

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

Tuesday, November 26, 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 October 15, 2024, Regular Meeting Minutes

6. Resolutions:

- | | |
|-----------|---|
| 1-11-2024 | Resolution to approve vouchers for payment of invoices in the amount of \$108,259.94 for the month of November 2024. |
| 2-11-2024 | Resolution authorizing the use of Capital Funds to pay Mitchell's Plumbing and Heating for their service at REH and JEG in the amount of \$15,560.00. |
| 3-11-2024 | Resolution appointing Executive Director, Deborah Hurley as Fund Commissioner for the New Jersey Public Housing Authority Joint Insurance Fund. |
| 4-11-2024 | Resolution to adopt the Capital Fund Program One-year Action Plan. |

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

Tuesday, November 26, 2024
6:00 pm

- 7. Old Business: Highland Park Housing Authority Update
- 8. New Business: a.) Executive Director Report
- 8. Public Portion:
- 9. Adjournment

EDISON HOUSING AUTHORITY
 REGULAR BOARD MEETING
Julius Engel Gardens
 Tuesday, October 15, 2024
 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 6:06 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 Toni Johnson, Commissioner Sonali Patel, Commissioner Brent Scott, Deborah Hurley, Executive Director, Terrence Corriston, Esq., EHA Counsel.

Absent: Commissioners Barry Telesnick
 Commissioner William Thomas

Guest: Former Councilwoman Joyce Ship-Freeman

Approval of September 17, 2024, Regular Meeting Minutes

Motion: Commissioner Toni Johnson

Second: Commissioner Sonali Patel

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 Brent Scott	X			
Commissioner William Thomas			X	

Resolution 1-10-2024 to approve vouchers for payment of invoices in the amount of \$162,119.32 for the month of October 2024.

Motion: Commissioner Sonali Patel

Second: Commissioner Brent Scott

Discussions: Executive Director Deborah Hurley reviewed several notable expenses. These included a reimbursement of \$142.37 for Staples purchases used to prepare booklets for the RAD presentation to the township. Additionally, the final payment to Halecon for the basketball and tennis court improvements was noted, with the expense covered by capital funds and previously approved. An additional final payment to PS&S for engineering services was also highlighted. Other significant expenses included costs for a truck to remove items from the apartment of a deceased tenant, which was completely filled and required three days to clear, along with the removal of a vehicle. Finally, a payment was made to Errol Shorter, the grant writer responsible for the FSS grant and a comprehensive action plan. Approval to initiate the program is currently pending.

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 Brent Scott	X			
Commissioner William Thomas			X	

Resolution 2-10-2024 Approving staff and commissioners to travel to NJNAHRO Fall Conference on November 19 -21, 2024, at the Tropicana Hotel, Atlantic City, NJ.

Motion: Commissioner Toni Johnson

Second: Commissioner Sonali Patel

Discussions: Registration must be completed by October 18th. It is crucial for everyone to sign up for the classes, as HUD now mandates attendee participation. Sign-in sheets will be available in each room, and housing authorities will be subject to monitoring to ensure compliance.

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 Brent Scott	X			
Commissioner William Thomas			X	

Resolution 3-10-2024 authorizing and approving the formation of the Edison Affordable Housing at Robert Holmes Gardens Corporation.

Motion: Commissioner Toni Johnson

Second: Commissioner Brent Scott

Discussions: At the last board meeting, we introduced and discussed the need to establish an agreement for forming the Edison Affordable Housing Authority. This entity will operate with a corporate structure, composed of the same board members as the Edison Housing Authority. The new corporation, Edison Affordable Housing for the Holmes Gardens Corporation, will be responsible for collecting rent following the RAD conversion. This structure is necessary because the Edison Housing Authority cannot issue HAP payments to itself.

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 Brent Scott	X			
Commissioner William Thomas			X	

Old Business:

- a.) RAD Update: The meeting with the township was successful. Rick Ginnetti from The Brooke Group, along with Deborah Hurley, provided an update on our progress and shared the current budget. We formally requested a significant amount which was well-received. We will submit the requested documents, which will also include Julius Engel Gardens plans.

New Business: Executive Director Report

- FSS Grant (Family Self-Sufficiency Grant): We are awaiting approval of the action plan. Once approved, we can draw down the funds and begin the program.
- Highland Park Housing Authority: The HUD audit and response to its findings have been completed. No fraud was discovered, but HUD has suggested improvements related to Section 8 and several financial areas that need to be addressed.
- Five-Year and Annual Plans: The plans for both the Edison Housing Authority (EHA) and Highland Park Housing Authority (HPHA) are due in 2025. Work has already begun to support these efforts.
- STEM Program: The STEM program has returned and is seeing good attendance.
- Halloween Donations: We are actively collecting donations for Halloween activities.

- Thanksgiving Distribution: Turkeys and chickens will be distributed to families at Julius Engel Gardens and Robert Holmes Gardens on November 21st from 3:00 PM to 6:00 PM.
- Vaping Presentation: A vaping awareness program was held at Robert Holmes Gardens in October. Supported by the township, the event was highly successful.

Open to Public at 6:37 pm

Motion: Commissioner Brent Scott

Second: Commissioner Toni Johnson

Public Portion: Former Councilwoman Joyce Ship-Freeman shared remarks highlighting the sudden departure of Ms. Watson from Robert Holmes. She emphasized the importance of voting, noting that Ms. Watson never missed exercising her right to vote. Additionally, she mentioned her efforts to secure funding to support STEM programs at both locations.

Close Public Portion: 6:41 pm

Motion: Commissioner Brent Scott

Second: Commissioner Toni Johnson

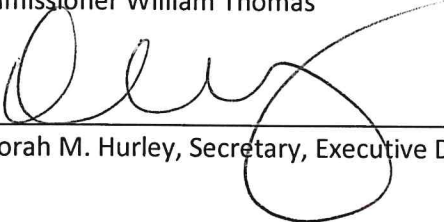
Motion: Commissioner Brent Scott

Second: Commissioner Toni Johnson

Adjourned: 6:41 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 Brent Scott	X			
Commissioner William Thomas			X	



Deborah M. Hurley, Secretary, Executive Director

Edison Housing Authority Vendor Payment History Report

Check Name	SSN / TIN	Check Address
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AB Universal Messaging 56- PO Box 195 Spring Lake NJ 07762
2554760

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
11/13/2024	6149	CHK	738011022024	answering service and Patch charges - Nov holidays	11/24	\$124.24	\$124.24

Totals For Vendor: AB Universal Messaging **\$124.24**

Aflac 1932 Wynnton Road Columbus GA 31999-0797

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
11/13/2024	6150	CHK	982118	insurance premium - October 24	11/24	\$264.50	\$264.50

Totals For Vendor: Aflac **\$264.50**

American Shredder, Inc. 170 Oberlin Avenue North Unit: Suite 20 Lakewood NJ 08701

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
11/13/2024	6151	CHK	27673	shredding service-10/29/2024	11/24	\$55.00	\$55.00

Totals For Vendor: American Shredder, Inc. **\$55.00**

April Mobley 7 Catherine St Carteret NJ 07008

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
11/15/2024	6156	CHK	111824	Per diem and Mileage for NJ NAHRO Conference November 18,2024- November 21 2024	11/24	\$341.38	\$341.38
11/22/2024	6185	CHK	103124	Mileage for Food Pantry 192 miles for Oct 24	11/24	\$128.64	\$128.64

Totals For Vendor: April Mobley **\$470.02**

Barry Telesnick 142 Ethel Road Edison NJ 08817

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
11/15/2024	6155	CHK	111824	Per diem and Mileage for NJ NAHRO Conference November 18,2024- November 21 2024	11/24	\$341.38	\$341.38

Totals For Vendor: Barry Telesnick **\$341.38**

Brent Scott 5 Amherst St. Edison NJ 08820

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
11/15/2024	6157	CHK	111824	Per diem and Mileage for NJ NAHRO Conference November 18,2024- November 21 2024	11/24	\$341.38	\$341.38

Totals For Vendor: Brent Scott **\$341.38**

Breslin and Breslin, P.A. 41 Main Street Hackensack NJ 07601-7087

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
11/22/2024	6186	CHK	103124	legal services for October 2024	11/24	\$2,580.00	\$2,580.00

Totals For Vendor: Breslin and Breslin, P.A. **\$2,580.00**

Cafe Gallo 26- 1153 Inman Ave Edison NJ 08820
3516239

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
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11/07/2024	6147	CHK	101724	6 large Pizza & Chips -STEM	11/24	\$128.00	
			102424	6 large Pizza -STEM	11/24	\$92.00	\$220.00

Totals For Vendor: Cafe Gallo **\$220.00**

Carmen Amalbert 11 Vermeer Drive South Amboy NJ 08879

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
11/06/2024	6124	CHK	2024	2024 prescription eyeglasses reimbursement	11/24	\$250.00	\$250.00

Totals For Vendor: Carmen Amalbert **\$250.00**

De Lage Landen Financial PO Box 41602 Philadelphia PA 19101-1602

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
11/06/2024	6125	CHK	83152667	REH copier lease 10/15/2024 -11/14/2024	11/24	\$366.37	\$366.37

Totals For Vendor: De Lage Landen Financial Services, Inc. **\$366.37**

Deborah Andrews 1722 Raspberry Ct Edison NJ 08817

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
11/15/2024	6158	CHK	111824	Per diem and Mileage for NJ NAHRO Conference November 18,2024- November 21 2024	11/24	\$341.38	\$341.38

Totals For Vendor: Deborah Andrews **\$341.38**

Deborah Hurley 1434 Maplewood Terrace Plainfield NJ 07060

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
11/06/2024	6126	CHK	101624	staff Lunch meeting -exp reimbursed- 10/16/24	11/24	\$129.93	\$129.93
11/18/2024	6162	CHK	110624	reimb. hotel @ Tropicana for 5 Commissioner and 2 Staff for NJNAHRO 11/18-11/21/24 & Donuts bought	11/24	\$2,942.80	\$2,942.80

Totals For Vendor: Deborah Hurley **\$3,072.73**

D'Onofrio & Son 47 Van Ness Terrace Maplewood NJ 07040

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
11/22/2024	6187	CHK	34191	REH & JEG lawn maint.- October 2024 (4 of 6)	11/24	\$5,208.33	\$5,208.33

Totals For Vendor: D'Onofrio & Son Landscaping **\$5,208.33**

E&G Exterminators, Inc 22- 122 North Broadway South Amboy NJ 08879
2901530

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
11/22/2024	6188	CHK	650120	REH & JEG monthly CEMIT treatment- October 2024	11/24	\$645.00	
			652932	JEG F6, A6 for Mice Treatment & REH 6E for Bees	11/24	\$181.00	\$826.00

Totals For Vendor: E&G Exterminators, Inc **\$826.00**

Elizabethtown Gas PO Box 6031 Bellmawr NJ 08099

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
11/06/2024	6127	CHK	3996554541-93024	REH gas - 08/31/24-09/30/24	11/24	\$2,430.76	\$2,430.76
11/06/2024	6128	CHK	3922309254-101824	REH gas 9/18/24-10/18/24 -15 beaver Ave.	11/24	\$654.41	\$654.41

11/06/2024	6129	CHK	0577138900-101824	JEG gas 09/18/24 -10/18/24 - 5 Weston Forbes CT	11/24	\$10.50	\$10.50
11/06/2024	6130	CHK	4458334671-101824	REH gas 09/18/24 -10/18/24 -14 Cleveland place	11/24	\$128.07	\$128.07
11/20/2024	6164	CHK	3996554541-103124	REH gas - 09/30/24-10/31/24	11/24	\$5,780.09	\$5,780.09

Totals For Vendor: Elizabethtown Gas **\$9,003.83**

Enes Service Center LLC 247 Central Avenue Metuchen NJ 08840

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
11/22/2024	6189	CHK	103124	Gas fuel - October 2024	11/24	\$131.00	\$131.00

Totals For Vendor: Enes Service Center LLC **\$131.00**

Errol Shorter 188-42-4227 5763 North 17th Street Philadelphia PA 19141

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
11/22/2024	6190	CHK	102924	Training for Zena, April, Carmen & sarayu on 10/29/24	11/24	\$500.00	\$500.00

Totals For Vendor: Errol Shorter **\$500.00**

General Security 271 Cox Street Roselle NJ 07203

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
11/20/2024	6165	CHK	1994996	alarm monitoring & service contract 12/01/2024-02/28/2025	11/24	\$297.42	\$297.42

Totals For Vendor: General Security **\$297.42**

Gurney Electric LLC 93 Spruce Street Port Reading NJ 07064

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
11/22/2024	6191	CHK	17296	RAH -Apt 11C- New Circuit Breaker installed - Electrical work	11/24	\$334.95	
			17406	REH-Apt 10C no power in Kitchen, wiring repairs	11/24	\$329.95	
			17380	Apt A1 No power in Kitchen Repaired	11/24	\$159.95	\$824.85

Totals For Vendor: Gurney Electric LLC **\$824.85**

Guy M. Jensen, Constable PO Box 217 Cranford NJ 07016

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
11/06/2024	6131	CHK	6177	JEG lock out charge apt K10 Clarena Scott 10/29/24	11/24	\$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

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
11/20/2024	6166	CHK	2343794	REH & JEG - Plants bought	11/24	\$190.04	
			9014296	Jeg maint material -New Toilet for F1	11/24	\$179.00	
			5015716	Jeg maint material	11/24	\$366.84	\$735.88

Totals For Vendor: Home Depot Credit Services **\$735.88**

InterGlobe Communications, 4295 Arthur Kill Road Staten Island NY 10309

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
11/13/2024	6152	CHK	243055721	REH telephone service - November 2024	11/24	\$990.81	\$990.81

Totals For Vendor: InterGlobe Communications, Inc. **\$990.81**

Interstate Waste Services of New Jersey 22-3076098 PO Box 554744 Detroit MI 48255

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
11/13/2024	6153	CHK	0010112136	REH trash service-November 2024 Account I#766660	11/24	\$2,000.00	\$2,000.00

Totals For Vendor: Interstate Waste Services of New Jersey \$2,000.00

Jolanta Kubacka 40 Koyen Street Fords NJ 08863

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
11/06/2024	6132	CHK	101724	Mileage & Food for the Food Pantry - 10/07/24 -10/17/24	11/24	\$364.96	
			2024	2024 prescription eyeglasses reimb	11/24	\$250.00	\$614.96
11/18/2024	6163	CHK	111624	Housing fair event -Muffins -Costco-11/16/24	11/24	\$82.31	\$82.31

Totals For Vendor: Jolanta Kubacka \$697.27

Marczak's 247 Central Avenue Metuchen NJ 08840

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
11/22/2024	6192	CHK	0830	1996 Jeep road service(Towing & repair for the as breaks are not working)	11/24	\$1,180.00	
			0909	1996 Jeep gas pump broke, circuit repaired	11/24	\$909.00	
			1114	2013 GMC Sierra towing & repair	11/24	\$250.00	\$2,339.00

Totals For Vendor: Marczak's \$2,339.00

McLaughlin Stauffer & Shaklee, PC 4814 Outlook Drive Unit: Suite 112 Wall Township NJ 07753

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
11/22/2024	6193	CHK	10-21238	legal services(labor matters)- October 2024	11/24	\$575.40	\$575.40

Totals For Vendor: McLaughlin Stauffer & Shaklee, PC \$575.40

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

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
10/21/2024	6120	CHK	100924	Food pantry and section 8 help -part time \$10 09/26/24 to 10/09/24	10/24	\$180.16	\$180.16
11/01/2024	6122	CHK	102424STEM	Part time work 8.25 hrs. @\$10 on10/10,10/17 &10/24/24 STEM	11/24	\$82.50	\$82.50
11/01/2024	6123	CHK	102924	Food pantry help -part time \$10 10/10/2024 to 10/29/2024	11/24	\$215.00	\$215.00
11/20/2024	6167	CHK	110824	Food pantry help -part time \$10 10/30/2024 to 11/08/2024	11/24	\$185.60	\$185.60

Totals For Vendor: Miaili Wilson \$663.26

Middlesex Water Company PO Box 826538 Philadelphia PA 19182-6538

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
11/06/2024	6133	CHK	5535300000 101324	Water bill for JEG for 09/16/2024- 10/13/2024	11/24	\$5,521.58	\$5,521.58

Totals For Vendor: Middlesex Water Company \$5,521.58

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

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
11/22/2024	6194	CHK	1037	REH-Bld. 6&15 Main heating pipe busted, repaired	11/24	\$3,750.00	
			1041	REH-Bld. 6 A&B Main heating pipe busted, repaired	11/24	\$3,650.00	
			1050	REH-10F cold waterline busted in bathroom, emergency repaired	11/24	\$1,450.00	
			1030	JEG E1 remove and replace Toilet & install new pipes	11/24	\$2,300.00	
			1035	JEG-Bld C Emergency Sewer blockage removal	11/24	\$750.00	
			1036	JEG-Bld. G Sewer blockage removal	11/24	\$750.00	
			1042	JEG L2 remove & replace new pipe behind kitchen cabinet	11/24	\$1,350.00	
			1049	JEG F6 remove & replace Shower Diverter	11/24	\$1,560.00	\$15,560.00

Totals For Vendor: Mitchell's Plumbing and Heating, LLC \$15,560.00

NetConnect, Inc. 111 Storer Avenue Unit: Suite B2 Staten Island NY 10309

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
11/22/2024	6195	CHK	N9543	Wireless mouse & Keyboard for Deborah	11/24	\$28.09	
			N9562	remote & onsite maint. of networks- November 2024	11/24	\$1,176.58	\$1,204.67

Totals For Vendor: NetConnect, Inc. \$1,204.67

New Jersey American Water Box 371331 Pittsburgh PA 15250-7331

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
11/20/2024	6168	CHK	1018210021657798-102524	11 LYLE PL A -09/25/24-10/25/24	11/24	\$326.07	\$326.07
11/20/2024	6169	CHK	1018-210021656696-102524	15 LYLE PLACE H EDISON-09/25/24-10/25/24	11/24	\$1,442.31	\$1,442.31
11/20/2024	6170	CHK	1018 210018967338-102524	1 wintergreen Ave. WB edison-09/25/24-10/25/24	11/24	\$330.35	\$330.35
11/20/2024	6171	CHK	1018-210021836324-102524	9 LYLE PL H EDISON WATER BILL-09/25/24-10/25/24	11/24	\$398.43	\$398.43
11/20/2024	6172	CHK	1018-210021837112-102524	3 WESTON FORBES CT D EDISON-09/25/24-10/25/24	11/24	\$195.98	\$195.98
11/20/2024	6173	CHK	1018-210021837815-102524	2 WESTON FORBES CT C EDISON-09/25/24-10/25/24	11/24	\$330.35	\$330.35
11/20/2024	6174	CHK	1018-210021839385-102524	5 WESTON FORBES CT B -09/25/24-10/25/24	11/24	\$1,961.57	\$1,961.57
11/20/2024	6175	CHK	1018-210021840699-102524	6 WESTON FORBES CT D-09/25/24-10/25/24	11/24	\$206.32	\$206.32
11/20/2024	6176	CHK	1018 210021604954-102524	14 rev Samuel carpenter water 09/25/24-10/25/24	11/24	\$485.38	\$485.38
11/20/2024	6177	CHK	1018-210021605605-102525	17 Beaver street A-REH water- 09/25/24-10/25/24	11/24	\$3,002.97	\$3,002.97

11/20/2024	6178	CHK	1018-210021901341 102524	8 Weston Forbes CT C Edison -09/25/24- 10/25/24	11/24	\$268.34	\$268.34
11/20/2024	6179	CHK	1018 210021901730 102524	7 Weston Forbes CT. D Edison- 09/25/24- 10/25/24	11/24	\$785.11	\$785.11
11/20/2024	6180	CHK	1018210021902436 102524	8 Weston Forbes CT E Edison -09/25/24- 10/25/24	11/24	\$216.65	\$216.65
11/20/2024	6181	CHK	1018-210021902795 102524	12 Wintergreen Ave WE Edison NJ-09/25/24- 10/25/24	11/24	\$268.34	\$268.34
11/20/2024	6182	CHK	1018210021838511 102524	4 WESTON FORBES CT C-09/25/24- 10/25/24	11/24	\$268.34	\$268.34

Totals For Vendor: New Jersey American Water **\$10,486.51**

NJ BLD. Laborers Statewide 485 Route 1 south, Bld. B suite 401 Iselin NJ 08830

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
11/06/2024	6134	CHK	52424	dues union 3 labor-5/24/24-Local 55	11/24	\$2,801.21	\$2,801.21

Totals For Vendor: NJ BLD. Laborers Statewide Welfare Fund **\$2,801.21**

NJNAHRO c/o William Katchen CPA, LLC 596 Anderson Ave, Suite 303 Cliffside Park NJ 07010

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
10/22/2024	6121	CHK	102224-Training	NJNAHRO Training Conference For Barry, Toni Johnson, Deborah Andrews, Zena, April , Brent William	10/24	\$3,100.00	\$3,100.00
11/22/2024	6196	CHK	2025	2025 membership dues	11/24	\$175.00	\$175.00

Totals For Vendor: NJNAHRO **\$3,275.00**

Optimum PO Box 70340 Philadelphia PA 19176-0340

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
11/06/2024	6135	CHK	07875-386464-01-1- 112124	REH office internet 10/22/24-11/21/24	11/24	\$190.94	\$190.94
11/06/2024	6136	CHK	07875-207961-03-9- 112124	JEG Internet 10/22/24-11/21/24	11/24	\$160.94	\$160.94
11/06/2024	6137	CHK	07875-453477-01-2 - 112124	maintenance internet service 10/22/24- 11/21/24 Weston Forbes APT C Basement	11/24	\$166.94	\$166.94

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

Phoenix Specialties, LLC 650-C South Avenue Garwood NJ 07027

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
11/22/2024	6197	CHK	41560	maintenance janitorial supplies -Trash bags, paper towels	11/24	\$628.99	
			41575	Set Country Oak raised panels cabinets, all wood Cabinets counter top Apt L2-JEG	11/24	\$875.28	\$1,504.27

Totals For Vendor: Phoenix Specialties, LLC **\$1,504.27**

Polcari & Co. 2035 Hamburg Turnpike Unit: H Wayne NJ 07470

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
11/22/2024	6198	CHK	15868	accounting services -September 2024	11/24	\$3,300.00	
			15915	accounting services - October 2024 & Utility analysis, P&L statement for RAD	11/24	\$5,770.00	\$9,070.00

Totals For Vendor: Polcari & Co. **\$9,070.00**

PSE&G CO PO Box 144444 New Brunswick NJ 08906-4444							
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
11/06/2024	6138	CHK	7753579304-102124	Vacant Apt 4C -REH electric 09/21/24 to 10/21/24	11/24	\$5.18	\$5.18
11/06/2024	6139	CHK	6691572106-102124	JEG gas & electric 09/19/24 to 10/17/24	11/24	\$1,644.62	\$1,644.62
11/06/2024	6140	CHK	7716007807-102324	Vacant Apt 15C -REH electric 09/21/24 to 10/21/24	11/24	\$14.93	\$14.93
11/07/2024	6148	CHK	1300007818 102124	REH Electric 09/20/24 - 10/21/24	11/24	\$2,225.84	\$2,225.84
Totals For Vendor: PSE&G CO							\$3,890.57

Quadient Finance USA, Inc. PO Box 6813 Carol Stream IL 60197-6813							
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
11/20/2024	6183	CHK	7900044081031555-100924	postage refill -October 2024	11/24	\$500.00	\$500.00
Totals For Vendor: Quadient Finance USA, Inc.							\$500.00

Quadient Leasing USA, Inc Dept 3682, PO BOX 123682 Dallas TX 75312-3682							
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
11/06/2024	6141	CHK	Q1548296	postage meter Lease payment-11/10/24 - 02/09/25	11/24	\$196.50	\$196.50
Totals For Vendor: Quadient Leasing USA, Inc							\$196.50

Re Construction General Contractor LLC 85 Cedar Hill Ave Belleville NJ 07109							
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
11/22/2024	6199	CHK	111024	REH- 4E Kitchen, Living room renovation - Labor and material	11/24	\$8,164.00	\$8,164.00
Totals For Vendor: Re Construction General Contractor LLC							\$8,164.00

Rutgers University Ctr. for Govt Serv, 3 Rutgers Plaza, 3rd Fl New Brunswick NJ 08901							
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
11/06/2024	6142	CHK	82008	Reg fee for Comm. William Thomas -Ethics, Financial Issues & Procedures, PDAH, Skills for comm	11/24	\$820.00	\$820.00
Totals For Vendor: Rutgers University							\$820.00

Sarayu Sameera 254 Nebula Road Piscataway NJ 08854							
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
11/06/2024	6143	CHK	102424	reimb. hotel deposit @ Tropicana for 5Commissioner and 2 Staff for NJNAHRO 11/18-11/21/24	11/24	\$445.41	\$445.41
Totals For Vendor: Sarayu Sameera							\$445.41

See-More TV & Appliance 551 Middlesex Avenue Metuchen NJ 08840							
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
11/22/2024	6200	CHK	1314924	REH-apt 4A gas range Replaced	11/24	\$675.00	
			1314962	JEG -F4 refrigerator replaced	11/24	\$775.00	\$1,450.00
Totals For Vendor: See-More TV & Appliance							\$1,450.00

SMS Building Systems, LLC 2020 Fairfax Avenue Suite 202 Cherry Hill NJ 08003

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
11/06/2024	6144	CHK	203964	service calls on 10/15/24 Bld 12 5 cameras not working troubleshoot and repaired	11/24	\$237.50	\$237.50
Totals For Vendor: SMS Building Systems, LLC							\$237.50

Staples PO Box 70242 Philadelphia PA 19176-0242

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
11/22/2024	6201	CHK	7002652663/6014734253	office supplies- Phillips voice recorder for office Inv# 614734253	11/24	\$97.37	
			7002499871	office supplies-address label,note books,trashcans Inv# 6013907140,6013907141	11/24	\$162.33	\$259.70
Totals For Vendor: Staples							\$259.70

Steve's Appliance Doctor, 6 Eardley Road Edison NJ 08817

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
11/22/2024	6202	CHK	46030	REH apt 17F Freezer not working & Repaired	11/24	\$179.50	
			45994	JEG apt F2 Over Control & knobs replaced	11/24	\$99.50	\$279.00
Totals For Vendor: Steve's Appliance Doctor, Inc.							\$279.00

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

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
11/06/2024	6145	CHK	100724	part time maint. help collecting shopping carts 09/23/24 to 10/07/2024	11/24	\$90.00	\$90.00
Totals For Vendor: Terrell Bradley							\$90.00

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

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
11/22/2024	6203	CHK	EHA-GD09-2024	RAD Consulting - September 2024	11/24	\$4,837.50	\$4,837.50
Totals For Vendor: The Brooke Group LLC							\$4,837.50

Toni Johnson C6 Willard Dunham Drive Edison NJ 08837

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
11/15/2024	6159	CHK	111824	Per diem and Mileage for NJ NAHRO Conference November 18,2024- November 21 2024	11/24	\$341.38	\$341.38
11/26/2024	6204	CHK	112624	hotel accommodation for NJNAHRO conference @ Tropicana AC 11/19/24- 11/21/2024	11/24	\$328.66	\$328.66
Totals For Vendor: Toni Johnson							\$670.04

Verizon Wireless PO Box 408 Newark NJ 07101-0408

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
11/13/2024	6154	CHK	9977470465	cell phone service 09/29/2024- 10/28/2024	11/24	\$359.87	\$359.87
Totals For Vendor: Verizon Wireless							\$359.87

William Thomas 136-64- 35 Markham Road Edison NJ 08817
7766

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
11/15/2024	6160	CHK	111824	Per diem and Mileage for NJ NAHRO Conference November 18,2024- November 21 2024	11/24	\$341.38	\$341.38

Totals For Vendor: William Thomas \$341.38

Woodbridge Housing 800B Bunns Lane Woodbridge NJ 07095
Authority

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
11/20/2024	6184	CHK	10012024	Administrative fee for Social worker at HPHA-October 2024	11/24	\$2,083.33	\$2,083.33

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

Zena Sutton 944 West 5th St Plainfield NJ 07063

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
11/06/2024	6146	CHK	102924	reimbursement for FSS Training Lunch on 10/29/24	11/24	\$31.65	\$31.65
11/15/2024	6161	CHK	111823	Per diem and Mileage for NJ NAHRO Conference November 18,2024- November 21 2024	11/24	\$341.38	\$341.38

Totals For Vendor: Zena Sutton \$373.03

Total Payments: 54 \$108,259.94

RESOLUTION # 1-11-2024

VOUCHERS FOR PAYMENT OF INVOICES

WHEREAS, the Commissioners of the Edison Housing Authority approve vouchers for payment of invoices in the amount of \$108,259.94 for the month of November.

NOW, THEREFORE, Be It Resolved by the Board of Commissioners of the Edison Housing Authority that Resolution 1-11-2024 shall be approved.

MOVED: Commissioner Sonali Patel

SECONDED: Commissioner Brent Scott

<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 26 day of November, 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 November 26, 2024.



Deborah M. Hurley, Secretary, Executive Director

Edison Housing Authority Vendor Payment History Report

Check Name		Check Address				
Mitchell's Plumbing and Heating, LLC		247 Speedwell Ave Morristown NJ 07960				
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
11/22/2024	6194	CHK	1037	REH-Bld. 6&15 Main heating pipe busted, repaired	\$3,750.00	
			1041	REH-Bld. 6 A&B Main heating pipe busted, repaired	\$3,650.00	
			1050	REH-10F cold waterline busted in bathroom, emergency repaired	\$1,450.00	
			1030	JEG E1 remove and replace Toilet & install new pipes	\$2,300.00	
			1035	JEG-Bld C Emergency Sewer blockage removal	\$750.00	
			1036	JEG-Bld. G Sewer blockage removal	\$750.00	
			1042	JEG L2 remove & replace new pipe behind kitchen cabinet	\$1,350.00	
			1049	JEG F6 remove & replace Shower Diverter	\$1,560.00	
Totals For Vendor: Mitchell's Plumbing and Heating, LLC					\$15,560.00	

RESOLUTION # 2-11-2024

RESOLUTION AUTHORIZING THE USE OF CAPITAL FUNDS TO PAY MITCHELL'S PLUMBING AND HEATING FOR THEIR SERVICES AT JULIUS ENGEL GARDENS AND ROBERT HOLMES GARDENS IN THE AMOUNT OF \$15,560.00.

WHEREAS, the Edison Housing Authority has a responsibility to ensure the safety, and well being of residents living at both Julius Engel Gardens and Robert Holmes Gardens; and

WHEREAS, the Edison Housing Authority desires to secure funds from the Capital Fund to pay Mitchell's Plumbing and Heating for service for heating pipe repairs and sewage work at Robert E. Holmes and Julius Engel Gardens; and

WHEREAS, the housing authority's fee accountant has determined that sufficient funding is available in the Capital Fund Project to support the necessary plumbing expenses that have occurred at Julius Engel Gardens and Robert Holmes Garden properties throughout the months of October and November, 2024; and

WHEREAS, expenditure from the Capital Fund shall total \$15,560.00; and

NOW THEREFORE, BE IT RESOVLED by the Board of Commissioners that the executive director is authorized to use capital funds to pay Mitchell Plumbing and Heating in the sum of \$15,560.00.

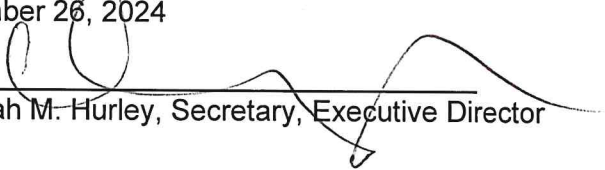
MOVED: Commissioner Toni Johnson

SECONDED: Commissioner Lennox Small, Ed.D.

<u>Member Recorded Vote</u>	<u>Ayes</u>	<u>Nays</u>	<u>Abstain</u>	<u>Absent</u>
Chairman Barry Telesnick	X			
Vice Chairman 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 26 day of November 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 November 26, 2024


Deborah M. Hurley, Secretary, Executive Director

RESOLUTION # 3-11-2024

RESOLUTION APPOINTING EXECUTIVE DIRECTOR DEBORAH HURLEY AS FUND COMMISSIONER FOR THE NEW JERSEY PUBLIC HOUSING AUTHORITY JOINT INSURANCE FUND.

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

WHEREAS, the bylaws of the said Fund require that each member Housing Authority appoint a FUND COMMISSIONER to represent and serve the Authority as its' representative to said Fund; and

NOW, THEREFORE, Be It Resolved that the Board of Commissioners of the Edison Housing Authority does hereby appoint Deborah Hurley as its FUND COMMISSIONER for the New Jersey Public Housing Authority Joint Insurance Fund for the Fund Year 2025.

MOVED: Commissioner Brent Scott

SECOND: Commissioner Barry Telesnick

<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 26 day of November, 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 November 26, 2024.



Deborah M. Hurley, Secretary, Executive Director

RESOLUTION # 4-11-2024

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 2024-2025 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 2024-2025 and authorizes its submission.

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			
Commissioner Sonali Patel	X			
Commissioner Brent Scott	X			
Commissioner William Thomas				X

PASSED AND ADOPTED THE 26 day of November 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 November 26, 2024

Deborah M. Hurley, Secretary, Executive Director