

Edison Housing Authority Board Meeting
Julius Engel Gardens
1 Willard Dunham Drive, Edison, NJ
(Community Room)

Tuesday, April 16, 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 March 19, 2024, Regular Meeting Minutes

6. Resolutions:

- | | |
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| 1-4-2024 | Resolution to approve vouchers for payment of invoices in the amount of \$112,854.12 for the month of April. |
| 2-4-2024 | Resolution to award a contract for Waste Management Services to Interstate Waste Service at Robert Holmes Gardens for a three-year term. |
| 3-4-2024 | Resolution to Approve the Continuum of Care Termination Policy for Program Participants. |
| 4-4-2024 | Resolution to Authorize the Executive Director to Extend Landscaping Services with D'Onofrio & Son Landscaping until June 30 th 2024. |

Edison Housing Authority Board Meeting
Julius Engel Gardens
1 Willard Dunham Drive, Edison, NJ
(Community Room)

Tuesday, April 16, 2024
6:00 pm

7. Old Business:

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

8. New Business: Executive Director Report

9. Public Portion

10. Adjournment

EDISON HOUSING AUTHORITY
 REGULAR BOARD MEETING
 Robert E. Holmes Gardens
 Tuesday, March 19, 2024
 6:00 PM
MINUTES

The Regular Meeting of the Board of Commissioners of the Edison Housing Authority was held at Robert E. Holmes Gardens, 14 Rev. Samuel Carpenter Blvd., Edison, NJ in the community room. The meeting was called to order at 6:07 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 Home 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: Chairman, Barry Telesnick, Vice Chairman Lennox Small, Ed.D. (Zoom), Commissioner Sonali Patel, Commissioner Toni Johnson, Commissioner Deborah Andrews, Commissioner Carlos N. Sanchez, Deborah Hurley, Executive Director, Terrence Corrison, Esq., EHA Counsel.

Approval of February 20, 2024, Regular Meeting Minutes

Motion: Commissioner Deborah Andrews

Second: Commissioner Toni Johnson

Discussions: None

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 1-3-2024 to approve vouchers for payment of invoices in the amount of \$119,888.08 for the month of March 2024.

Motion: Commissioner Deborah Andrews

Second: Commissioner Sonali Patel

Discussions: The original amount was \$107,095.10. The increase is a result of the submission of the Elizabeth Town Gas bills. Compared to previous years, it is slightly high but that was expected. RAD payment is not included in this bill. The CDBG Grant final payment of \$147,000 was received, which completes their obligation for the basketball and tennis court.

Commissioner Carlos N. Sanchez mentioned the payment to commissioners. Conversation between counsel, Executive Director and Chair, Barry Telesnick expressed concerns about continuing such arrangement, regardless of the history. Counsel will present HUD ruling and regulations about such activity at the next board meeting. Commissioner N. Sanchez mentioned the fee for auditor. Executive Director Deborah Hurley mentioned that there was an increase of \$1,000 from last year. Commissioner Sanchez mentioned that the organization has had the same auditor for several years and EHA should consider making a change. Executive Director Deborah Hurley noted recommendation. There was no further discussion.

Approved as follows:

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

Resolution 2-3-2024 to Approve Staff and Commissioners to travel to NJNAHRO Training Conference on April 28 to May 1, 2024 at the Hard Rock Hotel and Casino, Atlantic City, New Jersey.

Motion: Commissioner Toni Johnson

Second: Commissioner Carlos N. Sanchez

Discussions: All commissioners are welcome to attend.

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 3-3-2024 Commissioners of the Edison Housing Authority Recognizing Commissioner Dale Jones for his Dedication and Longtime Commitment to the Edison Housing Authority.

Motion: Chairman Barry Telesnick
Second: Commissioner Toni Johnson

Discussions: Chairman Barry Telesnick and Executive Director Deborah Hurley presented Dale Jones with an appreciation award acknowledging his service. Other board members expressed their appreciation and EHA board will truly miss his presence.

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 4-3-2024 for 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.

Motion: Commissioner Deborah Andrews
Second: Commissioner Toni Johnson

Discussions: Overview from Executive Director – EHA has a routine consulting RAD meeting with the RAD consultants. EHA is in the position to begin the mortgage application process with Prudential. The fee has been included in the budget. Once payment is received, the process will start. Our last community meeting was well attended and families are anxious for the process to begin.

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:

New Business:

a.) Denise Blake, Housing Director, Highland Park Housing Authority was introduced, as she was approved to be a staff member of EHA with her location and responsibilities of overseeing Highland Park Housing Authority property. Denise provided an overview of her experience and shared an update on the work she has undertaken at HPHA.

b.) Executive Director Report:

- A Girls Scouts Troop has been launched at EHA. The first meeting will take place on Thursday, March 21, 2024.
- The Township of Edison Library Bookmobile Program now includes the Edison Housing Authority. The Book Mobile will be at both locations on a rotating basis and during the STEM program.
- June 6, 2024 – A Presentation on Fair Housing and Discrimination will take place.

Open to Public at 6:58 pm

Motion: Commissioner Toni Johnson

Second: Commissioner Sonali Patel

Public Portion: No Discussion

Close Public Portion: 6:59 pm

Public Motion: Commissioner Carlos N. Sanchez

Second: Commissioner Toni Johnson


Motion to adjourn: Commissioner Carlos N. Sanchez

Second: Commissioner Toni Johnson

Adjourned: 6:59 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: 3/16/2024 Thru: 4/12/2024, 3) Program: Public Housing

Check Name	SSN / TIN	Check Address	Print 1099
AAA Restoration LLC	93-3965981	2329 Colonial Drive Rahway NJ 07065	Yes

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
03/28/2024	5618	CHK	1259	REH-Bldg. 3 Mold Remediation services in basement and mold spray apartment unit	03/24	\$10,480.12	\$10,480.12

Totals For Vendor: AAA Restoration LLC	\$10,480.12
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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
03/28/2024	5619	CHK	738003232024	answering service and Patch charges - April 2024	03/24	\$123.84	\$123.84

Totals For Vendor: AB Universal Messaging	\$123.84
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Check Name	SSN / TIN	Check Address	Print 1099
Acme Windows		36 Somerset Street Plainfield NJ 07060	No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
04/12/2024	5642	CHK	50476	JEG Bldg L and M9 new windows Installed	04/24	\$1,400.00	\$1,400.00

Totals For Vendor: Acme Windows	\$1,400.00
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Check Name	SSN / TIN	Check Address	Print 1099
Aflac		1932 Wynnton Road Columbus GA 31999-0797	No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
04/04/2024	5632	CHK	600322	insurance premium - March 24	04/24	\$264.50	\$264.50

Totals For Vendor: Aflac	\$264.50
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Check Name	SSN / TIN	Check Address	Print 1099
AFSCME NJ Council 63		2653-A Whitehorse-Hamilton Sq Road	No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
03/28/2024	5620	CHK	123124	union dues Geva & Lopez 01/01/23-12/31/24	03/24	\$1,120.08	\$1,120.08

Totals For Vendor: AFSCME NJ Council 63	\$1,120.08
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Check Name	SSN / TIN	Check Address	Print 1099
April Mobley		7 Catherine St Carteret NJ 07008	No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
04/12/2024	5643	CHK	033124	Mileage for Food Pantry 144 miles for March 24	04/24	\$96.48	\$96.48

Totals For Vendor: April Mobley	\$96.48
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Check Name	SSN / TIN	Check Address	Print 1099
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
04/12/2024	5644	CHK	022024	legal services for February 2024	04/24	\$2,580.00	\$2,580.00

Totals For Vendor: Breslin and Breslin, P.A.	\$2,580.00
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Check Name	SSN / TIN	Check Address	Print 1099
Brothers Lock & Safe, Inc.		2161 Woodbridge Avenue Edison NJ 08817	No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
04/12/2024	5645	CHK	61564	2 new keys and 8 duplicate keys, 6 dead bolt cylinders	04/24	\$984.00	

			61874	locks, deadbolts and keys	04/24	\$552.00	\$1,536.00
Totals For Vendor: Brothers Lock & Safe, Inc.							\$1,536.00

Corbett Exterminating,			284 Sheffield Street Unit: Suite 2 Mountainside		No		
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Amount</i>	<i>Doc Total</i>
03/28/2024	5621	CHK	0566916-IN	REH Initial Mice Cleanout TRMT. Apt 12H	03/24	\$93.75	
			0566074-IN	REH Follow up Mice Cleanout TRMT. Apt 12H	03/24	\$62.50	
			066158-IN	JEG Unit, L1,L2-Follow up Mice and Roach treatment-2/15/24	03/24	\$125.00	\$281.25
04/12/2024	5646	CHK	0567306-IN	REH monthly CEMIT treatment-March 2024	04/24	\$450.00	
			0567358-IN	JEG Unit, L,L2,K3,E5 &B6 CEMIT treatment-03/13/24	04/24	\$125.00	\$575.00
Totals For Vendor: Corbett Exterminating, Inc.							\$856.25

Elizabethtown Gas			PO Box 6031 Bellmawr NJ 08099		No		
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Amount</i>	<i>Doc Total</i>
03/18/2024	5614	CHK	3996554541-022924	REH gas - 01/31/24 to 02/29/24	03/24	\$12,792.98	\$12,792.98
03/28/2024	5622	CHK	4458334671-031824	REH gas 02/20/24 to 03/18/24-14 Cleveland place	03/24	\$432.34	\$432.34
03/28/2024	5623	CHK	3922309254-031824	REH gas 02/20/24 to 03/18/24--15 beaver Ave.	03/24	\$767.83	\$767.83
Totals For Vendor: Elizabethtown Gas							\$13,993.15

Enes Service Center LLC			247 Central Avenue Metuchen NJ 08840		No		
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Amount</i>	<i>Doc Total</i>
04/12/2024	5647	CHK	0224	Gas fuel - February 2024	04/24	\$191.30	
			0324	Gas fuel - March 2024	04/24	\$245.20	\$436.50
Totals For Vendor: Enes Service Center LLC							\$436.50

FedEx			PO Box 371461 Pittsburgh PA 15250-7461		No		
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Amount</i>	<i>Doc Total</i>
03/28/2024	5624	CHK	8-433-64265	Packages sent to Wells Fargo Bank	03/24	\$54.76	\$54.76
04/12/2024	5648	CHK	8-455-66006	Packages sent to Wells Fargo Bank and PGIM	04/24	\$114.61	\$114.61
Totals For Vendor: FedEx							\$169.37

Guy M. Jensen, Constable			PO Box 217 Cranford NJ 07016		No		
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Amount</i>	<i>Doc Total</i>
04/12/2024	5649	CHK	5870	lock out charge apt REH 4F Kates Alfreida-3/25/24	04/24	\$100.00	\$100.00
Totals For Vendor: Guy M. Jensen, Constable							\$100.00

Home Depot Credit Services			Dept 32 - 2531888992,PO Box 70293 Philadelphia PA 19176-0293		No		
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Pay Date Pay Num Pay Type Inv Num Invoice Description Period Amount Doc Total

04/12/2024	5650	CHK	3970818	REH maint materials	04/24	\$472.12	
			3292564	REH maint materials	04/24	\$53.88	
			22212	REH maint materials	04/24	\$537.71	
			293818	REH maint materials	04/24	\$214.60	\$1,278.31

Totals For Vendor: Home Depot Credit Services \$1,278.31

InterGlobe 4295 Arthur Kill Road Staten Island NY 10309 No

04/04/2024	5633	CHK	240915721	REH telephone service - April 2024	04/24	\$1,025.00	\$1,025.00
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Totals For Vendor: InterGlobe Communications, Inc. \$1,025.00

Jolanta Kubacka 40 Koyen Street Fords NJ 08863 No

04/12/2024	5651	CHK	041124	Mileage, parking fee for the Food Pantry -March 24	04/24	\$81.98	
			040224	Compost program supplies REH and Kitchen supplies	04/24	\$141.10	\$223.08

Totals For Vendor: Jolanta Kubacka \$223.08

KYOCERA Document Solutions NY Metro, Inc 225 Sand Road Unit: Suite 100 Fairfield NJ 07004 No

04/12/2024	5652	CHK	55K1718862	copies contract overage charge 01/03/24 to 04/02/24	04/24	\$964.62	\$964.62
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Totals For Vendor: KYOCERA Document Solutions NY Metro, Inc \$964.62

MARC NAHRO 12246 FM 1769 Graham TX 76450 No

04/12/2024	5653	CHK	MARC2024Dues	2024 MARC NAHRO Annual membership dues	04/24	\$150.00	\$150.00
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Totals For Vendor: MARC NAHRO \$150.00

McLaughlin Stauffer & Shackle PC 4814 Outlook Drive Unit: Suite 112 Wall Street NJ 07756 No

04/12/2024	5654	CHK	03-20801	legal services(labor matters)- March 2024	04/24	\$324.00	\$324.00
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Totals For Vendor: McLaughlin Stauffer & Shaklee, PC \$324.00

MDJ Equities LLC/5DHome Inspections 81-4903668 370 New Brunswick Ave Suite 302 Fords NJ 08863 Yes

04/12/2024	5655	CHK	040924RF1	Apt 3A -Mold test for REH -Mold Inspection	04/24	\$575.00	
			041124RF1	Mold testing Inspections preparation of Affidavits, discovery and expert testimony \$225/Hr -half hou	04/24	\$1,012.50	\$1,587.50

Totals For Vendor: MDJ Equities LLC/5DHome Inspections \$1,587.50

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

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
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03/22/2024	5616	CHK	32224	Food pantry -part time \$10-03/04/24-03/014/24	03/24	\$207.80	\$207.80
04/04/2024	5634	CHK	032824	Food pantry and section 8 help -part time \$10 03/18/24-03/28/24	04/24	\$179.17	\$179.17
04/04/2024	5635	CHK	032124	Part time work 4.25 hrs. @\$10 on 3/21/2024- STEM	04/24	\$42.50	\$42.50

Totals For Vendor: Mialli Wilson **\$429.47**

Middlesex Water PO Box 826538 Philadelphia PA 19182-6538 No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
03/28/2024	5625	CHK	5535300000 031424	Water bill for JEG for 02/15/24 to 03/14/24	03/24	\$5,166.69	\$5,166.69

Totals For Vendor: Middlesex Water Company **\$5,166.69**

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

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
03/28/2024	5626	CHK	974	REH Apt 6F, Leak on main Sewer line remove pipe and replaced on 03/01/24	03/24	\$2,400.00	\$2,400.00
04/12/2024	5656	CHK	975	REH Apt. 11F Leaking Kitchen Sink & Washer Drain removed and install new PVC pipes	04/24	\$2,680.00	
			980	REH Apt 9C remove cracked Sewer piping line replaced	04/24	\$1,150.00	
			979	Bld. 2 Sewer drain leakage from Apt to street- repaired	04/24	\$750.00	
			984	REH -Bldg. 3 basement Replaced main heating system & drain water and replace piping	04/24	\$2,600.00	
			985	REH-Bldg3 basement install new copper main heating line	04/24	\$1,200.00	\$8,380.00

Totals For Vendor: Mitchell's Plumbing and Heating,LLC **\$10,780.00**

Nan McKay & Associates, 1810 Gillespie Way Ste 202 El Cajon CA 92020 No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
03/28/2024	5627	CHK	IINV285347	Public Housing Housing Specialist training for Jolanta 12/4/23 to 12/8/23	03/24	\$1,215.00	\$1,215.00
04/12/2024	5657	CHK	PCSOP01571	Remote ACOP Consulting for PHA & admin plan consult for Section 8	04/24	\$8,094.00	\$8,094.00

Totals For Vendor: Nan McKay & Associates, Inc. **\$9,309.00**

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

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
03/28/2024	5628	CHK	N8902	remote & onsite maint. of networks-February 2024	03/24	\$1,176.58	\$1,176.58

04/12/2024	5658	CHK	N9067	remote & onsite maint. of networks-April 2024	04/24	\$1,176.58	\$1,176.58
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Totals For Vendor: NetConnect, Inc. **\$2,353.16**

New Jersey American Box 371331 Pittsburgh PA 15250-7331 No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
04/12/2024	5659	CHK	1018- 21002183781 5 032624	2 WESTON FORBES CT C EDISON-02/28/24- 03/26/24	04/24	\$257.19	\$257.19
04/12/2024	5660	CHK	1018- 21002183632 4-032624	9 LYLE PL H EDISON WATER BILL-02/28/24- 03/26/24	04/24	\$361.29	\$361.29
04/12/2024	5661	CHK	1018 21002160495 4 032624	14 rev Samuel carpenter water 02/28/24-03/26/24	04/24	\$203.28	\$203.28
04/12/2024	5662	CHK	1018- 21002183711 2 032624	3 WESTON FORBES CT D EDISON-02/28/24- 03/26/24	04/24	\$176.32	\$176.32
04/12/2024	5663	CHK	1018- 21002184069 9 032624	6 WESTON FORBES CT D-02/28/24-03/26/24	04/24	\$185.30	\$185.30
04/12/2024	5664	CHK	1018- 21002165669 6 032624	15 LYLE PLACE H EDISON-02/28/24- 03/26/24	04/24	\$1,313.81	\$1,313.81
04/12/2024	5665	CHK	1018- 21002183938 5 032624	5 WESTON FORBES CT B -02/28/24- 03/26/24	04/24	\$2,085.50	\$2,085.50
04/12/2024	5666	CHK	1018- 21002160560 5-032624	17 Beaver street A-REH water-02/28/24-03/26/24	04/24	\$567.97	\$567.97
04/12/2024	5667	CHK	1018- 21002190279 5 032624	12 Wintergreen Ave WE Edison NJ-02/28/24- 03/26/24	04/24	\$230.24	\$230.24
04/12/2024	5668	CHK	1018 21002190173 0 022624	7 Weston Forbes CT. D Edison-02/28/24- 03/26/24	04/24	\$239.22	\$239.22
04/12/2024	5669	CHK	1018 21001896733 8 032624	1 wintergreen Ave. WB edison-02/28/24- 03/26/24	04/24	\$814.32	\$814.32
04/12/2024	5670	CHK	1018- 21002190134 1-032624	8 Weston Forbes CT C water 02/28/24-03/26/24	04/24	\$481.84	\$481.84
04/12/2024	5671	CHK	1018- 21002190243 6 032624	8 Weston Forbes CT E Edison -02/28/24- 03/26/24	04/24	\$203.28	\$203.28
04/12/2024	5672	CHK	10182100216 57798-032624	11 LYLE PL A - 02/28/24-03/26/24	04/24	\$442.17	\$442.17
04/12/2024	5673	CHK	1018 21001896733 8 032624	1 wintergreen Ave. WB edison-02/28/24- 03/26/24	04/24	\$125.53	\$125.53
04/12/2024	5674	CHK	10182100218 38511 032624	4 WESTON FORBES CT C-02/28/24-03/26/24	04/24	\$329.07	\$329.07

Totals For Vendor: New Jersey American Water **\$8,016.33**

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
04/12/2024	5675	CHK	0004729	JEG telephone service - April 2024	04/24	\$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
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04/04/2024	5636	CHK	07875-386464 01-1-042124	REH office internet 03/22/24-04/21/24	04/24	\$190.94	\$190.94	
04/04/2024	5637	CHK	07875-453477 01-2-042124	maintenance internet service 03/22/24- 04/21/24-5 Weston Forbes APT C Basement	04/24	\$166.94	\$166.94	
04/04/2024	5638	CHK	07875-207961 03-9-042124	JEG Internet 03/22/24- 04/21/24	04/24	\$160.94	\$160.94	
Totals For Vendor: Optimum							\$518.82	

PGIM REAL ESTATE 4350 N. Fairfax Drive, Suite 700 Arlington VA No
FINANCE 22203

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total	
03/25/2024	5617	CHK	031424	REH RAD application Deposit	03/24	\$7,500.00	\$7,500.00	
Totals For Vendor: PGIM REAL ESTATE FINANCE							\$7,500.00	

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

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total	
04/12/2024	5676	CHK	14818	nameplate for Commissioner Brent R Scott	04/24	\$20.00	\$20.00	
Totals For Vendor: Picture-It, Inc.							\$20.00	

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

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total	
04/12/2024	5677	CHK	15486	accounting services - March 2024	04/24	\$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	
04/04/2024	5639	CHK	6691572106- 032024	JEG gas & electric 02/17/24-03/20/24	04/24	\$7,474.44	\$7,474.44	
04/04/2024	5640	CHK	7716007807- 022224	Vacant Apt 15C -REH electric 02/17/24- 03/20/24	04/24	\$4.95	\$4.95	
04/12/2024	5678	CHK	1300007818 032224	REH Electric Feb 22 to March 22 2024	04/24	\$2,812.68	\$2,812.68	
Totals For Vendor: PSE&G CO							\$10,292.07	

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	
04/12/2024	5679	CHK	79000440810 31555-032124	postage refill - March2024	04/24	\$74.97	\$74.97	
Totals For Vendor: Quadient Finance USA, Inc.							\$74.97	

Rutgers University Ctr. for Govt Serv, 3 Rutgers Plaza, 3rd Floor No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total	
03/28/2024	5629	CHK	78005	registration fees-Denise Blake (6 courses)	03/24	\$1,200.00	\$1,200.00	
Totals For Vendor: Rutgers University							\$1,200.00	

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
04/12/2024	5680	CHK	1313088	JEG -Apt A-6, F6 Electric range	04/24	\$1,208.00	\$1,208.00

Totals For Vendor: See-More TV & Appliance **\$1,208.00**

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
04/12/2024	5681	CHK	492022	REH-30 yard waste picked up on 03/19/24	04/24	\$373.85	
			492515	REH trash service- April 2024 Account ID EDISON HSG	04/24	\$2,948.40	\$3,322.25

Totals For Vendor: Standard Waste Services **\$3,322.25**

Staples PO Box 70242 Philadelphia PA 19176-0242 No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
03/18/2024	5615	CHK	3560263742/3 560263745	office supplies-Body scale and Brown envelop	03/24	\$147.32	\$147.32
04/12/2024	5682	CHK	8073686440	office supplies-HDMI cable, Glade Plug Ins, Keyboard	04/24	\$40.05	
			7000232968	office supplies- 2 case Poland spring water and Glade	04/24	\$44.37	\$84.42

Totals For Vendor: Staples **\$231.74**

Steven Galante 151-82-0716 6 Atlantic Road Somerset NJ 08873 Yes

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
03/28/2024	5630	CHK	022924	Website maintenance for EHA February 2024	03/24	\$150.00	\$150.00

Totals For Vendor: Steven Galante **\$150.00**

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

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
03/28/2024	5631	CHK	031524	part time maint. help collecting shopping carts 03/05/24- 03/15/24- 8 hrs.	03/24	\$120.00	\$120.00
04/04/2024	5641	CHK	032924	part time maint. help collecting shopping carts 03/19/24- 03/29/24- 8 hrs.	04/24	\$120.00	\$120.00

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

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

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
04/12/2024	5683	CHK	EHA-GD02-2024	RAD Consulting - February 2024	04/24	\$7,500.00	\$7,500.00

Totals For Vendor: The Brooke Group LLC **\$7,500.00**

Verizon Wireless PO Box 408 Newark NJ 07101-0408 No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
04/12/2024	5684	CHK	9960347264	cell phone service 02/29-03/28 2024	04/24	\$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
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04/12/2024	5685	CHK	3012024	Administrative fee for Social worker at HPHA- March 2024	04/24	\$2,083.33	\$2,083.33
Totals For Vendor: Woodbridge Housing Authority							\$2,083.33
Grand Totals:				Total Payments:	42	\$112,854.12	

RESOLUTION # 1-4-2024

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 \$112,854.12.

NOW, THEREFORE, Be It Resolved by the Board of Commissioner of the Edison Housing Authority that Resolution 1-4-2024 shall be approved.

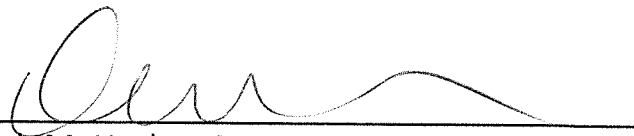
MOVED: Commissioner Deborah Andrews

SECONDED: Vice Chairman Lennox Small, Ed., D.

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

PASSED AND ADOPTED THE 16 day of April, 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 April 16, 2024



Deborah M. Hurley, Secretary, Executive Director

RESOLUTION # 2-4-2024

RESOLUTION TO AWARD A CONTRACT FOR WASTE MANAGEMENT SERVICES TO INTERSTATE WASTE SERVICES AT ROBERT HOLMES GARDENS FOR A THREE-YEAR TERM.

WHEREAS, the Edison Housing Authority manages Public Housing Development, Robert E. Holmes Gardens; and

WHEREAS, the Authority must maintain housing in a decent, safe and sanitary manner; and

WHEREAS, the property disposal of waste must be removed timely and appropriately, the Authority advertised for waste management services on March 13, 2024 in the Home News Tribune; and

WHEREAS, the following vendors submitted bids:

VENDOR	PRICE	TERM
Republic Services	\$45,600.00	3 year
Standard Waste Services	\$33,696.00	3 year
Interstate Waste Services	\$24,000.00	3 year

NOW, THEREFORE, BE IT RESOLVED, that the Executive Director, shall execute a contract with Interstate Waste Services for the period of May 1, 2024 to April 31, 2027 at a cost not to exceed TWENTY-FOUR THOUSAND (\$24,000.00) DOLLARS for the years required in the contract for three years.


MOVED: Vice Chair Lennox Small, Ed.D.

SECONDED: Commissioner Toni Johnson

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

PASSED AND ADOPTED THE 16 day of April, 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 April 16, 2024


Deborah M. Hurley, Secretary, Executive Director

RESOLUTION # 3-4-2024

RESOLUTION TO APPROVE THE CONTINUUM OF CARE TERMINATION POLICY FOR PROGRAM PARTICIPANTS.

WHEREAS, the recipient or subrecipient may terminate assistance to a Continuum of Care Program participant who violates program requirements or conditions of occupancy. Termination under this section does not bar the recipient or subrecipient from providing further assistance at a later date to the same individual or family.

WHEREAS, in terminating assistance to a Continuum of Care Program participant, the recipient or subrecipient must provide a formal process that recognizes the rights of individuals receiving assistance under the due process of law. This process, at a minimum, must consist of:

- (1) Providing the program participant with a written copy of the program rules and the termination process before the participant begins to receive assistance;
- (2) Written notice to the Continuum of Care Program participant containing a clear statement of the reasons for termination;
- (3) A review of the decision, in which the Continuum of Care Program participant is given the opportunity to present written or oral objections before a person other than the person (or a subordinate of that person) who made or approved the termination decision; and
- (4) Prompt written notice of the final decision to the Continuum of Care Program participant.

WHEREAS, recipients and subrecipients that are providing permanent supportive housing for hard-to-house populations of homeless persons must exercise judgment and examine all extenuating circumstances in determining when violations are serious enough to warrant termination so that Continuum of Care Program participant's assistance is terminated only in the most severe cases.

MOVED: Commissioner Toni Johnson

SECONDED: Commissioner Sonali Patel

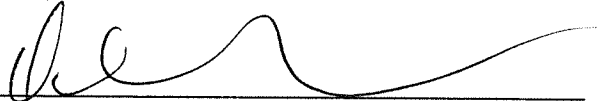
<u>Member Recorded Vote</u>	<u>Ayes</u>	<u>Nays</u>	<u>Abstain</u>	<u>Absent</u>
Chairman Barry Telesnick	X			
Vice Chairman Lennox Small, Ed.D.	X			
Commissioner Deborah Andrews	X			
Commissioner Toni Johnson	X			

RESOLUTION # 3-4-2024

<u>Member Recorded Vote</u>	<u>Ayes</u>	<u>Nays</u>	<u>Abstain</u>	<u>Absent</u>
Commissioner Sonali Patel	X			
Commissioner Brent Scott	X			
Commissioner William Thomas	X			

PASSED AND ADOPTED THE 16 day of April, 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 April 16, 2024



Deborah M. Hurley, Secretary, Executive Director

RESOLUTION # 4-4-2024

RESOLUTION BY THE BOARD OF COMMISSIONERS OF THE EDISON HOUSING AUTHORITY TO AUTHORIZE THE EXECUTIVE DIRECTOR TO EXTEND LANDSCAPING SERVICES WITH D'ONOFRIO & SON LANDSCAPING UNTIL JUNE 30TH.

WHEREAS, the Edison Housing Authority manages two Public Housing Developments, Robert E. Holmes Gardens and Julius Engel Gardens, and

WHEREAS, the Authority must maintain housing units and the property in a decent, safe and sanitary manner, and

WHEREAS, the Edison Housing Authority will need to extend Donofrio Landscaping services for both properties until the end of June, 2024 to perform initial clean up and lawn maintenance services; and

WHEREAS, the cost for service will remain at \$4,875.00 per month; and

NOW THEREFORE, be it resolved that the Executive Director, shall execute an agreement to extend services with D'Onofrio & Son Inc. Landscaping until June 30, 2024 at a cost of \$4,875.00 per month and not to exceed \$ 10,000.00.

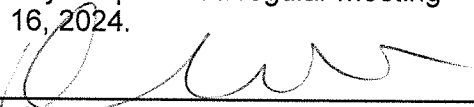
MOVED: Commissioner Sonali Patel

SECONDED: Commissioner William Thomas

<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 Brent Scott	X			
Commissioner William Thomas	X			

PASSED AND ADOPTED THE 16 day of April, 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 April 16, 2024.



Deborah M. Hurley, Secretary, Executive Director