

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

Tuesday, March 19, 2024
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, 2023 and a copy of the notice was published in the Home News Tribune on January 7, 2024. 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 February 20, 2024, Regular Meeting Minutes

6. Resolutions:

- | | |
|----------|---|
| 1-3-2024 | Resolution to approve vouchers for payment of invoices in the amount of \$119,888.08 for the month of March. |
| 2-3-2024 | Resolution to approve Staff and Commissioners to travel to the 2024 NJNAHRO Marc-NAHRO on April 28, 2024 to May 1, 2024, Tropicana Casino & Resort, Atlantic City, NJ |
| 3-3-2024 | Commissioners of the Edison Housing Authority Recognizing Commissioner Dale Jones for his Dedication and Longtime Commitment to the Edison Housing Authority. |

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

Tuesday, March 19, 2024
6:00 pm

4-3-2024 Resolution by the Commissioners of
the Edison Housing Authority to
Authorize payment to Prudential
(PGIM Real Estate Finance) in the
amount of \$7,500.00 for the
purpose of filing the mortgage
application.

7. Old Business:

8. New Business: a.) Denise Blake, Housing Director, Highland Park Housing Authority
 b.) Executive Director Report

9. Public Portion

10. Adjournment

EDISON HOUSING AUTHORITY
REGULAR BOARD MEETING
Julius Engel Gardens
Tuesday, February 20, 2024
6:00 PM
MINUTES

The Regular Meeting of the Board of Commissioners of the Edison Housing Authority was held at Julius Engel Gardens, 14 Rev. Samuel Carpenter Blvd., Edison, NJ in the community room. The meeting was called to order at 6:05 pm.

Please note that adequate notice of this meeting, as required by the Open Public Meetings Act of 1975, has been provided by notice and sent to the Homes News Tribune on December 28, 2023 and a copy of the notice was published in the Home News Tribune on January 7, 2024. Said notice has been posted on the Edison Housing Authority website and at the two housing authority properties in the main lobby area. In addition, a notice has been submitted to the Township of Edison, Clerk and posted in the Municipal Building.

Roll Call:

In attendance: Vice Chairman Lennox Small, Ed.D., Commissioner Sonali Patel, Commissioner Toni Johnson, Commissioner Carlos N. Sanchez (via Zoom), Deborah Hurley, Executive Director, and Terrence Corriston, Esq.

Absent: Chairman, Barry Telesnick
Commissioner Deborah Andrews

Approval of January 16, 2024, Regular Meeting Minutes

Motion: Commissioner Sonali Patel
Second: Commissioner Toni Johnson

Discussions: No discussion

Approved as follows:

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

Resolution 1-2-2024 to approve vouchers for payment of invoices in the amount of \$391,816.89 for the month of January 2024.

Motion: Commissioner Toni Johnson

Second: Commissioner Sonali Patel

Discussions: No discussion from the board. However, the Executive Director, Deborah Hurley, explained the reason for the significant expenditure increase for the month. We were approved to receive \$134,000 for the Basketball / Tennis Court in the next two weeks from CDBG for the work completed. This month EHA has invested a significant amount of money in repairs at JEG (Julius Engel Gardens). JEG is experiencing more problems than usual. Due to the weather, we experienced major plumbing problems that Mitchell Plumbing serviced. Funds for their service will be paid from the Capital Funds Program.

Approved as follows:

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

Resolution 2-2-2024 to Approve the 2023 Year End Audit.

Motion: Commissioner Toni Johnson

Second: Commissioner Sonali Patel

Discussions: Auditor Anthony Giampaolo presented that there were no audit findings. It was suggested that we review our accounts as we are not receiving a good return on interest rates. Commissioner N. Sanchez recommended that a committee be established to review the audit before the audit presentation, as well as a committee should be formed to review all bank accounts and their interest rates. Executive Director, Deborah Hurley noted both recommendations.

Vice Chair Lennox Small, Ed.D. suggested that a motion to authorize a committee to seek additional banks that can provided better interest rates will serve in the best interest of EHA's agency.

Motion: Commissioner Carlos N. Sanchez

Second: Commissioner Toni Johnson

Approved as follows:

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

Old Business:

- a.) Financial Summary for Review
- b.) Attorney Report: Terrance Corrison, Esq, Counsel presented a detailed tenant's report.

New Business:

- 1. RAD Presentation, Rick Ginnetti and Charles Lewis presented an update on the RAD conversion taking place at Robert Holmes Gardens. A "draft" location plan was provided and was the main focus of the discussion. Further discussion involved the status of pricing out the costs per unit and listing in detail the costs of items. Meetings are held weekly with the Executive Director to review the items.

Open to Public at 6:55 pm

Motion: Commissioner Carlos N. Sanchez

Second: Commissioner Toni Johnson

Public Portion:

No one from the public.

Close Public Portion: 6:55 pm

Public Motion: Commissioner Carlos N. Sanchez

Second: Commissioner Toni Johnson

Motion to adjourn: Commissioner Carlos N. Sanchez

Second: Commissioner Toni Johnson

Adjourned: 6:56 pm

Approved as follows:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>	<u>ABSTAIN</u>
Chairman Barry Telesnick			X	
Vice-Chairman Lennox Small Ed.D.	X			
Commissioner Deborah Andrews			X	
Commissioner Toni Johnson	X			

Commissioner Sonali Patel	X
Commissioner Carlos N. Sanchez	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: 2/17/2024 Thru: 3/18/2024, 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
03/05/2024	5540	CHK	738002242024	answering service and Patch charges - March 2024	03/24	\$112.24	\$112.24
Totals For Vendor: AB Universal Messaging							\$112.24
Accredited Lock Supply			1161 Paterson Plank Road Secaucus NJ 07094		No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
03/15/2024	5553	CHK	3049827-1	REH - 25 pieces mailbox lock & keys	03/24	\$351.50	\$351.50
Totals For Vendor: Accredited Lock Supply							\$351.50
Aflac			1932 Wynnton Road Columbus GA 31999-0797		No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
03/15/2024	5554	CHK	258280	insurance premium - February 24	03/24	\$264.50	\$264.50
Totals For Vendor: Aflac							\$264.50
April Mobley			7 Catherine St Carteret NJ 07008		No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
03/15/2024	5563	CHK	022924	Mileage for Food Pantry 144 miles for February 24	03/24	\$96.48	\$96.48
Totals For Vendor: April Mobley							\$96.48
Ashley Young-Cerchio		158-94-8193	41 Trafalgar Dr Colonia NJ 07067		Yes		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
03/15/2024	5564	CHK	Dec23	facilitator for STEM program	03/24	\$250.00	\$250.00
Totals For Vendor: Ashley Young-Cerchio							\$250.00
Barry Telesnick			142 Ethel Road Edison NJ 08817		No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
03/15/2024	5565	CHK	022924	Travel expenses to attend Board meeting from April 23 to Feb 24	03/24	\$275.00	\$275.00
Totals For Vendor: Barry Telesnick							\$275.00
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
03/15/2024	5566	CHK	0124	legal services for January 2024	03/24	\$2,580.00	\$2,580.00
Totals For Vendor: Breslin and Breslin, P.A.							\$2,580.00
Carlos N Sanchez			3 McEvoy Road Edison NJ 08837		No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
03/15/2024	5567	CHK	022924	Travel Expenses for Board Meeting-April 23 to Feb 24	03/24	\$275.00	\$275.00
Totals For Vendor: Carlos N Sanchez							\$275.00
Carmen Amalbert			11 Vermeer Drive South Amboy NJ 08879		No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
03/15/2024	5568	CHK	122023	stipend for STEM program-Winter 23	03/24	\$500.00	

			022024	Board meeting Snacks bought reim. 2/20/24	03/24	\$59.46	\$559.46
Totals For Vendor: Carmen Amalbert							\$559.46
Corbett Exterminating,			284 Sheffield Street Unit: Suite 2 Mountainside NJ 07092		No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
03/15/2024	5569	CHK	0565973-IN	REH monthly CEMIT treatment-January 2024	03/24	\$450.00	
			0564520-IN	JEG Unit, A6,L1,L2-Mice and Roach treatment-2/8/24	03/24	\$125.00	\$575.00
Totals For Vendor: Corbett Exterminating, Inc.							\$575.00
De Lage Landen Financial			PO Box 41602 Philadelphia PA 19101-1602		No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
03/15/2024	5570	CHK	82193571	REH copier lease 03/15/2024 - 04/14/2024	03/24	\$366.37	\$366.37
Totals For Vendor: De Lage Landen Financial Services, Inc.							\$366.37
Deborah Andrews			1722 Raspberry Ct Edison NJ 08817		No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
03/15/2024	5571	CHK	022924	Travel Expenses for board meeting-April 23 to Feb 24	03/24	\$275.00	\$275.00
Totals For Vendor: Deborah Andrews							\$275.00
Deborah Hurley			1434 Maplewood Terrace Plainfield NJ 07060		No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
03/15/2024	5572	CHK	022924	REH-RAD Community meeting food exp Reim 02/29/24	03/24	\$239.21	\$239.21
Totals For Vendor: Deborah Hurley							\$239.21
Elizabethtown Gas			PO Box 6031 Bellmawr NJ 08099		No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
02/23/2024	5532	CHK	3996554541-013124	REH gas - 12/31/23 to 01/31/24	02/24	\$15,253.00	\$15,253.00
03/05/2024	5541	CHK	3922309254-022024	REH gas 01/19/24 -02/20/24-15 beaver Ave.	03/24	\$1,085.92	\$1,085.92
03/05/2024	5542	CHK	4458334671-022024	REH gas 12/17/23 to 02/20/24-14 Cleveland place	03/24	\$1,174.33	\$1,174.33
03/18/2024	5614	CHK	3996554541-022924	REH gas - 01/31/24 to 02/29/24	03/24	\$12,792.98	\$12,792.98
Totals For Vendor: Elizabethtown Gas							\$30,306.23
Enes Service Center LLC			247 Central Avenue Metuchen NJ 08840		No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
03/15/2024	5573	CHK	0124	Gas fuel - January 2024	03/24	\$291.40	\$291.40
Totals For Vendor: Enes Service Center LLC							\$291.40
FedEx			PO Box 371461 Pittsburgh PA 15250-7461		No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
03/15/2024	5555	CHK	8-426-98021	Packages sent to HUD, Dept. of community center	03/24	\$87.75	\$87.75
Totals For Vendor: FedEx							\$87.75
Gannett New York-New			PO Box 631202 Cincinnati OH 45263-1202		No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
03/15/2024	5574	CHK	0006242217	Publication for synopsis-audit on Home news Tribune	03/24	\$86.15	\$86.15

Totals For Vendor: Gannett New York-New Jersey LocaliQ **\$86.15**

Giampaolo & Associates 467 Middletown Lincroft Road Lincroft NJ 07738 No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
03/15/2024	5575	CHK	63023	independent audit of financial statements fye 6/30/23	03/24	\$11,433.00	\$11,433.00

Totals For Vendor: Giampaolo & Associates **\$11,433.00**

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

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
03/05/2024	5543	CHK	5749	lock out charge apt 12E Jamie Scott 1/23/24 Tenant paid OS rent, Fee's still are to be paid	03/24	\$100.00	
			5748	lock out charge apt J4 Willie Gonzalez 1/24/24	03/24	\$100.00	\$200.00

Totals For Vendor: Guy M. Jensen, Constable **\$200.00**

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

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
03/15/2024	5556	CHK	7321005	REH maint materials	03/24	\$390.83	
			8011673	REH maint materials	03/24	\$186.94	
			323028	REH maint materials	03/24	\$517.38	
			9012895	REH maint materials	03/24	\$19.85	\$1,115.00

Totals For Vendor: Home Depot Credit Services **\$1,115.00**

InterGlobe Communications, Inc. 4295 Arthur Kill Road Staten Island NY 10309 No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
03/15/2024	5557	CHK	240605721	REH telephone service - March 2024	03/24	\$1,045.26	\$1,045.26

Totals For Vendor: InterGlobe Communications, Inc. **\$1,045.26**

Jaden Terrell 154-17-9474 1030 Grove Ave Apt 30C Edison NJ 08820 Yes

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
02/23/2024	5533	CHK	021723	snow removal help 14 hours @ \$15/hr. on 2/13/24 and 2/17/24	02/24	\$210.00	\$210.00

Totals For Vendor: Jaden Terrell **\$210.00**

Jennifer Thompson 091-58-0481 9 Kester Drive Edison NJ 08817 Yes

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
03/15/2024	5576	CHK	Dec 2023	facilitator for STEM program - Winter 2023	03/24	\$250.00	\$250.00

Totals For Vendor: Jennifer Thompson **\$250.00**

Jolanta Kubacka 40 Koyen Street Fords NJ 08863 No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
03/15/2024	5577	CHK	022924	Mileage, parking fee for the Food Pantry -Feb 24	03/24	\$96.48	
			031424	RAD Meeting and St.Patrics day Lunch for JEG 3/14/24	03/24	\$290.41	\$386.89

Totals For Vendor: Jolanta Kubacka **\$386.89**

Jose Malave		141-58-6215	F6 Willard Dunham Drive Edison NJ 08837			Yes	
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
02/23/2024	5534	CHK	021724	snow removal help 6 hours @ \$15/hr. on 2/17/24	02/24	\$90.00	\$90.00
Totals For Vendor: Jose Malave							\$90.00
Lennox H Small			206 West Shirley Ave Edison NJ 08820			No	
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
03/15/2024	5578	CHK	022924	Travel Expenses for Board meeting-April 23 to Feb 24	03/24	\$275.00	\$275.00
Totals For Vendor: Lennox H Small							\$275.00
Lisa Dettelbach		147-92-5302	307 Orange Avenue Cranford NJ 07016			Yes	
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
03/15/2024	5579	CHK	Dec 2023	facilitator for STEM program-Winter 2023	03/24	\$300.00	\$300.00
Totals For Vendor: Lisa Dettelbach							\$300.00
Management Computer			PO BOX 523 Sparta WI 54656-0523			No	
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
03/15/2024	5580	CHK	22924	2023 1099 filing fees	03/24	\$313.50	\$313.50
Totals For Vendor: Management Computer Services, Inc.							\$313.50
Marquise Webb		137-19-6991	10 A Cleveland Place Edison NJ 08820			Yes	
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
02/23/2024	5535	CHK	021324	snow removal help 6 hours @ \$15/hr. on 2/13/24	02/24	\$120.00	\$120.00
Totals For Vendor: Marquise Webb							\$120.00
McLaughlin Stauffer & Shaklee, 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
03/15/2024	5581	CHK	02-20782	legal services(labor matters)-February 2024	03/24	\$40.50	\$40.50
Totals For Vendor: McLaughlin Stauffer & Shaklee, PC							\$40.50
MDJ Equities LLC/5DHome Inspections		81-4903668	370 New Brunswick Ave Suite 302 Fords NJ 08863			Yes	
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
03/07/2024	5552	CHK	030724RF1	Apt 3A -Mold test for REH -Mold Inspection	03/24	\$575.00	\$575.00
Totals For Vendor: MDJ Equities LLC/5DHome Inspections							\$575.00
Miaili Wilson		136-11-3493	17D Beaver Avenue Edison NJ 08820			Yes	
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
02/28/2024	5539	CHK	022624	Food pantry and section 8 help - part time \$10 02/06/24-02/26/24	02/24	\$203.50	\$203.50
03/15/2024	5558	CHK	31524	Food pantry -part time \$10- 02/27/24-03/01/24	03/24	\$104.16	\$104.16
Totals For Vendor: Miaili Wilson							\$307.66
Middlesex Water Company			PO Box 826538 Philadelphia PA 19182-6538			No	
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
03/05/2024	5544	CHK	5535300000 021524	Water bill for JEG for 01/16/24 to 02/15/24	03/24	\$4,584.23	\$4,584.23
Totals For Vendor: Middlesex Water Company							\$4,584.23

Mitchell's Plumbing and Heating, LLC 85-2317043 247 Speedwell Ave Morristown NJ 07960 Yes

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
03/15/2024	5582	CHK	949	REH- Apt 8D radiator Leak and repaired	03/24	\$1,200.00	
			970	REH-Apt 3 A basement Replaced main drain stack in wall cracked	03/24	\$3,200.00	
			971	Bld.15 install neutralizer for hot water boiler condensation	03/24	\$1,400.00	
			972	REH Bld 9, Leak on main heating pipe removed and replaced	03/24	\$2,500.00	
			973	REH Old office area-values for bathroom	03/24	\$2,400.00	
			960	JEG- remove and replace main vent heat exchanger	03/24	\$675.00	\$11,375.00

Totals For Vendor: Mitchell's Plumbing and Heating,LLC \$11,375.00

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
03/05/2024	5545	CHK	N8746	remote & onsite maint. of networks-December 2023-replacement check as lost in the mail	12/23	\$792.00	\$792.00
03/15/2024	5583	CHK	N8987	remote & onsite maint. of networks-February 2024	03/24	\$1,176.58	\$1,176.58

Totals For Vendor: NetConnect, Inc. \$1,968.58

New Jersey American Box 371331 Pittsburgh PA 15250-7331 No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
03/15/2024	5584	CHK	1018-210021902795-022724	12 Wintergreen Ave WE Edison NJ-01/30/24-02/27/24	03/24	\$221.25	\$221.25
03/15/2024	5585	CHK	1018-210021656696-022724	15 LYLE PLACE H EDISON-01/30/24-02/27/24	03/24	\$2,320.22	\$2,320.22
03/15/2024	5586	CHK	1018210021657798-022724	11 LYLE PL A -01/30/24-02/27/24	03/24	\$397.23	\$397.23
03/15/2024	5587	CHK	1018210021838511-022724	4 WESTON FORBES CT C-01/30/24-02/27/24	03/24	\$212.26	\$212.26
03/15/2024	5588	CHK	1018-210021839385-022724	5 WESTON FORBES CT B -01/30/24-02/27/24	03/24	\$2,256.23	\$2,256.23
03/15/2024	5589	CHK	1018-210021840699-022724	6 WESTON FORBES CT D-01/30/24-02/27/24	03/24	\$176.32	\$176.32
03/15/2024	5590	CHK	1018 210018967338-022724	1 wintergreen Ave. WB edison-01/30/24-02/27/24	03/24	\$239.22	\$239.22
03/15/2024	5591	CHK	1018 210021604954-022724	14 rev Samuel carpenter water 01/30/24-02/27/24	03/24	\$122.41	\$122.41
03/15/2024	5592	CHK	1018-210021902436-022724	8 Weston Forbes CT E Edison -01/30/24-02/27/24	03/24	\$203.28	\$203.28
03/15/2024	5593	CHK	1018-210021605605-022724	17 Beaver street-REH water-01/30/24-02/27/24	03/24	\$792.61	\$792.61

03/15/2024	5594	CHK	1018-210021837112 022724	3 WESTON FORBES CT D EDISON-01/30/24-02/27/24	03/24	\$176.32	\$176.32
03/15/2024	5595	CHK	1018-210021901341- 022724	8 Weston Forbes CT C water 01/30/24-02/27/24	03/24	\$490.83	\$490.83
03/15/2024	5596	CHK	1018 210021901730 022724	7 Weston Forbes CT. D Edison- 01/30/24-02/27/24	03/24	\$259.19	\$259.19
03/15/2024	5597	CHK	1018-210021836324- 022724	9 LYLE PL H EDISON WATER BILL-01/30/24-02/27/24	03/24	\$370.28	\$370.28
03/15/2024	5598	CHK	1018-210021837815 022724	2 WESTON FORBES CT C EDISON-01/30/24-02/27/24	03/24	\$374.01	\$374.01

Totals For Vendor: New Jersey American Water **\$8,611.66**

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
03/15/2024	5559	CHK	0004675	JEG telephone service - March 2024	03/24	\$89.97	\$89.97

Totals For Vendor: Nexacomm LLC **\$89.97**

Optimum PO Box 70340 Philadelphia PA 19176-0340 No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
03/05/2024	5546	CHK	07875-453477-01-2 - 032124	maintenance internet service 02/22/24-03/21/24-5 Weston Forbes APT C Basement	03/24	\$166.94	\$166.94
03/05/2024	5547	CHK	07875-207961-03-9- 032124	JEG Internet 02/22/24-03/21/24	03/24	\$160.94	\$160.94
03/05/2024	5548	CHK	07875-386464-01-1- 032124	REH office internet 02/22/24- 03/21/24	03/24	\$190.94	\$190.94

Totals For Vendor: Optimum **\$518.82**

Picture-It, Inc. 1703 Route 27 Edison NJ 08817 No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
03/15/2024	5599	CHK	14668	acrylic award for Commissioner Dale Jones	03/24	\$71.25	\$71.25

Totals For Vendor: Picture-It, Inc. **\$71.25**

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
03/15/2024	5600	CHK	15239	accounting services - February 2024	03/24	\$3,300.00	\$3,300.00

Totals For Vendor: Polcari & Co. **\$3,300.00**

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
03/05/2024	5549	CHK	7716007807-022224	Vacant Apt 15C -REH electric 01/24/24-02/22/24	03/24	\$4.95	\$4.95
03/05/2024	5550	CHK	6691572106-022024	JEG gas & electric 01/20/24- 02/20/24	03/24	\$8,319.84	\$8,319.84
03/15/2024	5560	CHK	1300007818 022924	REH Electric February 2024	03/24	\$2,955.31	\$2,955.31

Totals For Vendor: PSE&G CO **\$11,280.10**

Quadient Finance USA, PO Box 6813 Carol Stream IL 60197-6813 No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
03/15/2024	5561	CHK	7900044081031555- 022524	postage refill - Feb 2024	03/24	\$545.89	\$545.89

Totals For Vendor: Quadient Finance USA, Inc. **\$545.89**

Quincy Good 149-94-6399 1030 Grove Avenue Apt 25A Edison NJ 08820 Yes							
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
02/23/2024	5536	CHK	021724	snow removal help 14 hours @ \$15/hr. on 2/13/24 and 2/17/24	02/24	\$210.00	\$210.00
Totals For Vendor: Quincy Good							\$210.00
Regina Paparsenos 140-62-5062 1410 Johnson Ave Unit: 2 Point Pleasant Beach NJ 08742 Yes							
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
03/15/2024	5601	CHK	March 24	facilitator STEM program	03/24	\$2,500.00	\$2,500.00
Totals For Vendor: Regina Paparsenos							\$2,500.00
See-More TV & Appliance 551 Middlesex Avenue Metuchen NJ 08840 No							
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
03/15/2024	5602	CHK	1312964	apt 9A Freezer replaced -REH	03/24	\$670.00	
			1312914	gas & Electric range and Freezer REH	03/24	\$2,030.00	\$2,700.00
Totals For Vendor: See-More TV & Appliance							\$2,700.00
Silva's Mechanical Services, Inc 171 Midland Avenue Kearny NJ 07032 No							
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
03/15/2024	5603	CHK	40112	JEG- Boiler damaged, removed and install new rope gasket and seal	03/24	\$2,750.00	\$2,750.00
Totals For Vendor: Silva's Mechanical Services, Inc							\$2,750.00
Sonali Patel 6 Orchid Court Edison NJ 08820 No							
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
03/15/2024	5604	CHK	031524	Travel Expenses for Board Meeting-April 23 to Feb 24	03/24	\$275.00	\$275.00
Totals For Vendor: Sonali Patel							\$275.00
Standard Waste Services 21 Edgeboro Road East Brunswick NJ 08816 No							
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
03/15/2024	5605	CHK	489704	REH trash service- March 2024 Account ID EDISON HSG	03/24	\$2,948.40	
			491392	REH-30 yard waste picked up on 03/01/24	03/24	\$372.90	\$3,321.30
Totals For Vendor: Standard Waste Services							\$3,321.30
Staples PO Box 70242 Philadelphia PA 19176-0242 No							
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
03/15/2024	5606	CHK	8073375233	office supplies-envelopes, copy paper, letter tag, scented oil refill	03/24	\$280.74	
			8073304395	office supplies-Toilet paper ,white sheet ,Avery heavy duty Binder	03/24	\$92.97	\$373.71
Totals For Vendor: Staples							\$373.71
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
03/15/2024	5607	CHK	0070	apt 8D vacant apt cleaning-REH	03/24	\$379.00	
			0071	JEG apt J3 vacant apt cleaning	03/24	\$289.00	\$668.00

Totals For Vendor: Starlite Services LLC **\$668.00**

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

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
03/15/2024	5608	CHK	856	Fall/Winter 2023/24 newsletter copy, design & research	03/24	\$550.00	\$550.00

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

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
03/15/2024	5609	CHK	43144	REH apt 9G Replace door shelves and screw crop handle	03/24	\$403.52	
			44355	REH apt 3B replaced Bake Ignition kit	03/24	\$208.50	
			43525	REH apt 9A Refrigerator Repaired	03/24	\$89.50	
			43606	REH apt 17G Refrigerator Repaired-too warm	03/24	\$179.50	
			43552	REH apt 7F Adjusted temp controls, cleared ice from airducts	03/24	\$187.60	
			43561	REH apt 12B Replaced oven ignitor and Blub	03/24	\$213.50	
			43489	JEG apt G6 2 Burners cleaned and adjusted	03/24	\$109.50	\$1,391.62

Totals For Vendor: Steve's Appliance Doctor, Inc. **\$1,391.62**

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
02/23/2024	5537	CHK	021724	reh snow removal 14 hours@\$15/hour and part time help on moving cart 4 hours 2/6/24-2/9/24	02/24	\$270.00	\$270.00
03/15/2024	5610	CHK	030124	part time maint. help collecting shopping carts 02/20/24- 03/01/24- 8 hrs.	03/24	\$120.00	\$120.00

Totals For Vendor: Terrel Bradley **\$390.00**

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

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
03/05/2024	5551	CHK	93893	04/1/24-6/30/24 mass calling & texting service	03/24	\$357.00	\$357.00

Totals For Vendor: text-em-all **\$357.00**

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

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
03/15/2024	5611	CHK	EHA-GD01-2024	RAD Consulting - January 2024	03/24	\$5,475.00	\$5,475.00

Totals For Vendor: The Brooke Group LLC **\$5,475.00**

Toni Johnson C6 Willard Dunham Drive Edison NJ 08837 No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
03/15/2024	5612	CHK	022924	Travel Expenses for the board meeting-April 23 to Feb 24	03/24	\$275.00	\$275.00

Totals For Vendor: Toni Johnson **\$275.00**

Verizon Wireless PO Box 408 Newark NJ 07101-0408 No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
03/15/2024	5562	CHK	9957851744	cell phone service January 29-February 28 2024	03/24	\$359.52	\$359.52

Totals For Vendor: Verizon Wireless **\$359.52**

Woodbridge Housing 800B Bunns Lane Woodbridge NJ 07095 No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
03/15/2024	5613	CHK	2012024	Administrative fee for Social worker at HPHA-Feb 2024	03/24	\$2,083.33	\$2,083.33

Totals For Vendor: Woodbridge Housing Authority **\$2,083.33**

Yasir Riddick 153-17-7656 7 Weston Forbes Court, Apt C Edison NJ 08820 Yes

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
02/23/2024	5538	CHK	021724	snow removal help 14 hours @ \$15/hr. on 2/13/24 and 2/17/24	02/24	\$210.00	\$210.00

Totals For Vendor: Yasir Riddick **\$210.00**

Grand Totals:	Total Payments:	59	\$119,888.08
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RESOLUTION # 1-3-2024

APPROVE VOUCHERS FOR PAYMENT OF INVOICES

WHEREAS, the Commissioners of the Edison Housing Authority approves voucher for payment of invoices for the month of March in the amount of \$119,888.08.

NOW, THEREFORE, Be It Resolved by the Board of Commissioner of the Edison Housing Authority that Resolution 1-3-2024 shall be approved.

MOVED: Commissioner Deborah Andrews

SECONDED: Commissioner Sonali Patel

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

PASSED AND ADOPTED THE 19 day of March, 2024

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 March 19, 2024

Deborah M. Hurley, Secretary, Executive Director

RESOLUTION# 2-3-2024

APPROVE STAFF AND COMMISSIONERS TO TRAVEL TO NJNAHRO TRAINING CONFERENCE ON APRIL 28 TO MAY 1, 2024 AT THE HARD ROCK HOTEL & CASINO, ATLANTIC CITY, NEW JERSEY.

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

WHEREAS, It is the Board of Commissioner's desire to attend NJNAHRO Annual Training Conference from April 28 to May 1, 2024, Hard Rock Hotel & Casino, Atlantic City, NJ; and

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

NOW THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Edison Housing Authority, that Resolution Number 2-3-2024, authorizing staff and commissioners to attend NJNAHRO Training Conference is hereby approved.

MOVED: Commissioner Toni Johnson

SECONDED: Commissioner Carlos N. Sanchez

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

PASSED AND ADOPTED THE 19 day of March, 2024

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 March 19, 2024

Deborah M. Hurley, Secretary, Executive Director

RESOLUTION # 3-3-2024
COMMISSIONERS OF THE EDISON HOUSING AUTHORITY RECOGNIZING
COMMISSIONER DALE JONES FOR HIS DEDICATION AND LONGTIME
COMMITMENT TO THE EDISON HOUSING AUTHORITY.

WHEREAS, Commissioner Dale Jones has served on the Edison Housing Authority Board from the year 2020-2023; and

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

WHEREAS, Commissioner Jones was instrumental in providing expert knowledge that helped the Edison Housing Authority board, community and staff thrive; and

WHEREAS, Commissioner Jones' attention to ensuring policies and procedures were enforced assisted in improving the Edison Housing Authority organization and staff performance; and

NOW, THEREFORE, Be It Resolved by the Board of Commissioners of the Edison Housing Authority that Resolution 3-03-2024, recognizing Commissioner Dale Jones for his dedicated service at the Edison Housing Authority shall be approved.

MOVED: Chairman Barry Telesnick

SECONDED: Commissioner Toni Johnson

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

PASSED AND ADOPTED THE 19 day of March, 2024

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 March 19, 2024.

Deborah M. Hurley, Secretary, Executive Director

RESOLUTION# 4-3-2024

RESOLUTION BY THE COMMISSIONERS OF THE EDISON HOUSING AUTHORITY TO AUTHORIZE PAYMENT TO PRUDENTIAL (PGIM REAL ESTATE FINANCE) IN THE AMOUNT OF \$7,500.00 FOR THE PURPOSE OF FILING THE MORTGAGE APPLICATION.

WHEREAS, the Edison Housing Authority has been approved by HUD to convert Robert E. Holmes Gardens into a RAD Program; and

WHEREAS, the RAD Program at the Edison Housing Authority has begun the conversion process by securing a Finance Loan Service Provider, Prudential to assist in financing the RAD conversion at Robert E. Holmes Gardens; and

WHEREAS, RAD Consultants, the Brooke Group have prepared the necessary documentation that is required to begin the mortgage application process with Prudential that will require a fee of \$7,500.00 for service; and

WHEREAS, the Executive Director has confirmed with our fee accountant that operating funds are available to file the mortgage application; and

WHEREAS, upon receipt of the \$7,500.00 application fee from the Edison Housing Authority, Prudential will begin working on the mortgage application process for the RAD conversion at Robert E. Holmes Gardens; and

NOW THEREFORE, be it resolved that the Executive Director has been approved to make payment of \$7,500.00 to Prudential (PGIM Real Estate Finance) to process the mortgage application.

Moved: Commissioner Deborah Andrews

Second: Commissioner Toni Johnson

	AYES	NAYS	ABTAIN	ABSENT
Chairman Barry Telesnick	X			
Vice Chairman Lennox Small, Ed.D.	X			
Commissioner Deborah Andrews	X			
Commissioner Toni Johnson	X			
Commissioner Sonali Patel	X			
Commissioner Carlos N. Sanchez	X			

PASSED AND ADOPTED THE 19 day of March, 2024

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 March 19, 2024
