

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

Tuesday, June 17, 2025
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 19, 2024, and a copy of the notice was published in the Home News Tribune on December 23, 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 May 20, 2025, Regular Meeting Minutes

6. Resolutions:

- | | |
|----------|---|
| 1-6-2025 | Resolution to approve vouchers for payment of invoices in the amount of \$160,392.21 for the month of June. |
| 2-6-2025 | Resolution by the Edison Housing Authority Approving the Expenditure of \$94,850.00 to pay USA Security Services from the HUD Capital Fund Emergency Safety and Security Grant for the purchase of cameras and installation services at Julius Engel Gardens. |
| 3-6-2025 | Resolution by the Commissioners of the Edison Housing Authority Authorizing the purchase of two commercial refrigerators from the Township of Edison for \$1.00. |

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

Tuesday, June 17, 2025
6:00 pm

4-6-2025 Resolution by the Board of
Commissioners of the Edison
Housing Authority Approving the
Adoption of the 2025-2026 Budget.

- 7. Staff Reports: Director of Section 8
Director Public Housing and Maintenance
- 8. Old Business: a.) RAD Update
b.) FSS Grant
c.) Financial Summary
- 9. New Business: Executive Director Report
- 10. Public Portion
- 11. Adjournment

EDISON HOUSING AUTHORITY
REGULAR BOARD MEETING
Robert E. Holmes Gardens
Tuesday, May 20, 2025
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 6:08 pm.

Please note that adequate notice of this meeting, as required by the Open Public Meetings Act of 1975, has been provided by notice and sent to the Home News Tribune on December 19, 2024 and a copy of the notice was published in the Home News Tribune on December 23, 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: Commissioner Barry Telesnick, Commissioner Toni Johnson, Commissioner Brent Scott, Vice Chair Deborah Andrews, Deborah Hurley, Executive Director, Terrence Corrison, Esq., EHA Counsel.

Absent: Chairman Lennox Small Ed.D.
Commissioner Sonali Patel
Commissioner, William Thomas,

Approval of May 20, 2025, Regular Meeting Minutes

Motion: Commissioner Toni Johnson

Second: Commissioner Barry Telesnick

Discussions: None

Approved as follows:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>	<u>ABSTAIN</u>
Chairman Lennox H. Small, Ed.D.			X	
Vice Chairman Deborah Andrews	X			
Commissioner William Thomas			X	
Commissioner Toni Johnson	X			
Commissioner Sonali Patel			X	
Commissioner Brent Scott	X			
Commissioner Barry Telesnick	X			

Resolution 1-6-2025 to Approve Vouchers for Payment of Invoices in the Amount of \$160,392.21 for the Month of June 2025.

Motion: Commissioner Brent Scott

Second: Commissioner Toni Johnson

Discussions: Executive Director explained the large bills. USA Security is the emergency security grant that we received from HUD for \$250K. We had until June 18th to spend the money. We requested an extension and in the middle of all that they requested us to redo our budget and make a statement about the need for Security Upgrade for JEG. There was an oversight on their end, and we can only use the money for JEG. The good news is there were no cameras at JEG. Now we have cameras at JEG and all directors have access to the cameras. The lighting is being worked on, and we were approved for \$124K. We already spent \$90K. This includes plate readers, 25 additional cameras inside the breezeway and outside of the buildings.

Approved as follows:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>	<u>ABSTAIN</u>
Chairman Lennox H. Small, Ed.D.			X	
Vice Chairman Deborah Andrews	X			
Commissioner William Thomas	X			
Commissioner Toni Johnson	X			
Commissioner Sonali Patel			X	
Commissioner Brent Scott	X			
Commissioner Barry Telesnick	X			

Resolution 2-6-2025 by the Edison Housing Authority Approving the Expenditure of \$94,850.00 to pay USA Security Services from the HUD Capital Fund Emergency Safety and Security Grant for the purchase of cameras and installation services at Julius Engel Gardens.

Motion: Commissioner Barry Telesnick

Second: Commissioner Toni Johnson

Discussions: None

Approved as follows:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>	<u>ABSTAIN</u>
Chairman Lennox H. Small, Ed.D.			X	
Vice Chairman Deborah Andrews	X			
Commissioner William Thomas	X			
Commissioner Toni Johnson	X			
Commissioner Sonali Patel			X	
Commissioner Brent Scott	X			
Commissioner Barry Telesnick	X			

Resolution 3-6-2025 by the Commissioners of The Edison Housing Authority Authorizing the Purchase of two Commercial Refrigerators from the Township of Edison for \$1.00.

Motion: Commissioner Barry Telesnick

Second: Commissioner Toni Johnson

Discussions: The Senior Center across from REH. There is a regulation related to health and safety. Some items like refrigerators should be replace after a period of time, and they sold to us for \$1.00.

Approved as follows:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>	<u>ABSTAIN</u>
Chairman Lennox H. Small, Ed.D.			X	
Vice Chairman Deborah Andrews	X			
Commissioner William Thomas	X			
Commissioner Toni Johnson	X			
Commissioner Sonali Patel			X	
Commissioner Brent Scott	X			
Commissioner Barry Telesnick	X			

Resolution 4-6-2025 by the Commissioners of The Edison Housing Authority Authorizing the Approval of the Adoption of the 2025-2026 Budget.

Motion: Commissioner Barry Telesnick

Second: Commissioner Toni Johnson

Discussions: This resolution requested to be tabled because we are still waiting for the state.

Motion to table: Commissioner Barry Telesnick

Second: Commissioner Toni Johnson

Approved as follows:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>	<u>ABSTAIN</u>
Chairman Lennox H. Small, Ed.D.			X	
Vice Chairman Deborah Andrews	X			
Commissioner William Thomas	X			
Commissioner Toni Johnson	X			
Commissioner Sonali Patel			X	
Commissioner Brent Scott	X			
Commissioner Barry Telesnick	X			

Staff Reports:

Section 8 Report – Director of Section 8 & Senior FSS Coordinator Zena Sutton explained and broke down the Section 8 report to give a better understanding to our commissioners.

Public Housing Report – EHA has kept the empty units empty to make the rotating of the families easier during the renovation. The Executive Director and the maintenance team did a walk and will be discussing the expectations regardless of the renovation coming up there is no need to hold done to things until the renovation. If the door needs to be replaced, then do so. If floors need to be redone get it done. Regardless of whether it becomes costly to us prior to renovation, there is no need for the property not to be in good standing just because renovation is taking place. EHA still has a responsibility over these apartments.

The fire at REH was an electrical issue with the AC unit. The AC was off not on. The tenant had rental insurance. It really helped her. Rental insurance cannot be a requirement.

Old Business:

a.) RAD Update

We continue with the weekly meetings to get us ready for the RAD conversion. Flyer for Subcontractor is out.

b.) FSS Grant

c.) Financial Summary

Provided for review

d.) Staff Update

Carmen is going out on sick leave. Rima who is from Highland Park who works under Deborah. She will support during the board meeting in July. We will also have a temp service and a temp person will start on Monday who will work with us for 10 weeks.

New Business:

Executive Director Report:

EHA Update - The upcoming events are Family Fun Day on July 19th and Back to school on August 28.

Next meeting we will request to pass a resolution to write off the outstanding money that is owed to us from those who passed away or evicted. For the same reasons, in the near future we will also request to approve for a collection agency.

HPHA – Approve the affordable current budget last week. Thanks to Zena we fulfill the Residence Commissioner. Zena got two who are interested. They will fill out the application, then the committee will meet and select. Then we will have a community meeting for the tenants.

Open to Public at 6:48 pm

Motion: Commissioner Barry Telesnick

Second: Commissioner Toni Johnson

Public Portion: No Discussion

Close Public Portion: 6:48 pm

Motion: Commissioner Barry Telesnick

Second: Commissioner Toni Johnson

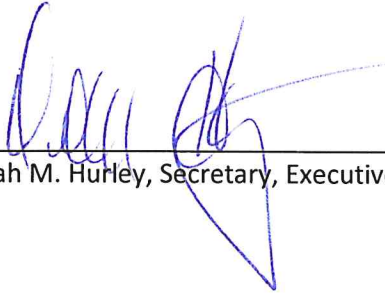
Motion to adjourn: Commissioner Barry Telesnick

Second: Commissioner Toni Johnson

Adjourned: 6:48 pm

Approved as follows:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>	<u>ABSTAIN</u>
Chairman Lennox H. Small, Ed.D.			X	
Vice Chairman Deborah Andrews	X			
Commissioner William Thomas	X			
Commissioner Toni Johnson	X			
Commissioner Sonali Patel			X	
Commissioner Brent Scott	X			
Commissioner Barry Telesnick	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: 5/17/2025 Thru: 6/13/2025, 3) Program: Public Housing

Check Name		SSN / TIN		Check Address		
Aflac				1932 Wynnnton Road Columbus GA 31999-0797		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
06/02/2025	6672	CHK	304165	insurance premium - May 2025	\$396.75	\$396.75
Totals For Vendor: Aflac						\$396.75
AFSCME NJ Council 63				2653-A Whitehorse-Hamilton Sq Road Nottingham Village Square		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
05/30/2025	6669	CHK	053125	union dues Geva & Lopez 01/01/24-05/30/2025	\$1,552.26	\$1,552.26
Totals For Vendor: AFSCME NJ Council 63						\$1,552.26
April Mobley				7 Catherine St Carteret NJ 07008		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
06/13/2025	6687	CHK	053125	Mileage for Food Pantry 144 miles for May 2025	\$100.80	\$100.80
Totals For Vendor: April Mobley						\$100.80
Breslin and Breslin, P.A.				41 Main Street Hackensack NJ 07601-7087		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
06/13/2025	6688	CHK	053125	legal services for May 2025	\$2,580.00	\$2,580.00
Totals For Vendor: Breslin and Breslin, P.A.						\$2,580.00
Brothers Lock & Safe, Inc.				2161 Woodbridge Avenue Edison NJ 08817		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
06/13/2025	6689	CHK	62916	6 IC Cylinders 20 Dead bolts,32 Duplicate Keys	\$854.00	\$854.00
Totals For Vendor: Brothers Lock & Safe, Inc.						\$854.00
Cafe Gallo		26-3516239		1153 Inman Ave Edison NJ 08820		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
06/13/2025	6690	CHK	060525	6 large Pizza -on 06/05/2025 -STEM	\$95.00	\$95.00
Totals For Vendor: Cafe Gallo						\$95.00
Cozette J Randolph				294 Green Strtet Woodbridge NJ 07095		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
05/30/2025	6668	CHK	003	Administrative fee for Social worker at HPHA-May 2025	\$1,875.00	\$1,875.00
Totals For Vendor: Cozette J Randolph						\$1,875.00
De Lage Landen Financial				PO Box 825736 Philadelphia PA 19182-5736		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
06/13/2025	6691	CHK	590524585	REH copier lease 06/15/2025-07/14/2025	\$366.37	\$366.37
Totals For Vendor: De Lage Landen Financial Services, Inc.						\$366.37
DWC Enterprises Inc				P.O. Box 1293 Maplewood NJ 07040		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
06/13/2025	6692	CHK	3504	REH & JEG lawn maint.- May 2025 (\$2,691.66	\$2,691.66
Totals For Vendor: DWC Enterprises Inc						\$2,691.66

E&G Exterminators, Inc 22-2901530 122 North Broadway South Amboy NJ 08879						
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
05/20/2025	6663	CHK	666356	REH & JEG monthly CEMIT treatment-May 2025	\$655.00	\$655.00
06/02/2025	6673	CHK	666883	JEG E6 for Special Service Yellow Jackets on 5/23/25	\$175.00	\$175.00
06/13/2025	6693	CHK	668258	REH & JEG monthly CEMIT treatment-June 2025	\$655.00	\$655.00
Totals For Vendor: E&G Exterminators, Inc						\$1,485.00
Edison Hotel Operations 82-3389506 125 Raritan Center Parkway Edison NJ 08837						
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
06/13/2025	6694	CHK	1000157549	1 night Hotel charges for Adrian Henry 10E due to fire	\$147.87	\$147.87
Totals For Vendor: Edison Hotel Operations LLC						\$147.87
Elizabethtown Gas PO Box 6031 Bellmawr NJ 08099						
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
05/20/2025	6664	CHK	3996554541-04/30/25	REH gas 5 Weston Forbes -03/31/2025-04/30/2025	\$9,154.62	\$9,154.62
06/02/2025	6674	CHK	3922309254-051925	REH gas-15 beaver Ave-04/17/25-05/19/25	\$991.42	\$991.42
06/02/2025	6675	CHK	4458334671-051925	REH gas-14 Cleveland place-04/17/25-05/19/25	\$94.56	\$94.56
06/02/2025	6676	CHK	0577138900-051925	REH Vacant apt gas 5 Weston 04/17/25-05/19/25	\$11.50	\$11.50
Totals For Vendor: Elizabethtown Gas						\$10,252.10
Enes Service Center LLC 247 Central Avenue Metuchen NJ 08840						
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
06/13/2025	6695	CHK	053125	Gas fuel - May 2025	\$135.00	\$135.00
Totals For Vendor: Enes Service Center LLC						\$135.00
Ferraro's Pizzeria 1067 Inman Avenue Edison NJ 08820						
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
06/13/2025	6696	CHK	0045,0046	food for STEM on 05/29/25 & 6/12/25	\$467.70	\$467.70
Totals For Vendor: Ferraro's Pizzeria						\$467.70
Gannett New York-New PO Box 631202 Cincinnati OH 45263-1202						
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
06/13/2025	6697	CHK	0007118572	RFP for Landscaping on Home news Tribune-04/27/25	\$42.41	\$42.41
Totals For Vendor: Gannett New York-New Jersey LocalIQ						\$42.41
Happy Brooms Cleaning 10 Park Place Metuchen NJ 08840						
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
06/13/2025	6698	CHK	2835	REH & JEG office cleaning 05/22/2025	\$470.00	\$470.00
Totals For Vendor: Happy Brooms Cleaning Service						\$470.00
Home Depot Credit Dept 32 - 2531888992,PO Box 70293 Philadelphia PA. 19176-						
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
06/13/2025	6699	CHK	0428-052725	JEG & REH maint materials -04/28/25 -05/27/25	\$2,604.43	\$2,604.43
Totals For Vendor: Home Depot Credit Services						\$2,604.43

InterGlobe		4295 Arthur Kill Road Staten Island NY 10309				
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
06/13/2025	6700	CHK	65303	REH telephone service - June 2025	\$1,022.90	\$1,022.90
Totals For Vendor: InterGlobe Communications, Inc.						\$1,022.90

Interstate Waste Services		22-3076098 PO Box 554744 Detroit MI 48255				
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
06/13/2025	6701	CHK	0010777942	REH trash service-June 2025 Account #766660	\$2,000.00	
			0010810232	REH trash remove 30YD roll off-Account I#766660 on 05/21/25	\$464.20	\$2,464.20
Totals For Vendor: Interstate Waste Services of New Jersey						\$2,464.20

Jolanta Kubacka		40 Koyen Street Fords NJ 08863				
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
05/20/2025	6665	CHK	051625	Mileage, Restaurant depot Supplies, -05/16/2025	\$326.15	\$326.15
Totals For Vendor: Jolanta Kubacka						\$326.15

Magic Touch Construction		22-1968634 59 W Front St. Keyport NJ 07735				
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
06/13/2025	6702	CHK	42593A-P	REH-Bldg 10-12 coldwater spigots leaking - repaired	\$2,036.07	
			42369A	REH-15A Tub Stopper Broke Inside Drain-repaired	\$512.72	
			42372A	REH-9A toilet wall leaking-repaired	\$548.47	\$3,097.26
Totals For Vendor: Magic Touch Construction Co.,Inc						\$3,097.26

Marc Webb		10A Rev Samuel Carpenter Blvd Edison NJ 08820				
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
05/20/2025	6666	CHK	051525	reim. Exp Motor Oil for Truck on 5/6/25	\$32.03	\$32.03
Totals For Vendor: Marc Webb						\$32.03

Mialli Wilson		136-11-3493 17D Beaver Avenue Edison NJ 08820				
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
05/30/2025	6670	CHK	52925	Food pantry & Scout help -part time \$15 05/12/25 to 05/28/25	\$339.51	\$339.51
05/30/2025	6671	CHK	052925-STEM	Part time work 6.917 hrs. @\$15 5/15-5-29 STEM	\$103.75	\$103.75
06/13/2025	6703	CHK	061225	Food pantry & Scout help -part time \$15 05/30/25 to 06/12/25	\$179.55	\$179.55
06/13/2025	6704	CHK	061125-STEM	Part time work 4.5 hrs. @\$15 6/6/25 & 6/11/25 STEM	\$67.50	\$67.50
Totals For Vendor: Mialli Wilson						\$690.31

Middlesex Water		PO Box 826538 Philadelphia PA 19182-6538				
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
06/02/2025	6677	CHK	5535300000 051425	Water bill for JEG for 04/14/2025- 05/14/2025	\$5,156.12	\$5,156.12
Totals For Vendor: Middlesex Water Company						\$5,156.12

Nan McKay & Associates,		1810 Gillespie Way Ste 202 El Cajon CA 92020				
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
05/20/2025	6667	CHK	INV299515	FSS Training & Exam-April Mobley	\$1,000.00	

			INV299501	FSS Training & Exam-Zena Sutton 04/22/25 to 04/25/25	\$1,000.00	
			INV299490	FSS Training & Exam-Carmen Amalbert 04/22/25 to 04/25/25	\$1,000.00	\$3,000.00

Totals For Vendor: Nan McKay & Associates, Inc. **\$3,000.00**

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

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
06/13/2025	6705	CHK	N10186	remote & onsite maint. of networks-June 2025	\$1,176.58	\$1,176.58

Totals For Vendor: NetConnect, Inc. **\$1,176.58**

New Jersey American Box 371331 Pittsburgh PA 15250-7331

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
06/13/2025	6706	CHK	1018-21002183632 4-053025	9 LYLE PL H -04/29/25-05/28/25	\$373.22	\$373.22
06/13/2025	6707	CHK	10182100219 02436 053025	8 Weston Forbes CT E -04/29/25-05/28/25	\$183.98	\$183.98
06/13/2025	6708	CHK	1018 21002190173 0 053025	7 Weston Forbes CT. D Edison- 04/29/25-05/28/25	\$375.80	\$375.80
06/13/2025	6709	CHK	1018-21002190134 1 053025	8 Weston Forbes CT C -04/29/25-05/28/25	\$1,425.83	\$1,425.83
06/13/2025	6710	CHK	1018 21001896733 8 053025	1 wintergreen Ave. WB edison-04/29/25-05/28/25	\$325.32	\$325.32
06/13/2025	6711	CHK	1018 21002160495 4 053025	14 rev Samuel carpenter water 04/29/25-05/28/25	\$123.40	\$123.40
06/13/2025	6712	CHK	1018-21002160560 5-053025	17 Beaver street A-REH water-04/29/25-05/28/25	\$423.69	\$423.69
06/13/2025	6713	CHK	1018-21002165669 6 053025	15 LYLE PLACE H EDISON-04/29/25-05/28/25	\$1,463.62	\$1,463.62
06/13/2025	6714	CHK	1018-21002183711 2 053025	3 WESTON FORBES CT D-04/29/25-05/28/25	\$173.88	\$173.88
06/13/2025	6715	CHK	1018-21002183938 5 053025	5 WESTON FORBES CT B -04/29/25-05/28/25	\$1,888.90	\$1,888.90
06/13/2025	6716	CHK	1018-21002184069 9 053025	6 WESTON FORBES CT D-04/29/25-05/28/25	\$244.56	\$244.56
06/13/2025	6717	CHK	10182100216 57798-053025	11 LYLE PL A -04/29/25-05/28/25	\$312.64	\$312.64
06/13/2025	6718	CHK	10182100218 38511 053025	4 WESTON FORBES CT C-04/29/25-05/28/25	\$224.36	\$224.36
06/13/2025	6719	CHK	1018-21002183781 5 053025	2 WESTON FORBES CT C-04/29/25-05/28/25	\$284.94	\$284.94
06/13/2025	6720	CHK	1018-21002190279 5 053025	12 Wintergreen Ave WE -04/29/25-05/28/25	\$224.36	\$224.36

Totals For Vendor: New Jersey American Water **\$8,048.50**

Nexacomm LLC 1869 E Seltice Way # 521 Post Falls ID 83854

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
06/13/2025	6721	CHK	0005793	JEG telephone service - June 2025	\$91.57	\$91.57

Totals For Vendor: Nexacomm LLC**\$91.57**

Optimum PO Box 70340 Philadelphia PA 19176-0340

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
06/02/2025	6678	CHK	07875-386464-01-1-062125	REH office internet 05/22/25-06/21/25	\$200.99	\$200.99
06/02/2025	6679	CHK	07875-453477-01-2 -062125	maintenance internet service 05/22/25-06/21/25 Weston Forbes APT C Basement	\$176.99	\$176.99
06/02/2025	6680	CHK	07875-207961-03-9-062125	JEG Internet 05/22/25-06/21/25	\$160.94	\$160.94

Totals For Vendor: Optimum**\$538.92**

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

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
06/13/2025	6722	CHK	42135	maintenance material-Trash bags,Disposal gloves .30" Rinse hood	\$836.56	\$836.56

Totals For Vendor: Phoenix Specialties, LLC**\$836.56**

Picture-It, Inc. 1703 Route 27 Edison NJ 08817

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
06/13/2025	6723	CHK	16866	21 medallion for STEM program	\$126.00	\$126.00

Totals For Vendor: Picture-It, Inc.**\$126.00**

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

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
06/13/2025	6724	CHK	16582	accounting services -May 2025	\$3,400.00	\$3,400.00

Totals For Vendor: Polcari & Co.**\$3,400.00**

PSE&G CO PO Box 144444 New Brunswick NJ 08906-4444

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
06/02/2025	6681	CHK	6691572106-052225	JEG gas & electric 04/18/2025 - 05/20/2025	\$2,719.69	\$2,719.69
06/02/2025	6682	CHK	7769352606-052225	Vacant Apt G3 -JEG electric 04/22/25 - 05/20/25	\$6.00	\$6.00
06/02/2025	6683	CHK	7783515606-052225	Vacant Apt K10 -JEG electric 04/22/25 - 05/20/25	\$10.01	\$10.01
06/02/2025	6684	CHK	7788478601-052225	Vacant Apt E3 -JEG electric 04/22/25 - 05/20/25	\$10.23	\$10.23
06/02/2025	6685	CHK	7716007807-052225	Vacant Apt 15C -REH electric 04/24/25-05/22/25	\$16.05	\$16.05
06/02/2025	6686	CHK	7753579304-052225	Vacant Apt 4C -REH electric 04/24/25-05/22/25	\$6.00	\$6.00
06/13/2025	6725	CHK	1300007818-053025	REH Electric 04/23/25-05/22/25	\$1,994.61	\$1,994.61

Totals For Vendor: PSE&G CO**\$4,762.59**

See-More TV & Appliance 551 Middlesex Avenue Metuchen NJ 08840

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
06/13/2025	6726	CHK	1317617	REH -5B top Freezer Refrigerator replaced	\$695.00	
			1317813	REH-apt 7A gas range Replaced	\$675.00	
			1317662	JEG APT G5 - Refrigerator & Elec stove replaced	\$1,400.00	\$2,770.00

Totals For Vendor: See-More TV & Appliance**\$2,770.00**

Staples PO Box 70242 Philadelphia PA 19176-0242

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
06/13/2025	6727	CHK	7005354308	office supplies- copy paper 2 boxes, paper plates	\$220.47	\$220.47

Totals For Vendor: Staples

\$220.47

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

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
06/13/2025	6728	CHK	0006-063025	JEG apt G5 vacant apt cleaning	\$244.00	\$244.00

Totals For Vendor: Starlite Services LLC

\$244.00

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

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
06/13/2025	6729	CHK	053125	Website maintenance for EHA May 2025	\$150.00	\$150.00

Totals For Vendor: Steven Galante

\$150.00

text-em-all 3803 Parkwood Blvd Unit: Suite 900 Frisco TX 75034

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
06/13/2025	6730	CHK	107250	07/1/25-12/31/25 mass calling & texting service	\$834.00	\$834.00

Totals For Vendor: text-em-all

\$834.00

Township of Edison 100 Municipal Blvd Edison NJ 08817

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
06/13/2025	6731	CHK	R 236-052025	Bill of Sale of Refrigerator Freezers- 15243267,15183602	\$1.00	\$1.00

Totals For Vendor: Township of Edison

\$1.00

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
06/13/2025	6734	CHK	6499689	JEG- CCTV Installation- 2024 Security Grant	\$94,850.00	\$94,850.00

Totals For Vendor: USA Security Services Inc

\$94,850.00

Verizon Wireless PO Box 408 Newark NJ 07101-0408

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
06/13/2025	6732	CHK	6114712928	cell phone service 04/29/2025- 05/28/2025	\$359.87	\$359.87

Totals For Vendor: Verizon Wireless

\$359.87

Zena Sutton 944 West 5th St Plainfield NJ 07063

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
06/13/2025	6733	CHK	060525	reim. Exp. for Staff Pizza Lunch & Mileage to attend COC Meeting -Edison to Sayreville	\$76.83	\$76.83

Totals For Vendor: Zena Sutton

\$76.83

Grand Totals:	Total Payments:	\$160,392.21
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RESOLUTION # 1-6-2025

APPROVE VOUCHERS FOR PAYMENT OF INVOICES

WHEREAS, the Commissioners of the Edison Housing Authority approves voucher for payment of invoices for the month of June in the amount of \$160,392.21.

NOW, THEREFORE, Be It Resolved by the Board of Commissioner of the Edison Housing Authority that Resolution 1-6-2025 shall be approved.

MOVED: MOVED: Commissioner Brent Scott

SECONDED: Commissioner Toni Johnson

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

PASSED AND ADOPTED THE 17 day of June, 2025

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 June 17, 2025



Deborah M. Hurley, Secretary, Executive Director



Proud part of



USA Security Services
240 Frisch Court, Ste 303
Paramus, NJ 07652

REMITTANCE INFORMATION

Customer Number	8062292
Invoice Number	6499689
Invoice Date	5/20/2025
Invoice Amount	\$ 94,850.00
DUE DATE	6/20/25
TOTAL DUE	\$94,850.00

Amount Enclosed: \$ _____

Bill To: Edison Housing Authority
14 Rev Samuel Carpenter Blvd
Edison, NJ 08220-4450

Remit To: USA Security Services
240 Frisch Court, Ste 303
Paramus, NJ 07652

DESCRIPTION	AMOUNT
Julius Engle Gardens CCTV Installation	94,850.00

Invoice Total	\$ 94,850.00
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RESOLUTION 2-6-2025

RESOLUTION BY THE EDISON HOUSING AUTHORITY APPROVING THE EXPENDITURE OF \$94,850.00 TO PAY USA SECURITY SERVICES FROM THE HUD CAPITAL FUND EMERGENCY SAFETY AND SECURITY GRANT FOR THE PURCHASE OF CAMERAS AND INSTALLATION SERVICES AT JULIUS ENGEL GARDENS.

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 housing authority's fee accountant has determined that sufficient funding is available in the Capital Fund Emergency Safety and Security Grant to pay for the safety cameras and installation service at Julius Engel Gardens; and

WHEREAS, expenditure from the Capital Fund Emergency Safety and Security Grant will not exceed a total \$125,000; and

NOW THEREFORE, BE IT RESOVLED by the Board of Commissioners that the executive director is authorized to pay US Security Services for camera equipment and installation services in the amount of \$94,850.00.

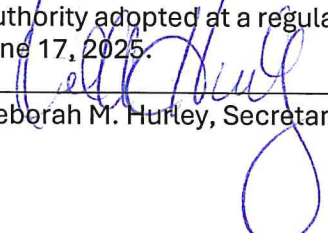
Moved: Commissioner Barry Telesnick

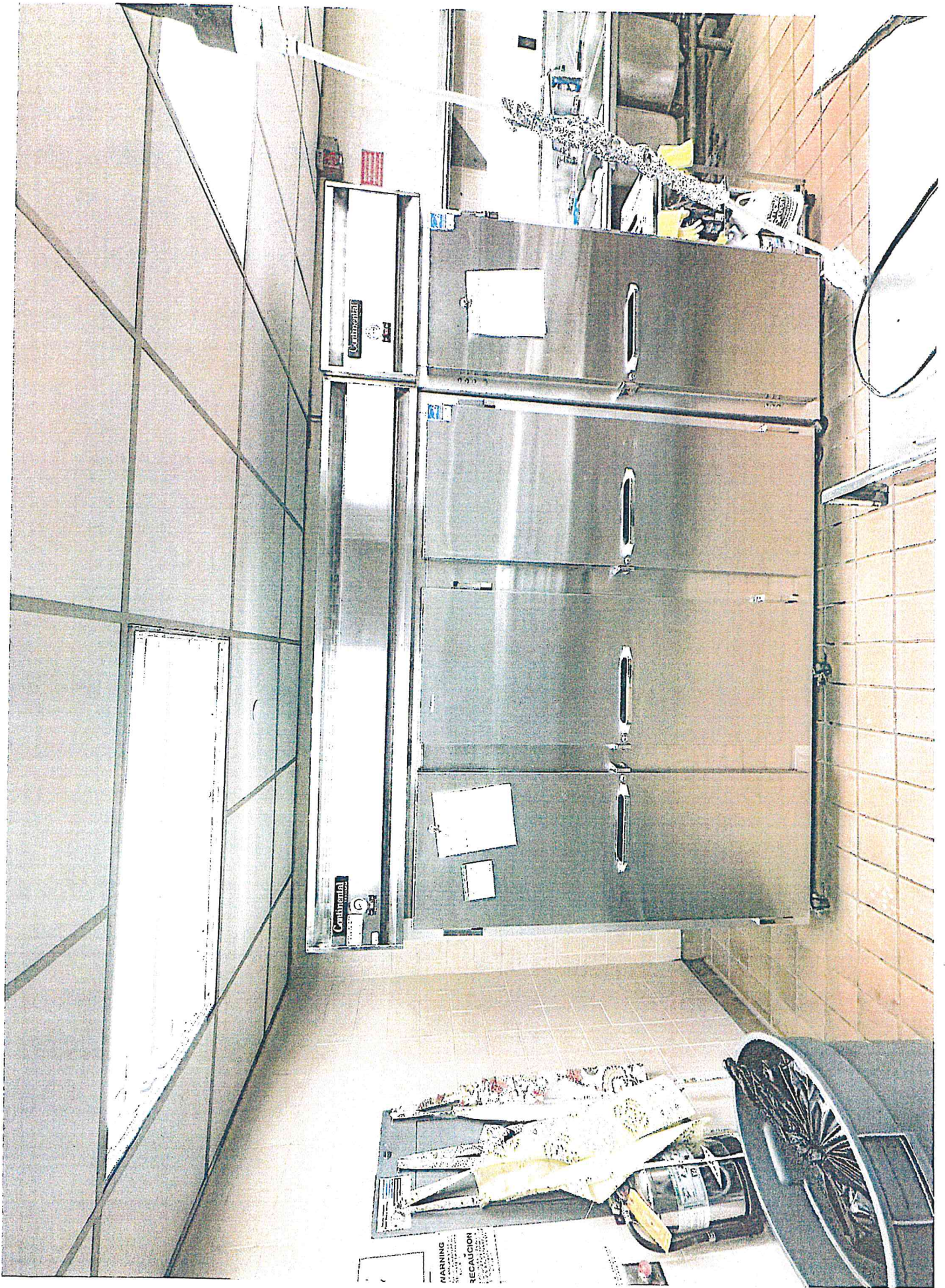
Second: Commissioner Toni Johnson

	AYES	NAYS	ABTAIN	ABSENT
Chairman Lennox Small, Ed.D				X
Vice Chair Deborah Andrews	X			
Treasurer William Thomas	X			
Commissioner Toni Johnson	X			
Commissioner Sonali Patel				X
Commissioner Brent Scott	X			
Commissioner Barry Telesnick	X			

PASSED AND ADOPTED THE 17 day of June, 2025.

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 June 17, 2025.


Deborah M. Hurley, Secretary, Executive Director



RESOLUTION# 3-6-2025

A RESOLUTION BY THE COMMISSIONERS OF THE EDISON HOUSING AUTHORITY AUTHORIZING THE PURCHASE OF TWO COMMERCIAL REFRIGERATORS FROM THE TOWNSHIP OF EDISON FOR \$1.00.

WHEREAS, the Commissioners has identified the availability of two commercial refrigerators being offered for sale by the Township of Edison; and

WHEREAS, the total purchase price for both items is One Dollar (\$1.00); and

WHEREAS, the items are being sold in "as-is" condition with no warranties or guarantees expressed or implied;

NOW, THEREFORE, BE IT RESOLVED that the Commissioner hereby authorizes the purchase of the two commercial refrigerators from the Township of Edison for the total amount of \$1.00, acknowledging that the items are sold "as-is."

Moved: Commissioner Barry Telesnick

Second: Commissioner Toni Johnson

	AYES	NAYS	ABTAIN	ABSENT
Chairman Lennox Small, Ed.D.				X
Vice Chair Deborah Andrews	X			
Treasurer William Thomas	X			
Commissioner Toni Johnson	X			
Commissioner Sonali Patel				X
Commissioner Brent Scott	X			
Commissioner Barry Telesnick	X			

PASSED AND ADOPTED THE 17 day of June, 2025.

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 June 17, 2025.


Deborah M. Hurley, Secretary, Executive Director

2026 ADOPTED BUDGET RESOLUTION

Edison Housing Authority

FISCAL YEAR: July 01, 2025 to June 30, 2026

WHEREAS, the Annual Budget and Capital Budget/Program for the Edison Housing Authority for the fiscal year beginning July 01, 2025 and ending June 30, 2026 has been presented for adoption before the governing body of the Edison Housing Authority at its open public meeting of ; and

WHEREAS, the Annual Budget and Capital Budget as presented for adoption reflects each item of revenue and appropriation in the same amount and title as set forth in the introduced and approved budget, including all amendments thereto, if any, which have been approved by the Director of the Division of Local Government Services; and

WHEREAS, the Annual Budget presented for adoption reflects Total Revenues of \$0.00, Total Appropriations, including any Accumulated Deficit, if any, of \$0.00, and Total Unrestricted Net Position utilized of \$0.00; and

WHEREAS, the Capital Budget as presented for adoption reflect Total Capital Appropriations of \$0.00 and Total Unrestricted Net Position Utilized of \$0.00; and

NOW, THEREFORE BE IT RESOLVED, by the governing body of the Edison Housing Authority at an open public meeting held on that the Annual Budget and Capital Budget/Program of the Edison Housing Authority for the fiscal year beginning July 01, 2025 and ending June 30, 2026 is hereby adopted and shall constitute appropriations for the purposes stated; and

BE IT FURTHER RESOLVED, that the Annual Budget and Capital Budget/Program as presented for adoption reflects each item of revenue and appropriation in the same amount and title as set forth in the introduced and approved budget, including all amendments thereto, if any, which have been approved by the Director of the Division of Local Government Services.

(Secretary's Signature)

(Date)

Governing Body Recorded Vote

Member	Aye	Nay	Abstain	Absent
Brent Scott				
Barry Telesnick				
William Thomas				
Lennox Small, Ed. D.				
Sonali Patel				
Toni Johnson				
Deborah Andrews				

**Edison Housing Authority
Summary for Section 8 Voucher**

5/1/2025

VMS Type Description	# of Vouchers	# of New Vouchers	Amount
All other Vouchers	287	0	\$387,163.00
Tenant Protection Vouchers	36	0	\$23,373.00
Totals	323	0	\$410,536.00

FSS Program 21 Participants

Number of HAP Expenses After the First of Month: 0

Amount of HAP Expenses After the First of Month: \$

Number of Voucher Units - End Month: 340

Number of Port Out Portable Out Vouchers: 17

Amount of Port Out Portable Out Vouchers: \$22802

Project-Based vouchers 38

Port- In Vouchers 53

April Caseload

39 Project Based

172 Section 8

211 Total

Zena Caseload

163 Section 8

57 COC

220 Total

Public Housing Report

May, 2025 was a productive month for our maintenance team, which completed a total of **20 work orders: 11 at Robert E. Holmes and 9 at Julius Engle Gardens**. In addition, we had a fire at Robert E. Holmes. Late in the afternoon, Thursday May 29th, a fire started in apartment 10E. When Ms. Henry, the resident of apartment 10E, was out running errands a fire originated in her bedroom. The fire department immediately put out the fire and Edison Housing Authority made arrangements for Ms. Henry to stay in the nearby hotel.

Since then, Ms. Henry has been relocated to a one-bedroom apartment at Julius Engle Gardens.

Robert E. Holmes:

- 19 units remain vacant and are scheduled for turnaround under the RAAD conversion.
- A major hot water pipe in building 1 malfunctioned and required emergency repair.
- A broken drain line in Building 9 caused significant damage to two apartments.
- A major sewer back up in building 8.

Julius Engle Gardens:

- Three units were vacant.
- One new resident moved into a one-bedroom apartment.

New cameras were installed in the administrative building, inside and outside.

Occupancy and Financial Overview:

As of May 2025, Edison Public Housing had 141 occupied units.

- **Total Charges for May: \$79,205.00**
- **Rent Collected: \$70,220.00**
- **Outstanding Rent: \$8,985.00**
 - Robert E. Holmes: \$6,292.00
 - Julius Engle Gardens: \$2,693.00

Prepared by:

Jolanta Kubacka, PHM

Director of Property Management



**HOUSING AUTHORITY OF THE TOWNSHIP OF EDISON
PRELIMINARY FINANCIAL SUMMARY**

MAY 31, 2025 FISCAL YTD OPERATING SUMMARY PUBLIC HOUSING AND COCC				
	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>Variance</u>	<u>% Var</u>
OPERATING REVENUE				
Tenant Rental Revenue	\$ 841,788	\$ 770,000	\$ 71,788	9.3%
Operating Subsidy	867,246	919,871	(52,625)	-5.7%
CDBG Grant Revenue	8,666	18,333	(9,667)	-52.7%
FSS Grant	98,688	-	98,688	100.0%
Other Revenue	358,296	309,282	49,015	15.8%
Year-to-Date Operating Revenue	2,174,684	2,017,486	157,198	7.8%
OPERATING EXPENSES				
Salaries & Benefits	967,588	869,390	(98,198)	-11.3%
Utilities Expense	457,895	402,417	(55,478)	-13.8%
Maintenance Materials & Contract Costs	187,129	271,333	84,204	31.0%
RAD Consulting Fees	55,694	41,250	(14,444)	-35.0%
Other Operating Expenses	381,114	358,829	(22,285)	-6.2%
Year-to-Date Operating Expenses	2,049,420	1,943,219	(106,201)	-5.5%
Net Operating Surplus / (Deficit)	\$ 125,264	\$ 74,267	\$ 50,997	68.7%

MAY 31, 2025 FISCAL YTD OPERATING SUMMARY HCV PROGRAM			
	<u>Admin</u>	<u>HAP Subsidy</u>	<u>Total Program</u>
Operating Revenue	\$ 516,464	\$ 4,769,497	\$ 5,285,961
Operating Expenses:			
Salaries & Benefits	(151,525)	-	(151,525)
Other Admin. Expense	(247,647)	-	(247,647)
Housing Assistance Payments	-	(4,769,497)	(4,769,497)
Net Operating Surplus / (Deficit)	\$ 117,292	\$ -	\$ 117,292

UNRESTRICTED CASH & INVESTMENTS	<u>May 2025</u>	<u>April 2025</u>
Public Housing & Business Activities	\$ 1,988,994	\$ 1,988,994
Housing Choice Voucher / Cont. of Care	1,022,439	972,812
Housing Authority Total	3,011,433	2,961,806
Component Unit EHA	698,714	683,556
Unrestricted Cash & Investments	\$ 3,710,147	\$ 3,645,362

GRANT SUMMARY				
	<u>CFP 2022</u>	<u>CFP 2023</u>	<u>CFP 2024</u>	<u>CFP 2024 E</u>
Total Budget (excl. debt service)	\$ 349,797	\$ 352,153	\$ 368,789	\$ 250,000
Total Funds Obligated	349,797	149,952	77,535	52,475
Total Funds Expended	306,599	149,952	77,535	52,475
Unobligated Funds	-	202,201	291,254	197,525
Unexpended Funds	43,198	202,201	291,254	197,525

HOUSING AUTHORITY OF THE TOWNSHIP OF EDISON
PRELIMINARY FINANCIAL SUMMARY NOTES
MAY 31, 2025

Low Rent Public Housing and COCC Programs

EHA's LRP/COCC fiscal YTD net operating profit through May 31, 2025 (11 months of the fiscal year) is \$125,264.

Operating Revenues – YTD operating revenues are \$2,174,684, or \$157,198 (7.8%) better than budget.

- Tenant rental revenue is \$841,788 or \$71,788 (9.3%) better than budget. The Authority must make every effort to collect rents as the tenant accounts receivable balance is currently above \$175,000. The Authority should also begin to evict tenants who are several months behind on paying their rent. The tenant accounts receivable detail report should be reviewed by the Executive Director and Housing Managers each month to determine the tenant balances that can be collected and the balances that should be written off as uncollectible.
- Operating subsidy is \$867,246, or \$52,625 (5.7%) below budget, due to HUD's allocation methodology.
- CDBG grant revenue is \$8,666, or \$9,667 (52.7%) below budget. The Authority received an approximate \$4,000 reimbursement for expenses related to STEM program this month. This is a state/county cost reimbursement grant, so the Authority will be reimbursed for expenses as they submit them.
- FSS grant revenue is \$98,688, or 100% above budget. The Authority applied for and was awarded this grant in February. The funds are used to pay salaries and benefits expenses related to tenant empowerment activities. It was not included in the budget.
- Other revenue is \$358,296 or \$49,015 (15.8%) above budget. Other revenue includes management fees from the HCV program and Highland Park HA, interest and other miscellaneous revenues. Other revenue is above budget primarily because of increased fees from the HCV program due to an increase in unit months leased, and higher interest rates at the bank.

Operating Expenses – YTD operating expenses are \$2,049,420 or \$106,201 (5.5%) higher than budget.

- Salaries and benefits are \$967,588, or \$98,198 (11.3%) higher than budget, due to increased salaries related to the recently received FSS grant, overtime and higher than budgeted healthcare costs.
- Utilities expenses are \$457,895, or \$55,478 (13.8%) above budget. EHA utility expenses should begin to stabilize with the warmer spring weather.
- Maintenance materials/contracts expenses are \$187,129 or \$84,204 (31.0%) better than budget. The Authority continues to use its CFP awards to pay for major upgrades. These major capital expenditures and recorded as fixed asset additions rather than maintenance expenses.
- RAD Consulting fees are \$55,694, or \$14,444 (35.0%) higher than budget. These expenses are all from The Brooke Group, LLC.
- Other operating expenses are \$381,114, or \$22,285 (6.2%) higher than budget. These expenses include legal, staff training/travel, accounting, telephone, miscellaneous office expenses, tenant services expenses, PILOT, IT expenses and CDBG grant related expenses.

Housing Choice Voucher Program

EHA's Housing Choice Voucher program's fiscal YTD net operating profit at May 31, 2025 is \$117,292. The Authority's HAP expenses are covered by funding received from HUD. The administrative funding received by the Authority is \$117,292 more than the YTD actual expenses incurred. Edison HA's HCV program has received an increase in administrative funding from HUD during the last couple months.

Unrestricted Cash & Investments

The Housing Authority and the Edison Affordable Housing Corporation continue to maintain strong cash and investment balances in each of its programs. Total unrestricted cash and investments is \$3,710,147.

Grant Summary

The Authority has approximately \$735,000 of unexpended capital funds available for upcoming capital improvement projects.



EDISON
HOUSING AUTHORITY
Creating a Community Where Everyone Thrives



LOCAL HIRING: Edison, New Jersey



EDISON, NJ

Inman Ave

Beaver Crossing Park

Edison Housing Authority

Inman Ave

Progress St

Watergreen Ave

Rolling Brook Dr

Tyle Pl

Beaver Ave

Winding Brook Way



Project: Robert Holmes Gardens
(Rendering by: Donovan Architects)

Vallata Pl

SUBCONTRACTOR OPEN HOUSE!

PROJECT: Robert Holmes Gardens
Rehabilitation Construction Project

WHEN: THURSDAY, JUNE 26th
9:00AM-12:00PM

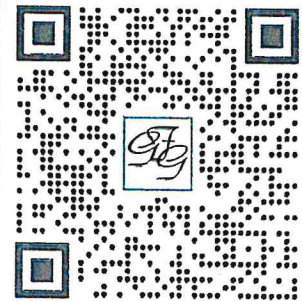
WHERE: 14 Reverend Samuel C
Carpenter Boulevard, Edison, NJ

"We look forward to partnering with local contractors who share a similar passion and a joint commitment to serve the Edison Housing Authority's revitalization efforts and the residents thereof."

-Gary F. Gardner, Inc.



- ☒ Licensed
- ☒ Insured
- ☒ Referrals



SCAN ME
TO GET
QUALIFIED



GARY F.
GARDNER INC.
GENERAL CONTRACTORS

609-654-5312 Medford, New Jersey



EDISON

HOUSING AUTHORITY

SAVE THE DATES
ANNUAL EVENT PROGRAMS



July 19 | Robert E Holmes Only
Family Fun Day - 11 am - 2 pm
August 28 | Both Locations
Back to School - 3 pm - 6 pm
October 30 | Julius E Gardens Only
Fall Fest - 3:30 pm - 6 pm

October 31 | Robert E Holmes Only
Halloween - 3:30 pm - 6 pm
November 15 | Robert E Holmes Only
Housing Resource Fair - 10 am - 1 pm
November 20 | Both Locations
Thanksgiving Giveaway
December 19 | Both Locations
Christmas Family Event - 3 pm - 7 pm

JANUARY

S	M	T	W	T	F	S
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12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

FEBRUARY

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MARCH

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APRIL

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27	28	29	30			

MAY

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JUNE

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27	28	29	30			

JULY

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AUGUST

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SEPTEMBER

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28	29	30				

OCTOBER

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NOVEMBER

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23	24	25	26	27	28	29

DECEMBER

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14	15	16	17	18	19	20
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28	29	30	31			