting September 20, 2022



Deborah M. Hurley, Secretary, Executive Director

RESOLUTION # 4-9-2022

RESOLUTION AUTHORIZING THE USE OF CAPITAL FUNDS TO PAY PALMER HEATING FOR HOT WATER MAKER EMERGENCY REPLACEMENT MADE AT JULIUS ENGEL GARDENS

WHEREAS, the Edison Housing Authority desires to secure funds from the Capital Fund to pay Palmer Heating for emergency hot water maker emergency replacement expense incurred on September 9, 2022 at Julius Engel Gardens.

WHEREAS, the Authority' water heaters at Julius Engel Gardens are in need of replacement; and

WHEREAS, one of the hot water heaters needed to be replaced, as it became a safety and health hazard concern for families residing within the Julius Engel Garden's community; and

WHEREAS, the housing authority secured three (3) quotes from experienced plumbers that included prevailing wages:

DMR Services 43 College Drive, Jersey City, NJ	\$43,050
Palmer Heating 265 Central Avenue, Clark, NJ	\$39,820
Robert Griggs Plumbing & Heating 2486 Route 206, Belle Mead, NJ	\$15,985

WHEREAS, the Executive selected Palmer Heating due to the urgency to conduct repairs, as the lowest bidder was not able to obtain a hot water maker within the necessary timeframe for Julius Engel Gardens hot water maker system to operate properly; and

WHEREAS, the next lowest and fair bid was Palmer Heating, which was able to provide a hot water maker and replace the damaged hot water maker within 48 hours; and

WHEREAS, the housing authority's fee accountant has determined that sufficient funding is available in the Capital Fund Project to support the emergency hot water maker expenses occurred at Julius Engel Gardens property on September 8, 2022.

And

WHEREAS, expenditure from the Capital Fund shall total \$39,820.00.

NOW THEREFORE, BE IT RESOVLED by the Board of Commissioners that the executive director is authorized to use capital funds to pay Palmer Heating in the sum of \$39,820.00.

MOVED: Commissioner Jones

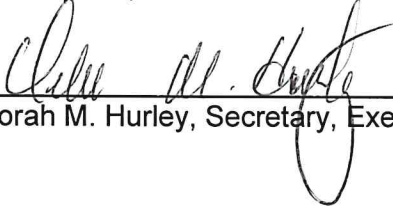
RESOLUTION # 4-9-2022

SECONDED: Commissioner Johnson

<u>Member Recorded Vote</u>	<u>Ayes</u>	<u>Nays</u>	<u>Abstain</u>	<u>Absent</u>
Chairman N. Sanchez	X			
Vice Chairman Telesnick	X			
Commissioner Johnson	X			
Commissioner Jones	X			
Commissioner Koperwhats	X			
Commissioner Lennox Small	X			

PASSED AND ADOPTED THE 20 day of September, 2022

I, Deborah M. Hurley, Secretary of the Housing Authority of the Township of Edison, hereby certify that the foregoing is a true copy of a resolution of the Authority adopted at a regular meeting September 20, 2022



Deborah M. Hurley, Secretary, Executive Director

RESOLUTION # 5-9-2022

**RESOLUTION TO ALLOW THE BOARD OF COMMISSIONERS OF
THE EDISON HOUSING AUTHORITY TO GO INTO CLOSED
SESSION TO DISCUSS TERMS OF EMPLOYMENT OF THE
EXECUTIVE DIRECTOR**

WHEREAS, the Board of the Commissioners of the Edison Housing Authority authorizes the board to go into closed session to discuss personnel matters; and

WHEREAS, the Board of Commissioners of the Edison Housing Authority will discuss the terms of employment of the Executive Director, Deborah Hurley; and

WHEREAS, the Executive Director, Deborah Hurley opted to discuss this matter in closed session.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Edison Housing Authority authorizing the board to go into closed session to discuss terms of employment of the Executive Director.

MOVED: Commissioner Jones

SECONDED: Commissioner Lennox Small

<u>Member Recorded Vote</u>	<u>Ayes</u>	<u>Nays</u>	<u>Abstain</u>	<u>Absent</u>
Chairman N. Sanchez	X			
Vice Chairman Telesnick	X			
Commissioner Johnson	X			
Commissioner Jones	X			
Commissioner Koperwhats	X			
Commissioner Lennox Small	X			

PASSED AND ADOPTED THE 20 day of September, 2022

I, Deborah M. Hurley, Secretary of the Housing Authority of the Township of Edison, hereby certify that the foregoing is a true copy of a resolution of the Authority adopted at a regular meeting September 20, 2022

Deborah M. Hurley, Secretary, Executive Director

RESOLUTION # 6-9-2022

RESOLUTION RENEWING DEBORAH HURLEY AS EXECUTIVE DIRECTOR AND AUTHORIZING THE CHAIRMAN OF THE EDISON HOUSING AUTHORITY TO EXECUTE A CONTRACT WITH DEBORAH HURLEY FOR EXECUTIVE DIRECTOR SERVICES

WHEREAS, the Edison Housing Authority (hereinafter "the Authority") is a duly organized public housing entity operating and existing in accordance with the laws of the United States of America and the State of New Jersey; and

WHEREAS, the Edison Housing Authority has employed Deborah Hurley as Executive Director of the Authority under a one (1) year contract which commenced August 1, 2022; and

WHEREAS, the Authority wishes to continue Deborah Hurley in such employment and has negotiated an Employment Contract with her; and

WHEREAS, the Board wishes to employ the Executive Director pursuant to a Contract which is attached hereto; and

WHEREAS, the term of said Contract is for one (1) year from the date of and retroactive to August 1, 2022 to run to July 31, 2023; and

WHEREAS, the Executive Director will be employed upon the terms and conditions set forth in the Contract and in accordance with applicable law.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Edison Housing Authority as follows:

1. Subject to her signature upon the Contract attached hereto, the Board renews Deborah Hurley as Executive Director for a one (1) year term commencing and

retroactive to August 1, 2022, in accordance with the terms and conditions set forth in the Contract and in accordance with applicable law.

2. The Chairman of the Public Housing Authority is authorized to sign the Contract and appropriate officials to attest the Contract.

3. That the Contract of employment shall be submitted to the Department of Community Affairs and to the Clerk of the Township of Edison in accordance with N.J.S.A. 40A:12A-18a.

4. That the Contract shall be subject to HUD approval, if necessary.

5. That the within Resolution shall be subject to a Certification from the Authority's Chief Financial Officer/Accountant confirming that funds are available to effectuate the purposes of the within action.

6. A Certified copy of this Resolution be delivered to:

- a. Deborah Hurley;
- b. The Department of Community Affairs; and
- c. The Township Clerk of the Township of Edison.

MOVED: Commissioner Jones

SECONDED: Commissioner Lennox Small

<u>Member Recorded Vote</u>	<u>Ayes</u>	<u>Nays</u>	<u>Abstain</u>	<u>Absent</u>
Chairman N. Sanchez	X			
Vice Chairman Telesnick	X			
Commissioner Johnson	X			
Commissioner Jones	X			
Commissioner Koperwhats	X			
Commissioner Lennox Small	X			

PASSED AND ADOPTED THE 20 day of September, 2022

I, Deborah M. Hurley, Secretary of the Housing Authority of the Township of Edison, hereby certify that the foregoing is a true copy of a resolution of the Authority adopted at a regular meeting September 20, 2022

Deborah M. Hurley, Secretary, Executive Director

HOUSING AUTHORITY OF THE TOWNSHIP OF EDISON
PRELIMINARY FINANCIAL SUMMARY

AUGUST 31, 2022 FISCAL YTD OPERATING SUMMARY PUBLIC HOUSING AND COCC				
	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>Variance</u>	<u>% Var</u>
OPERATING REVENUE				
Tenant Rental Revenue	\$ 148,498	\$ 128,000	\$ 20,498	16.0%
Operating Subsidy	150,818	149,566	1,252	0.8%
CDBG Grant Revenue	-	2,500	(2,500)	-100.0%
Other Revenue	20,684	18,757	1,927	10.3%
Year-to-Date Operating Revenue	<u>320,000</u>	<u>298,823</u>	<u>21,177</u>	<u>7.1%</u>
OPERATING EXPENSES				
Salaries & Benefits	126,497	124,873	(1,624)	-1.3%
Utilities Expense	62,284	63,333	1,049	1.7%
Maintenance Materials & Contract Costs	35,175	36,667	1,492	4.1%
Protective Services Contract	-	8,333	8,333	100.0%
Other Operating Expenses	61,092	62,533	1,441	2.3%
Year-to-Date Operating Expenses	<u>285,048</u>	<u>295,740</u>	<u>10,692</u>	<u>3.6%</u>
Net Operating Surplus / (Deficit)	<u>\$ 34,952</u>	<u>\$ 3,083</u>	<u>\$ 31,869</u>	<u>1033.7%</u>

AUGUST 31, 2022 FISCAL YTD OPERATING SUMMARY HCV PROGRAM			
	<u>Admin</u>	<u>HAP Subsidy</u>	<u>Total Program</u>
Operating Revenue	\$ 61,562	\$ 587,260	\$ 648,822
Operating Expenses:			
Salaries & Benefits	(22,539)	-	(22,539)
Other Admin. Expense	(19,010)	-	(19,010)
Housing Assistance Payments	-	(587,260)	(587,260)
Net Operating Surplus / (Deficit)	<u>\$ 20,013</u>	<u>\$ -</u>	<u>\$ 20,013</u>

UNRESTRICTED CASH & INVESTMENTS			
	<u>August</u>	<u>July</u>	<u>Variance</u>
Public Housing & Business Activities	\$ 1,570,864	\$ 1,545,162	\$ 25,702
Housing Choice Voucher / SPC	474,907	448,855	26,052
Housing Authority Total	<u>2,045,771</u>	<u>1,994,017</u>	<u>51,754</u>
Component Unit EHA	609,670	607,581	2,089
UNRESTRICTED CASH & INVESTMENTS	<u>\$ 2,655,441</u>	<u>\$ 2,601,598</u>	<u>\$ 53,843</u>

GRANT SUMMARY					
	<u>CFP 2018</u>	<u>CFP 2019</u>	<u>CFP 2020</u>	<u>CFP 2021</u>	<u>CFP 2022</u>
Total Budget (excl. debt service)	\$ 218,108	\$ 234,240	\$ 253,968	\$ 267,529	\$ 345,041
Total Funds Obligated	218,108	145,159	200,664	-	-
Total Funds Expended	212,452	145,159	200,664	-	-
Unobligated Funds	-	89,081	53,304	267,529	345,041
Unexpended Funds	5,656	89,081	53,304	267,529	345,041

HOUSING AUTHORITY OF THE TOWNSHIP OF EDISON
PRELIMINARY FINANCIAL SUMMARY NOTES
August 31, 2022

Low Rent Public Housing and COCC Programs

EHA's LRP/COCC fiscal YTD net operating profit through August 31, 2022 (2 months of the fiscal year) is \$34,952.

Operating Revenues – YTD operating revenues are \$320,000, or \$21,177 (7.1%) better than budget.

- Tenant rental revenue is \$148,498 or \$20,498 (16.0%) better than budget. The Authority must make every effort to collect rents as the tenant accounts receivable balance is currently above \$160,000.
- Operating subsidies are \$150,818, or \$1,252 (0.8%) above budget.
- Edison HA budgeted \$15,000 of annual CDBG grant revenue. This is a cost reimbursement grant. The Authority has not yet spent and requested reimbursement for any expenses in the current fiscal year.
- Other revenue is \$20,684 or \$1,927 (10.3%) above budget. Other revenue includes management fees from the HCV program, interest and other miscellaneous revenues.

Operating Expenses – YTD operating expenses are \$285,048, or \$10,692 (3.6%) better than budget.

- Salaries and benefits are \$126,497, or \$1,624 (0.9%) higher than budget.
- Utilities expenses are \$62,284, or \$1,049 (1.7%) better than budget. EHA utility expenses usually have a significant increase in the colder winter months.
- Maintenance materials/contracts expenses are \$35,175 or \$1,492 (4.1%) better than budget.
- Protective services contract expenses are \$0, or \$8,333 (100.0%) better than budget. Please note the Authority has decided to put a temporary hold on security services. Total budgeted expenses are \$50,000
- Other operating expenses are \$61,092, or \$1,441 (2.3%) better than budget. These expenses include legal, staff training/travel, accounting, telephone, miscellaneous office expenses, tenant services expenses, PILOT, etc.

Housing Choice Voucher Program

EHA's Housing Choice Voucher program's fiscal YTD net operating profit at August 31, 2022 is \$20,013. The Authority's HAP expenses are covered by funding received from HUD. The administrative funding received by the Authority is \$20,013 more than the YTD actual expenses incurred.

Unrestricted Cash & Investments

The Housing Authority and the Edison Affordable Housing Corporation continue to maintain strong cash and investment balances in each of its programs. Total unrestricted cash and investments is \$2,655,441. Please note the Continuum of Care program did not yet draw-down its funding in August. EHA plans to draw it down both August and September funding in September.

Grant Summary

The Authority has approximately \$760,000 of capital funds available for upcoming capital improvement projects. The CFP 2022 award will be available after the CFP 2022 – 2026 five year plan and the CFP 2022 annual plan is approved in EPIC.