

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

Tuesday, November 25, 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 October 21, 2025, Regular Meeting Minutes

6. Resolutions:

- | | |
|-----------|---|
| 1-11-2025 | Resolution to approve vouchers for payment of invoices in the amount of \$211,056.99 for the month of November 2025. |
| 2-11-2025 | Resolution by the Board of Edison Housing Authority Approving the Executive Director to enter into a contract with EFA Rental Resources, LLC for Inspection Services. |
| 3-11-2025 | Resolution by The Board of Commissioners of The Edison Housing Authority to extend NetConnect, Inc contract for Computer and Cyber Security Maintenance Services for 60 days. |

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

Tuesday, November 25, 2025
6:00 pm

- 7. Staff Reports: Director of Housing Management, Jolanta Kubacka
 Director of Section 8 and FSS Program
- 8. Old Business: Highland Park Housing Authority Update
- 9. New Business: a.) Presentation by Martinique Costa, Local Union 55 CBA
 b.) Executive Director Report
- 10. Public Portion:
- 11. Adjournment

**EDISON HOUSING AUTHORITY
BOARD MEETING**

October 21, 2025

6:00 PM

MINUTES

The Regular Meeting of the Board of Commissioners of the Edison Housing Authority was held at Julius Engle Gardens, Willard Dunham Dr, 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 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: Chairman Lennox Small Ed. D., Vice Chair Deborah Andrews, Commissioner Toni Johnson, Commissioner Barry Telesnick, Commissioner Brent Scott, Commissioner William Thomas, Deborah Hurley Executive Director and Terrance Corrison, Esq. EHA

Absent: Commissioner Sonali Patel

Approval of Minutes:

Minutes of September 16, 2025 meeting.

Motion: Commissioner Barry Telesnick

Second: Commissioner Deborah Andrews

Discussions: No Discussion

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

1-10-2025 Resolution to approve vouchers for payment of invoices in the amount of \$151,401.30 for the month of October.

Motion: Commissioner William Thomas

Second: Vice Chair Deborah Andrews

Discussion: Executive Director Deborah Hurley explained that some payments listed were bills for materials, along with a considerable amount of maintenance work. Commissioner Barry Telesnick inquired about the purchase of flags. Executive Director, Hurley mentioned that two flags were ordered, as one will be backup when damage happens. Tree pruning was initiated at both locations — Julius Engle and Robert Homes. The temporary staff for administration will remain on until the end of the year as backup support.

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

2-10-2025 Resolution authorizing the Edison Housing Authority to dispose of non-working maintenance truck by auction on GOVDEALS.

Motion: Commissioner Barry Telesnick

Second: Commissioner Brent Scott

Discussion: Executive Director Deborah Hurley presented resolution to proceed with using **GovDeals** for auctioning severely deteriorated non-working truck on the property. The item listed for auction is a 1996 Ram 2500VS with 104,473 miles—its engine no longer works, the brakes have failed, and the body is severely deteriorated.

This step is part of ongoing efforts to clean up and prepare the properties, especially Robert Homes, for the upcoming RAD conversion.

	<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>	<u>ABSTAIN</u>
Chairman Lennox Small Ed. D	X			
Vice Chair Deborah Andrews	X			

Commissioner Barry Telesnick	X	
Commissioner Toni Johnson	X	
Commissioner Brent Scott	X	
Commissioner Sonali Patel		X
Commissioner William Thomas	X	

3-10-2025 Resolution by the commissioners of the Edison Housing Authority to authorize the approval of Fair Market Rents for the Edison Housing Authority.

Motion: Commissioner William Thomas
Second: Commissioner Brent Scott

Discussion:
 Executive Director Deborah Hurley explained that this is repeated each year. The fair market rents are released on October 1st, and we are requesting approval at 110%. Our Section 8 program remains strong, and this adjustment will help our families secure housing more effectively. Terrance Corriston, Esq. EHA mentioned HUD sets fair market rent (FMR) limits based on the average cost of modest rental units that voucher holders are expected to afford.

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

Staff Reports:
 Staff reports were provided in the board packet that reflects the Director of Housing and Maintenance, as well as the Director of Section 8 and the FSS Program. There was no further discussion.

Executive Director, Deborah Hurley Reports:

Old Business:

RAD Update
 The lender review revealed that portions of Robert Holmes (including the tennis and basketball courts, parking areas, and dumpsters along Beaver) extend into township right-of-way. The township is cooperating, but legal descriptions and easements must be completed before closing. This may cause some delay with the closing.

A REAC inspection is scheduled for November at Julius Engle under the new NSPIRE inspection system. The team has undergone training, completed pre-inspection that was conducted by a service which was

very thorough, and identified deficiencies which were rated from life threatening to minor. All deficiencies are being addressed.

Highland Park Update

Capital improvement projects are ongoing at both Affordable Housing and Kronman. One board member recently resigned from the affordable housing board, and efforts are underway with the mayor's office to appoint a replacement.

New Business:

Early contract talks with the union have begun with a focus on reducing accrued comp time liabilities. The proposal is to pay down comp time quarterly starting next fiscal year. A new personal day is being added to reduce last-minute absences and better manage fatigue from weekend on-call rotations. Stronger policies will require 24–48 hour notice for time-off requests.

Motion to Open and Close the Public Comment 6:29 PM

Motion: Commissioner Barry Telesnick

Seconded: Commissioner Toni Johnson

Motion to adjourn: Commissioner Barry Telesnick

Seconded: Commissioner William Thomas

All commissioners present voted to adjourn at 6:30 PM

Deborah M. Hurley, Secretary, Executive Director

Edison Housing Authority

Vendor Payment History Report

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

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
11/05/2025	7048	CHK	738011012025	answering service and Patch charges -Nov 2025-Thanks Giving day Holiday Charges	11/25	\$137.92	\$137.92

Totals For Vendor: AB Universal Messaging **\$137.92**

Acme Windows 36 Somerset Street Plainfield NJ 07060

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
11/21/2025	7097	CHK	53703	JEG 20 new windows screens and 24 rescreens	11/25	\$2,400.00	\$2,400.00

Totals For Vendor: Acme Windows **\$2,400.00**

Aflac PO Box 535178 Pittsburgh PA 15253-5178

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
11/18/2025	7076	CHK	926037	insurance premium - October 2025	11/25	\$396.75	\$396.75

Totals For Vendor: Aflac **\$396.75**

AFSCME NJ Council 63 2653-A Whitehorse-Hamilton Sq Road

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
11/18/2025	7077	CHK	103125	union dues Geva & Lopez Oct 2025	11/25	\$93.88	\$93.88

Totals For Vendor: AFSCME NJ Council 63 **\$93.88**

Amazon Capital Services, 45-3328644 PO BOX 035184 Seattle WA 98124

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
11/21/2025	7098	CHK	19RQ-NCYM-4HKV	14 chickens for Thanks giving give away on 11/20/25	11/25	\$97.30	\$97.30

Totals For Vendor: Amazon Capital Services, Inc **\$97.30**

April Mobley 7 Catherine St Carteret NJ 07008

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
11/21/2025	7099	CHK	103125	Mileage for Food Pantry 144 miles for October 2025	11/25	\$100.80	\$100.80

Totals For Vendor: April Mobley **\$100.80**

Brent Scott 5 Amherst St. Edison NJ 08820

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
11/14/2025	7066	CHK	111725	Per diem and Mileage for NJ NAHRO Conference November 17, 2025- November 20, 2025	11/25	\$241.80	\$241.80

Totals For Vendor: Brent Scott **\$241.80**

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
11/21/2025	7120	CHK	103125	legal services for October 2025	11/25	\$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	Period	Amount	Doc Total
11/21/2025	7100	CHK	62953	6 deadbolts locks and Duplicate keys	11/25	\$1,164.00	\$1,164.00

Totals For Vendor: Brothers Lock & Safe, Inc. **\$1,164.00**

Cafe Gallo 26-3516239 1153 Inman Ave Edison NJ 08820

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
11/05/2025	7049	CHK	102225-STEM	6 large Pizza -STEM	11/25	\$95.00	\$95.00
11/18/2025	7078	CHK	110525-STEM	6 large Pizza -STEM	11/25	\$92.00	\$92.00
11/21/2025	7101	CHK	111925-STEM	6 large Pizza -STEM	11/25	\$92.00	\$92.00

Totals For Vendor: Cafe Gallo **\$279.00**

Carmen Amalbert 11 Vermeer Drive South Amboy NJ 08879

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
11/21/2025	7102	CHK	102125	Mileage reim for October 2025 EHA	11/25	\$8.89	
			102125-exp	Dunkin Coffee bought for Board meeting reim.	11/25	\$21.71	
			2025	2025 prescription eyeglasses reimbursement	11/25	\$250.00	\$280.60

Totals For Vendor: Carmen Amalbert **\$280.60**

Ciocca Ford Lincoln 88-2362990 215 Route 202/31 South Flemington NJ 08822

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
10/27/2025	7042	CHK	86351	2026 Ford Truck bought	10/25	\$53,754.75	\$53,754.75

Totals For Vendor: Ciocca Ford Lincoln Flemington Inc **\$53,754.75**

Cozette L Randolph 137-48-1492 294 Green Strret Woodbridge NJ 07095

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
11/03/2025	7047	CHK	7	Administrative fee for Social worker at HPHA- October 2025	11/25	\$1,875.00	\$1,875.00

Totals For Vendor: Cozette L 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	Period	Amount	Doc Total
11/18/2025	7079	CHK	593111412	REH copier lease 11/15/2025-12/14/2025	11/25	\$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
11/14/2025	7067	CHK	111725	Per diem and Mileage for NJ NAHRO Conference November 17, 2025- November 20, 2025	11/25	\$241.80	\$241.80

Totals For Vendor: Deborah Andrews **\$241.80**

Deborah Hurley 1434 Maplewood Terrace Plainfield NJ 07060

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
11/14/2025	7068	CHK	111425	Per diem and Mileage for NJ NAHRO Conference November 17, 2025- November 20, 2025	11/25	\$241.80	\$241.80
11/21/2025	7103	CHK	110525	Donuts bought for meeting -exp reim 11/05/2025	11/25	\$43.91	\$43.91

Totals For Vendor: Deborah Hurley **\$285.71**

DWC Enterprises Inc P.O. Box 1293 Maplewood NJ 07040

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
11/05/2025	7050	CHK	3523	REH & JEG lawn maint.- October 2025	11/25	\$2,691.66	\$2,691.66
11/18/2025	7080	CHK	3526	REH & JEG lawn maint.- November 2025	11/25	\$2,691.66	\$2,691.66

Totals For Vendor: DWC Enterprises Inc **\$5,383.32**

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

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
11/05/2025	7051	CHK	679283	REH & JEG monthly Pest Control contract- Oct 2025	11/25	\$655.00	
			678752	REH 6F Treat for Bees	11/25	\$1,600.00	
			679410	JEG G6 for Special Service Yellow Jackets on 10/17/25	11/25	\$175.00	\$2,430.00
11/18/2025	7081	CHK	680879	JEG- Treat/Remove Hornet Nest Soffit on 11/04/25	11/25	\$175.00	\$175.00

Totals For Vendor: E&G Exterminators, Inc **\$2,605.00**

Elizabethtown Gas PO Box 6031 Bellmawr NJ 08099

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
11/05/2025	7052	CHK	4458334671-102025	REH gas-14 Cleveland place-9/18/25-10/20/25	11/25	\$105.72	\$105.72
11/05/2025	7053	CHK	3922309254-102025	REH gas-15 beaver Ave- 9/18/25-10/20/25	11/25	\$824.95	\$824.95
11/05/2025	7054	CHK	0577138900-102025	REH Vacant apt gas 5 Weston 9/18/25-10/20/25	11/25	\$11.50	\$11.50
11/18/2025	7082	CHK	3996554541-09/30/25	REH gas 5 Weston Forbes -09/30/2025-10/31/2025	11/25	\$5,596.50	\$5,596.50

Totals For Vendor: Elizabethtown Gas **\$6,538.67**

Enes Service Center LLC 247 Central Avenue Metuchen NJ 08840

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
11/21/2025	7104	CHK	103125	Gas fuel - October 2025	11/25	\$210.00	\$210.00

Totals For Vendor: Enes Service Center LLC **\$210.00**

FedEx PO Box 371461 Pittsburgh PA 15250-7461

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
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11/05/2025	7055	CHK	9-043-30303	Packages sent to Harrahs Hotel Atlantic City	11/25	\$41.39	\$41.39
Totals For Vendor: FedEx						\$41.39	
Ferraro's Pizzeria		1067 Inman Avenue Edison NJ 08820					
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
11/05/2025	7056	CHK	0081-STEM	Food for Children- 23 Chicken tenders, Chips, Soda STEM 10/29/2025	11/25	\$228.85	\$228.85
11/18/2025	7083	CHK	0082-STEM	Food for Children- 23 Chicken tenders, Chips, Soda STEM 11/12/2025	11/25	\$228.85	\$228.85
Totals For Vendor: Ferraro's Pizzeria						\$457.70	
Gannett New York-New		PO Box 631202 Cincinnati OH 45263-1202					
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
11/21/2025	7105	CHK	0007378872	Publication for RFP Computer Consulting & HQS Inspection Service	11/25	\$142.44	\$142.44
Totals For Vendor: Gannett New York-New Jersey LocaliQ						\$142.44	
General Security		271 Cox Street Roselle NJ 07203					
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
11/18/2025	7084	CHK	2159205	alarm monitoring & service contract 12/01/2025-02/28/2025	11/25	\$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
11/21/2025	7106	CHK	17881	JEG-E5 JEG- Bld G- Sub Feeder Pull Box, broken -replaced Repaired	11/25	\$2,611.40	
			17868	JEG-B6-Kicten GFCI tripping- repaired	11/25	\$520.74	
			17882	JEG-B1 short circuit in Switch box repaired- 11/4/25	11/25	\$335.99	
			17883	JEG- M1 3 Receptacles are not working repaired & replaced-11/6/25	11/25	\$734.99	\$4,203.12
Totals For Vendor: Gurney Electric LLC						\$4,203.12	
Happy Brooms Cleaning		10 Park Place Metuchen NJ 08840					
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
11/05/2025	7057	CHK	2925	REH & JEG office cleaning 07/31/2025	11/25	\$470.00	
			2963	REH & JEG office cleaning 09/05/2025	11/25	\$470.00	
			2988	REH & JEG office cleaning 10/08/2025	11/25	\$470.00	\$1,410.00
11/21/2025	7107	CHK	3015	REH & JEG office cleaning 11/07/2025	11/25	\$470.00	\$470.00
Totals For Vendor: Happy Brooms Cleaning Service						\$1,880.00	
Harrah's Resort AC		777 Harah's Blvd Atlantic City NJ 08401					

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
10/21/2025	7041	CHK	1117-112025	NJNAHRO conference hotel reservation for 4 commissioners & Deborah, Zena 11/17/25-11/20/25	10/25	\$3,182.76	\$3,182.76

Totals For Vendor: Harrah's Resort AC **\$3,182.76**

Home Depot Credit Dept 32 - 2531888992, PO Box 70293

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
11/18/2025	7085	CHK	0930-102725	JEG & REH maint materials -09/30/25 - 10/27/25 Storm Door, Paints Vinyl plank flooring	11/25	\$5,118.71	\$5,118.71

Totals For Vendor: Home Depot Credit Services **\$5,118.71**

InterGlobe 4295 Arthur Kill Road Staten Island NY 10309

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
11/18/2025	7086	CHK	70245	REH telephone service - Nov 2025	11/25	\$1,033.88	\$1,033.88

Totals For Vendor: InterGlobe Communications, Inc. **\$1,033.88**

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

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
11/05/2025	7058	CHK	00114757704	REH trash service-Nov 2025 Account #766660	11/25	\$2,000.00	\$2,000.00

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

James Holliman 148-52-5589 7 B Weston Forbes Ct. Edison NJ 08820

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
11/14/2025	7069	CHK	102425	Part time Maintenance help12 hours @\$16/hr. - 10/13/2025 to 10/24/2025	11/25	\$192.00	
			110725	Part time Maintenance help12 hours @\$16/hr. - 10/27/25 to 11/07/25	11/25	\$192.00	\$384.00

Totals For Vendor: James Holliman **\$384.00**

Jet Couriers Corporation 26-4546610 2274 Rockbrook Drive Lewisville TX 75067

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
11/21/2025	7108	CHK	54557	Package sent to NJNAHRO for Annual conference	11/25	\$33.00	\$33.00

Totals For Vendor: Jet Couriers Corporation **\$33.00**

Jolanta Kubacka 40 Koyen Street Fords NJ 08863

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
10/31/2025	7045	CHK	103125-STEM	Chips bought for STEM exp reim -10/31/2025	10/25	\$101.45	\$101.45
10/31/2025	7046	CHK	103125	Mileage & exp reim for Halloween REH & JEG- 10/31/2025	10/25	\$516.72	\$516.72

11/18/2025	7074	CHK	101725	170 turkeys & 120 chickens for Thanks giving give away and fall festival food supplies bought	11/25	\$3,618.06	\$3,618.06
11/21/2025	7121	CHK	112225	Housing fair event - Muffins -Costco & Mileage-11/22/25	11/25	\$196.53	\$196.53

Totals For Vendor: Jolanta Kubacka **\$4,432.76**

Lowe's Home 51 woodbridge Center Drive Woodbridge NJ

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
10/20/2025	7039	CHK	Quote # 228293691	JEG maint material -125 Smoke detector and Carbon Monoxide	10/25	\$4,247.50	\$4,247.50

Totals For Vendor: Lowe's Home Improvement **\$4,247.50**

Magic Touch Construction 22-1968634 59 W Front St. Keyport NJ 07735 Co.,Inc

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
11/21/2025	7109	CHK	45303A-P	REH-Bld 12 Broken heating pipe replaced in crawl space	11/25	\$1,846.55	
			45315A-P	REH-Bldg. 9 Sewer Backup -repaired	11/25	\$5,749.47	
			45110A-P	REH-8 B radiator Leak remove & replace with New	11/25	\$1,486.92	
			45143A-P	REH- 10 E Heating pipe leak ,new pipe replaced	11/25	\$1,695.29	
			45241A-P	REH- Bld 4 Heating pipe busted, new pipe replaced	11/25	\$2,704.51	
			45153A-P	REH- 8F & 12A Heating pipe Leak -new pipe replaced	11/25	\$1,608.74	
			45413A-P	REH-8D living room radiator Leaking, replaced	11/25	\$2,774.50	
			45558A-P	REH- Bldg.15 Circulator Pump in Boiler room shutoff, replaced	11/25	\$13,377.02	
			45059A-P	REH- REH- 9CTub clogged, clean & clear the clog	11/25	\$512.72	
			45348A-P	JEG- Circulator Pump for heating system in bld EFGH not working- temporarily Repaired	11/25	\$1,018.57	\$32,774.29

Totals For Vendor: Magic Touch Construction Co.,Inc **\$32,774.29**

Management Computer PO BOX 523 Sparta WI 54656-0523

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
11/21/2025	7110	CHK	103125	TIN Matching for 1099s training fee	11/25	\$100.00	\$100.00

Totals For Vendor: Management Computer Services, Inc. **\$100.00**

MCACOP 11 West Patrol Road Edison NJ 08837

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
11/14/2025	7070	CHK	111425	Donation for Edison Police Association	11/25	\$120.00	\$120.00

Totals For Vendor: MCACOP	\$120.00
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McLaughlin Stauffer & Shadle, PC 4814 Outlook Drive Unit: Suite 112 Wall
 State NJ 07750

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
11/21/2025	7111	CHK	10-21878	legal services(labor matters)-October 2025	11/25	\$1,105.65	\$1,105.65

Totals For Vendor: McLaughlin Stauffer & Shadle, PC	\$1,105.65
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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
10/27/2025	7043	CHK	102225	Food pantry help -part time \$16 10/08/25 to 10/22/25	10/25	\$268.96	\$268.96
10/27/2025	7044	CHK	102225-STEM	Part time work 6.75 hrs. @ \$16 10/08/25, 10/15/25 STEM	10/25	\$108.00	\$108.00
11/21/2025	7095	CHK	111725	Food pantry help -part time \$16 10/27/25 to 11/17/25	11/25	\$165.44	\$165.44
11/21/2025	7096	CHK	111225-STEM	Part time work 6.75 hrs. @ \$16 10/29/25, 11/5/25, 11/12/25 STEM	11/25	\$108.00	\$108.00

Totals For Vendor: Miaili Wilson	\$650.40
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Middlesex Water PO Box 826538 Philadelphia PA 19182-6538

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
11/05/2025	7059	CHK	5535300000-101425	Water bill for JEG for 09/15/2025- 10/14/2025	11/25	\$5,138.30	\$5,138.30

Totals For Vendor: Middlesex Water Company	\$5,138.30
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NetConnect, Inc. 111 Storer Avenue Unit: Suite B2 Staten Island
 NY 10314

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
11/21/2025	7112	CHK	N10667	remote & onsite maint. of networks-Nov 2025	11/25	\$1,176.58	
			N10730	1 Laptops bought for Accounting office	11/25	\$1,913.95	\$3,090.53

Totals For Vendor: NetConnect, Inc.	\$3,090.53
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New Jersey American Box 371331 Pittsburgh PA 15250-7331

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
11/21/2025	7124	CHK	1018 21001896733 8 102725	1 wintergreen Ave. WB edison-09/27/25-10/27/25	11/25	\$356.35	\$356.35
11/21/2025	7125	CHK	1018 21002160495 4 102725	14 rev Samuel carpenter water 09/27/25-10/27/25	11/25	\$263.60	\$263.60
11/21/2025	7126	CHK	1018- 21002160560 5-102725	17 Beaver Street A-REH water-09/27/25-10/27/25	11/25	\$510.48	\$510.48
11/21/2025	7127	CHK	1018- 21002165669 6 102725	15 LYLE PLACE H EDISON-09/27/25-10/27/25	11/25	\$1,592.38	\$1,592.38
11/21/2025	7128	CHK	10182100216 57798-102725	11 LYLE PL A - 09/27/25-10/27/25	11/25	\$314.72	\$314.72

11/21/2025	7129	CHK	1018-210021836324-102725	9 LYLE PL H -09/27/25-10/27/25	11/25	\$520.79	\$520.79
11/21/2025	7130	CHK	1018-210021837112 102725	3 WESTON FORBES CT D-09/27/25-10/27/25	11/25	\$397.56	\$397.56
11/21/2025	7131	CHK	1018-210021837815 102725	2 WESTON FORBES CT C-09/27/25-10/27/25	11/25	\$325.43	\$325.43
11/21/2025	7132	CHK	1018210021838511 102725	4 WESTON FORBES CT C-09/27/25-10/27/25	11/25	\$212.10	\$212.10
11/21/2025	7133	CHK	1018-210021839385 102725	5 WESTON FORBES CT B -09/27/25-10/27/25	11/25	\$1,925.74	\$1,925.74
11/21/2025	7134	CHK	1018-210021840699 102725	6 WESTON FORBES CT D-09/27/25-10/27/25	11/25	\$243.01	\$243.01
11/21/2025	7135	CHK	1018-210021901341 102725	8 Weston Forbes CT C -09/27/25-10/27/25	11/25	\$902.44	\$902.44
11/21/2025	7136	CHK	1018210021901730 102725	7 Weston Forbes CT. D -09/27/25-10/27/25	11/25	\$273.93	\$273.93
11/21/2025	7137	CHK	1018210021902436 102725	8 Weston Forbes CT E -09/27/25-10/27/25	11/25	\$170.89	\$170.89
11/21/2025	7138	CHK	1018-210021902795 102725	12 Wintergreen Ave WE -09/27/25-10/27/25	11/25	\$304.82	\$304.82

Totals For Vendor: New Jersey American Water **\$8,314.24**

Nexacomm LLC 333 Mamaroneck Ave #341 White Plains NY 10605

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
11/18/2025	7087	CHK	0006183	JEG telephone service - November 2025	11/25	\$91.11	\$91.11

Totals For Vendor: Nexacomm LLC **\$91.11**

NJ BLD. Laborers 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
11/18/2025	7088	CHK	110725	dues union 6 labor-10/20/25-11/07/25-Local 55	11/25	\$3,934.37	\$3,934.37

Totals For Vendor: NJ BLD. Laborers Statewide Welfare Fund **\$3,934.37**

NJ Motor Vehicle Revenue Processing Center PO Box 008 08008

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
11/21/2025	7122	CHK	New Truck-112125	2026 New Ford Truck registration	11/25	\$60.00	\$60.00

Totals For Vendor: NJ Motor Vehicle Commission **\$60.00**

NJNAHRO c/o L.Riccio 455 Diamond Spring Road Denville NJ 07834

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
10/20/2025	7040	CHK	102225-Training	NJNAHRO Training Conference For 4 commissioners, Deborah Hurley and Zena Sutton	10/25	\$3,225.00	\$3,225.00

Totals For Vendor: NJNAHRO **\$3,225.00**

Optimum PO Box 70340 Philadelphia PA 19176-0340

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
11/05/2025	7060	CHK	07875-386464-01-1-112125	REH office internet 10/22/25-11/21/25	11/25	\$200.99	\$200.99
11/05/2025	7061	CHK	07875-453477-01-2 -112125	maintenance internet service 10/22/25-11/21/25 Weston Forbes APT C Basement	11/25	\$176.99	\$176.99
11/05/2025	7062	CHK	07875-207961-03-9-112125	JEG Internet 10/22/25-11/21/25	11/25	\$190.94	\$190.94
Totals For Vendor: Optimum							\$568.92

Polcari & Co. 2035 Hamburg Turnpike Unit: H Wayne NJ 07170

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
11/21/2025	7113	CHK	16808	accounting services - October 2025	11/25	\$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	Period	Amount	Doc Total
11/05/2025	7063	CHK	6691572106-60320920725 1	JEG gas & electric 09/18/2025-10/17/2025	11/25	\$2,174.11	\$2,174.11
11/18/2025	7089	CHK	1300007818-092225	REH Electric 07/24/25-09/22/25	11/25	\$6,674.61	\$6,674.61
Totals For Vendor: PSE&G CO							\$8,848.72

Quadient Finance USA, PO Box 6813 Carol Stream IL 60197-6813

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
11/18/2025	7090	CHK	INV62281327	postage meter refill for Oct 2025	11/25	\$509.00	\$509.00
Totals For Vendor: Quadient Finance USA, Inc.							\$509.00

Robert Half 941-64-8752 12400 Collections Center Drive Chicago IL 60666

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
11/05/2025	7064	CHK	65526854	Wages -Zuleika Valle WE 10/17/2025-28.77 hrs.	11/25	\$1,014.14	
			65551311	Wages -Zuleika Valle WE 10/24/2025-35 hrs.	11/25	\$1,233.75	\$2,247.89
11/21/2025	7114	CHK	65575759	Wages -Zuleika Valle WE 10/31/2025-34.42 hrs.	11/25	\$1,213.31	
			65600618	Wages -Zuleika Valle WE 10/24/2025-28 hrs.	11/25	\$987.00	
			65625581	Wages -Zuleika Valle WE 10/24/2025-28 hrs.	11/25	\$987.00	\$3,187.31
Totals For Vendor: Robert Half							\$5,435.20

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

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
11/21/2025	7115	CHK	1319308	REH -9C top Freezer Refrigerator replaced	11/25	\$730.00	
			1319482	JEG-G4,K7,G2,F1,B5 - top freezer Refrigerator replaced	11/25	\$3,343.00	

			1319490	JEG -Apt L4,M4 & J1 top freezer Refrigerator replaced	11/25	\$2,019.00	\$6,092.00
Totals For Vendor: See-More TV & Appliance							\$6,092.00
SMS Building Systems, 2020 Fairfax Avenue Suite 202 Cherry Hill NJ							
<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>
11/18/2025	7091	CHK	204361	service calls on 07/18/25 7 camera were down- repaired	11/25	\$475.00	\$475.00
11/18/2025	7092	CHK	204393	Camera's down- installed new Switch repaired-7/30/25	11/25	\$930.71	\$930.71
Totals For Vendor: SMS Building Systems, LLC							\$1,405.71
Spedient Inc 26-3953214 P.O.Box 1002 Fort Washington PA 19034							
<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>
11/21/2025	7116	CHK	25-070209	JEG- Pre-REAC NSPIRE for 11 Bldg, 70 units Inspection	11/25	\$3,150.00	\$3,150.00
Totals For Vendor: Spedient Inc							\$3,150.00
Staples PO Box 70242 Philadelphia PA 19176-0242							
<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>
11/18/2025	7093	CHK	7007316615	Office Supplies -copy paper, binder, mouse pad Inv# 6045513382	11/25	\$332.75	
			7007404003	office supplies- 1099 MIS envelops Inv# 6046056789	11/25	\$329.85	
			7007531805	office supplies- water,fan,3 tab folder, catalog env Inv# 6047139058	11/25	\$170.04	\$832.64
Totals For Vendor: Staples							\$832.64
Starlite Services LLC 27-4731068 PO Box 487 Perth Amboy NJ 08862							
<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>
11/05/2025	7065	CHK	007	JEG Bldg. Power wash and sanitizing cleaning on 10/01/25	11/25	\$4,950.00	\$4,950.00
Totals For Vendor: Starlite Services LLC							\$4,950.00
Steven Galante 151-82-0716 6 Atlantic Road Somerset NJ 08873							
<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>
11/21/2025	7117	CHK	103125	Website maintenance for EHA Oct 2025	11/25	\$150.00	\$150.00
Totals For Vendor: Steven Galante							\$150.00
Steve's Appliance Doctor, 6 Eardley Road Edison NJ 08817							
<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>
11/21/2025	7118	CHK	45558	REH apt 9A Bake Ignition kit Installed	11/25	\$231.20	
			45525	REH apt 12B Bake Ignition kit Installed	11/25	\$239.30	
			45560	REH apt 15D Bake Ignition kit Installed	11/25	\$231.20	
			45841	REH 7D Refrigerator was warm checked & repaired	11/25	\$232.60	

			45770	REH apt 11E Refrigerator was warm checked & repaired	11/25	\$273.80	
			45559-102425	REH 7D defrost control, fan replaced and checked	11/25	\$347.20	\$1,555.30

Totals For Vendor: Steve's Appliance Doctor, Inc. **\$1,555.30**

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
11/21/2025	7123	CHK	EHA-GD09-2025	RAD Consulting - September 2025	11/25	\$7,587.50	\$7,587.50

Totals For Vendor: The Brooke Group LLC **\$7,587.50**

The Print Post 274 Chestnut Street Newark NJ 07105

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
11/21/2025	7119	CHK	33216	Staff EHA TShirts 8 women's and 4 men's	11/25	\$395.28	\$395.28

Totals For Vendor: The Print Post **\$395.28**

Toni Johnson C6 Willard Dunham Drive Edison NJ 08837

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
11/14/2025	7071	CHK	111725	Per diem and Mileage for NJ NAHRO Conference November 17, 2025- November 20, 2025	11/25	\$241.80	\$241.80

Totals For Vendor: Toni Johnson **\$241.80**

Verizon Wireless PO Box 408 Newark NJ 07101-0408

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
11/18/2025	7094	CHK	6127199700	cell phone service 09/29/2025- 10/28/2025	11/25	\$360.08	\$360.08

Totals For Vendor: Verizon Wireless **\$360.08**

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

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
11/14/2025	7072	CHK	111425	Per diem and Mileage for NJ NAHRO Conference November 17, 2025- November 20, 2025	11/25	\$241.80	\$241.80

Totals For Vendor: William Thomas **\$241.80**

Zena Sutton 944 West 5th St Plainfield NJ 07063

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
11/14/2025	7073	CHK	111725	Per diem and Mileage for NJ NAHRO Conference November 17, 2025- November 20, 2025	11/25	\$241.80	\$241.80

Totals For Vendor: Zena Sutton **\$241.80**

Total Payments for November 2025 **\$211,056.99**

RESOLUTION # 1-11-2025

APPROVE VOUCHERS FOR PAYMENT OF INVOICES

WHEREAS, the Commissioners of the Edison Housing Authority approves voucher for payment of invoices for the month of November in the amount of \$211,056.99

NOW, THEREFORE, Be It Resolved by the Board of Commissioner of the Edison Housing Authority that Resolution 1-11-2025 shall be approved.

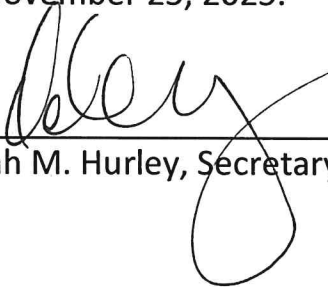
MOVED: Brent Scott

SECONDED: Sonali Patel

<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 25 day of November, 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 November 25, 2025.



Deborah M. Hurley, Secretary, Executive Director

RESOLUTION # 2-11-2025

RESOLUTION BY THE BOARD OF THE EDISON HOUSING AUTHORITY APPROVING THE EXECUTIVE DIRECTOR TO ENTER INTO AN AGREEMENT WITH EFA RENTAL RESOURCES, LLC TO CONDUCT INSPECTIONS FOR THE SECTION 8 PROGRAM.

WHEREAS, the Edison Housing Authority (“Authority”) administers the Housing Choice Voucher (Section 8) Program and is required to conduct timely and compliant Housing Quality Standards (HQS) inspections for all participating units; and

WHEREAS, the Authority has identified the need to contract with a qualified inspection services company to ensure that all HQS inspections—initial, annual, and special—are conducted efficiently, professionally, and in compliance with all applicable federal regulations; and

WHEREAS, EFA Rental Resources, LLC has demonstrated the qualifications, capacity, and experience necessary to provide Section 8 inspection services on behalf of the Authority; and

WHEREAS, the Authority finds it to be in the best interest of its operations, participating landlords, and program families to enter into an agreement with EFA Rental Resources, LLC to perform these services; and

WHEREAS, the Executive Director is authorized to execute agreements, contracts, and related documents on behalf of the Authority when duly approved by the Board of Commissioners.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Edison Housing Authority hereby authorizes the Executive Director to enter into an agreement with EFA Rental Resources, LLC for the provision of Section 8 Inspection services.

MOVED: William Thomas

SECONDED: Sonali Patel

<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 25 day of November, 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
November 25, 2025.



Deborah M. Hurley, Secretary, Executive Director

RESOLUTION # 3-11-2025

RESOLUTION BY THE BOARD OF COMMISSIONERS OF THE EDISON HOUSING AUTHORITY TO EXTEND NETCONNECT, INC CONTRACT FOR COMPUTER AND CYBER SECURITY MAINTENANCE SERVICES FOR 60 DAYS

WHEREAS, the organization currently maintains a contract with a qualified vendor to provide essential computer and cyber security maintenance services, including but not limited to network monitoring, threat detection, system updates, and incident response;

WHEREAS, these services are critical to ensuring the integrity, confidentiality, and availability of the organization's digital infrastructure and information assets;

WHEREAS, the existing contract is scheduled to expire on **November 30, 2025**, and additional time is required to complete the ongoing procurement or renewal process for a long-term agreement;

WHEREAS, it is in the best interest of the organization to prevent any lapse in cyber security protection and to ensure continuous and uninterrupted service during the transition period;

NOW, THEREFORE, BE IT RESOLVED, that the governing body hereby authorizes a **60-day extension** of the current contract for computer and cyber security maintenance services with NetConnect, Inc, beginning on **November 30, 2025** and ending on **January 28, 2026**;

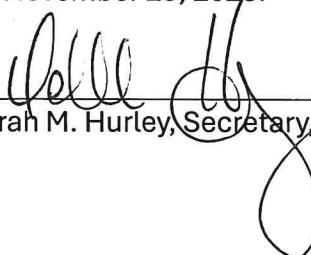
MOVED: Brent Scott

SECONDED: Sonali Patel

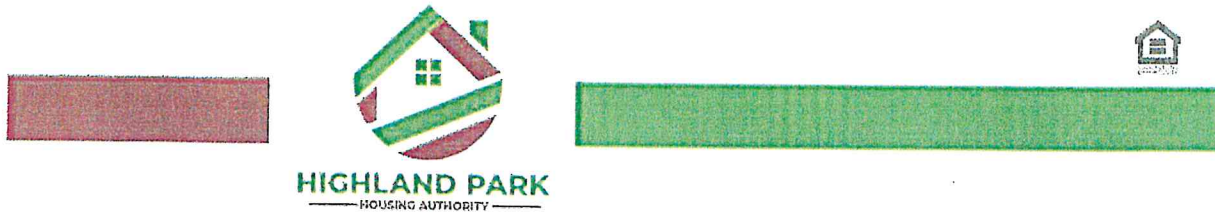
<u>Member Recorded Vote</u>	<u>Ayes</u>	<u>Nays</u>	<u>Abstain</u>	<u>Absent</u>
Chairman Lennox H. Small, Ed.D.	X			
Vice Chairwoman Deborah Andrews				X
Commissioner William Thomas	X			
Commissioner Toni Johnson				X
Commissioner Sonali Patel	X			
Commissioner Brent Scott	X			
Commissioner Barry Telesnick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

PASSED AND ADOPTED THE 25 day of November, 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 November 25, 2025.



Deborah M. Hurley, Secretary, Executive Director



Board of
Commissioners

Ruby Hope
Chair

William Rahnwater
Vice Chair

David Copperman
Commissioner

Thuy Buzzett
Commissioner

Padraic Miller
Commissioner

Seth Hanna
Commissioner

Friedilla Herra
Commissioner

Deborah Hurley
MPA, GPHM
Executive Director

Matthew Hersh
Director of
Highland Park Housing

242 South 6th Avenue, Highland Park 08904

732.572.4420

732.985.6485

www.highlandparkhousing.org

Housing Director - Monthly Operations Report

Reporting Period: **October 2025**

Prepared By: **Denise Blake**

1. Facility Projects:

a. Annual Sprinkler Inspection

- i. Systems are functioning as required, minimal repairs noted and scheduled.

b. Dumpster Delivery:

- i. Two new dumpsters were delivered to Park Terrace to improve waste management efficiency.

c. Concrete and Curb Project:

- i. All deteriorating sidewalks and crumbling curbs have been repaired or replaced to ensure safety and accessibility.

d. Asphalt Repair Project:

- i. This project addressed uneven surfaces and bumps in back parking lot and the main entrance driveway.

e. Smoke Alarm Testing: Kronman

- i. All systems confirmed operational and compliant with safety regulations.

2. Pest Control and Environmental Health:

- a. Regular monthly pest control inspections and treatments are part of the Housing Authority's ongoing preventive maintenance program. This service covers a wide range of pest management needs for both common areas and individual units, at **NO COST** to residents.

- i. Special attention has always been given for **bed-bug** treatment. But treatment "requires" residents to **FULLY** cooperate with unit preparation guidelines. Depending on the severity of treatment, social isolation may be required between 3 weeks to 3 months to achieve a full resolution.
- ii. Again, the Housing Authority covers **ALL** treatment costs, provided residents follow suggested preparation and containment protocols.

3. Community Engagement:

a. Meal Services:

- i. Weekly prepared meals continue to be provided to us through First Presbyterian Church of Metuchen, in partnership with Elijah's Promise.
 - 1. 150 meals received, 80 delivered to HP Gives a Hoot center, 10 to families in AHEPA building.
 - 2. Due to upcoming decrease in SNAP benefits, Michelle Wilson from Elijah's promise has offered to increase meal resources on a need's basis. I am working with Ashton Burrell from HP Gives a Hoot Center to assess HP's community needs.

4. Resident Relations and Security Incidents:

a. Illegal Dumping Incidents:

- i. A police report was filed and the person identified as illegally dumping in Park Terrace dumpsters was identified. The responding officer issued a warning, and the individual has since apologized.

b. Alleged Arson Attempt:

- i. Authorities responded to an alleged arson attempt at Park Terrace. The suspect has been detained. The situation was promptly contained, **no injuries** were reported. The case is now open and being investigated by Highland Park Police Dept. We are actively cooperating with law enforcement.

5. Legal and Compliance Matters:

a. Eviction Proceedings:

- i. One Eviction case is scheduled for court on November 5, 2025

b. Notice to Cease:

- i. Three residents have received a Notice to Cease due to delinquent rents.
- ii. Management continues to work closely with each household member to secure **state and local** rental assistance funds.

6. Resident Activity:

a. Move-Ins

- i. Two new residents have moved into Kronman. Property is now fully occupied.

b. Upcoming Residents Events (November)

- i. Winter BBQ – November 7th, 2025 – Hosted by Miguel & Jeff
- ii. Day of Gratitude – November 20th, 2025 – MC - Zena Sutton

Rent Collection & Occupancy:

Kronman Affordable – Occupancy = 100%

iii. **Rents:** 41,851.50

iv. Collected: **41,424.50** (99.0%)

Park Terrace – Occupancy = 100%

v. **Rents:** 41,851.50

vi. Collected: **41,424.50** (99.0%)

Maintenance Report:

32 Work Orders have been completed in October

- 22 – Route maintenance issues
- 5 – Urgent work orders
- 2 – Preventative
- 3 – Emergency Plumbing

We are pleased to welcome back our wonderful Building Porter, Yesmin! We were able to hire Yesmin on a Part-Time basis to help maintain the cleanliness and care of our building. Yesmin was previously employed through the NJ Easter Seals program for Seniors. We are so very grateful to have her back with us.

A heartfelt thank you to **ALL** who continue to offer their time, energy, and service to the families of Highland Park!

Your contributions truly make a difference!

Edison Housing Authority
Summary for Section 8 Voucher

10/1/2025

VMS Type Description	# of Vouchers	# of New Vouchers	Amount
All other Vouchers	281	0	\$388,517.00
Tenant Protection Vouchers	36	0	\$26,195.00
Totals	317	0	\$414,712.00

FSS Program 23 Participants
FSS Escrow Expense \$2,510

One participant graduated and purchased home

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: 338

Number of Port Out Portable Out Vouchers: 17


Amount of Port Out Portable Out Vouchers: \$29,966

Project-Based vouchers 37

Port- In Vouchers 67

Public Housing Report

October was an active month for the maintenance team, with favorable weather conditions allowing for steady progress. Maintenance team prepared for the upcoming NSPIRE Inspection. A total of 48 work orders were completed:

- Robert E. Holmes Apartments: 26 work orders
- Julius Engle Gardens: 22 work orders
-  All work orders were completed.
- Maintenance team prepared for the heating season.
- **Robert E. Holmes:**

22 units remain vacant.

8B kitchen radiator leak

9F & 12A heating pipe leak in the crawl space

4F another leak in the crawl space.

Building 12 & 9 emergency sewer backup under the apartments.

Bldg. 10 major leak of a heating pipe in the crawl space.

8D living room radiator leak.

Julius Engle Gardens:

Building E & F major leak of a heating pipe. /Crawl space/

3 Vacant Units

Occupancy and Financial Overview:

As of September 2025, Edison Public Housing had 136 occupied units.

- Total Charges for October: \$73,252.00
- Rent Collected: \$41,207.00
- Outstanding Rent: \$32,045.00

Prepared by:

Jolanta Kubacka, PHM

Director of Property Management



LIUNA RESIDENTIAL CONSTRUCTION
& GENERAL SERVICE
LOCAL 55

RESIDENTIAL CONSTRUCTION AND ENERGY EFFICIENCY
COLLECTIVE BARGAINING AGREEMENT
DECEMBER __ 2025- NOVEMBER ____ 2026

RESIDENTIAL CONSTRUCTION AND ENERGY EFFICIENCY COLLECTIVE BARGAINING AGREEMENT

ARTICLE I

Section 1: Recognition

The Employer recognized the Union as the exclusive collective bargaining agent for all non Edison Housing Authority employees covered by this Agreement. The Employer agrees that, upon the Union's presentation of evidence of majority status among employees in the bargaining unit, the Employer will voluntarily recognize the Union as the exclusive bargaining agent pursuant to section 9(a) of the National Labor Relations Act for all employees within the bargaining unit. This agreement excludes full time employees of the Edison Housing Authority.

ARTICLE II

Section 1: Work Coverage

The Employer hereby recognizes the Union's claim to jurisdiction to all work described in Appendix A1 and such other work as is assigned by the Employer to members of the bargaining unit and accepted by the Union, the work covered by this agreement is as follows:

Apartment repairs, turnarounds and such other work as designated by the Edison Housing Authority as described in Appendix A1, where not otherwise performed by existing Edison Housing Authority or other employees under the terms of a Collective Bargaining Agreement with another recognized building trades union.

Section 2: Projects to Which this Agreement Shall Apply

- (a) This Agreement shall be applied to projects in the areas identified in Article I, Section I above as follows on an as needed basis.

Appendix A1: Projects at the Edison Housing Authority.

- (b) The Employer may request to have this Agreement be applied to a project not described in this Agreement by making application to Local 55.

ARTICLE III

Section 1: Union Security Clause

(a) It shall be a condition of employment that all Union employees who perform work covered by Article II of this Agreement shall become and remain members in good standing of the Union and shall pay uniform initiation fees on or after the eighth day following the date of execution of this Agreement, or after the eighth day following the beginning of covered employment. The Union agrees that all employees will be accepted to membership on its roster of eligible laborers on the same terms and conditions generally applicable to other members or laborers on its roster of eligible laborers and, further, that the Employer will not be requested to discharge an employee for reasons other than such employee's failure to tend the periodic dues or fees uniformly required. The foregoing does not apply to Edison Housing Authority Employees who are employed as of the date of this agreement.

(b) The Employer agrees to discharge, upon receiving seven days written notice signed by the Secretary Treasurer of the Union that such has failed to tender uniform initiation fees required, provided that a written notice has also been mailed by certified and regular U.S. mail to said employee at his or her last known address, and that said employee has not paid the required initiation and agency fees within seven days of the date of the written notice to said employee.

Section 2: Notice of Jobs to Union

The Employer shall notify the Union not less than 24 hours prior to the start of the job. The notice shall include the location of the job, the approximate number of laborers that will be required at its commencement, and the estimated time the job will begin.

Section 3: Hiring

(a) The Employer shall advise the Union when it needs employees, giving all of the pertinent data to the Union with respect to the type of work so as to afford the Union opportunity to refer applicants for such vacancies. The Union shall be given first opportunity to supply the Employer's requirements for the job. If the Union is unable to supply the Employer's requirement for laborers by the next business day after the request, the Employer may hire from any source. The Employer shall provide the Union with the names, addresses, telephone numbers and social security numbers of any person hired that was not referred to the Employer by the Union within two business days of such hiring. Nothing in this subsection shall prohibit an Employer from maintaining a regular complement of laborers in its employ or recalling regular employees on temporary layoff.

(b) The Employer shall have the absolute right to reject any job applicant or applicants referred by the union and shall be the sole judge of the work performed, except as otherwise provided in this Agreement. In the event of such rejection or termination, the Union will refer another applicant or applicants to the Employer.

(c) The Employer agrees that there will be no discrimination against any employee or applicant for employment, in violation of Federal or State law.

ARTICLE IV

Section 1: Uniform Work Day

There shall be a uniform eight hour work day with starting and quitting times between 6:00 AM and 6:00 PM.

Section 2: Lunch Break

An unpaid thirty-minute lunch break shall be allowed. The lunch break shall begin not sooner than three hours after the beginning of the work day and end not later than three hours before the end of the work day. Work during the lunch break shall be paid at double time.

Section 3: Work Week

A work week may consist of a minimum of 8 hours and maximum of 40 hours. A week begins on Monday and ends on Sunday.

Section 4: Holidays

The following days shall be known as Holidays: New Year's Day, Martin Luther King Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day. The base rate for work performed on holidays shall be on and one-half times the hourly rate provided for in this Agreement.

Section 5: Overtime, Sunday and Holiday pay

- (a) Hours worked in excess of 40 hours in a work weeks shall be paid at a time and one-half.
- (b) Hours worked on a Sunday or holiday shall be paid at time and one-half the applicable rate. (c) On overtime work, the Crew Chief (i.e., foreman) shall always the first laborer offered the opportunity to work overtime, and the Shop Steward shall always be the second laborer offered to work overtime. No overtime shall be worked without notice to the Shop Steward.

ARTICLE V

Section 1: Work Authorization and Status Disputes

Recognizing that questions involving an employee's immigrant/work status or personal information may arise during the course of his/her employment, and that error in an employee's documentation may be due to mistake or circumstances beyond an employee's control, the Employer agrees to the following: in the event an issue or inquiry arises from Immigration or Customs Enforcement involving the immigration status or employment eligibility of a non-probationary employee, the Employer shall promptly notify the employee in writing and forward a copy of the notification to the Union. If permissible under application law and/or regulations, the affected member shall be afforded reasonable opportunity to remedy the identified problem or to secure acceptable documentation demonstrating that the identified problem is in the process of review or correction before adverse action is taken. Any lawful changes in the employee's documentation or lawful correction in their social security number shall not be considered new employment or a break in service. If the member does not remedy the issue within four months, the member may be discharged and the employer shall have no further obligation to hold a member's position. If the member obtains the valid documentation referenced above when necessary, he/she will, consistent with the operational needs of the Employer, be permitted reasonable unpaid time off to attend relevant proceedings or visit pertinent agencies, for the purposes of correcting the identified problem, provided the Employer is given adequate notice of planned absences and verification of the appointments, hearing or other proceedings for which time off is requested.

ARTICLE VI

Section 1: Wages and Benefits

(a) Wages and Benefits are set forth in Appendix A2.

(b) The Union in its role and absolute discretion, reserves the right to allocate and/or reallocate any portion of the increases set forth in Appendix A2 to any of the fringe benefit funds, as well as the right to reallocate any of the amounts currently allocated to wages or to the fringe benefit funds.

Section 2: Working Dues

The Employer shall deduct 5% per hour of each employee's gross wage, plus any additional sum per hour hereafter specified by the Union, as dues from the wages of all Laborers who authorize such deduction in writing and then promptly pay over such sums to the Union not later than once week after said deduction. The sum transmitted shall be accompanied by a statement, in a form specified by the Union, reporting the name of each person whose working dues check-offs are being paid and the number of hours each laborer has been paid.

Section 3: Welfare Fund

Subject to the Union's right to allocate and/or reallocate as provided in Section 1, subdivision (b) of this Article, the Employer shall pay weekly to the Trustees of the New Jersey Building Laborers Statewide Benefits Funds such amounts per hour as are specified in the applicable attached schedule for all hours paid to laborers and crew chiefs for the Residential Laborers Benefit Plan.

Section 4: Training Funds

Subject to the Union's rights to allocate and/or reallocate the wages and benefits as provided in Section 1, subdivision (b) of this Article, the Employer shall pay weekly to the Trustees of the New Jersey Building Laborers' Training and Apprenticeship Fund (NJBLTAF) or other specified training fund such amounts per hour as are specified in the applicable attached schedule for all hours paid to laborers and crew chiefs.

Section 5: Laborers' Eastern Region Organizing Fund

Effective April 1st, 2025 the Employer shall deduct \$.40 per hour of each employee's gross wage, as organizing dues from the wages of all laborers who authorize such deduction in writing and then promptly pay over such sums to the Laborers' Eastern Region Organizing Fund not later than one week after said deduction.

The sum transmitted shall be accompanied by a statement, in a form specified by the Union, reporting the name of each person who organizing dues check-offs are being paid and the number of hours each laborer has been paid.

Section 6: NJ PAC

In the event the Union requests that residential Laborers authorize contribution to the New Jersey Political Action Committee (the "NJ PAC"), or other such fund specified in the attached appendices, the Employer agrees to make all such authorized wage deductions and remit them to the New Jersey Building Laborers Statewide Benefits Funds (NJBLS) for the NJ PAC or such other fund at the same time as union dues check off is due and payable.

Section 7: Payment of Wages

(a) The Employer shall make regular weekly payment of all wages due in lawful currency or by check as per Section 7 of this Article. Payments shall be made in sealed envelopes and plainly marked, showing Employer's name and address (printed or stamped), employee's name, hours worked, gross amount earned, all deductions, and the net amount due.

(b) The Employer agrees to and shall be bound by all terms and conditions of the Trust Agreement creating the Trust Funds set forth in this Article of the Agreement and by any rules, regulations or ByLaws adopted by the Trustees of the Funds to regulate said Funds, as they may be amended from time to time, including but not limited to the Trust Funds' arbitration procedures for allegedly delinquent contributions and/or claims of an inability to audit.

(c) Payments by Employers to Trustees of the Trust Funds set forth in this Article of the Agreement shall be accompanied by reports furnished by the Trustees of the respective Funds, in such form and containing such data as the trustees may from time to time determine in their discretion to be necessary.

Section 8: Payments of Wages by Check

The Employer shall have the option to make weekly payments of wages by check provided:

- 1) All legal requirements are complied with;
- 2) Delivery of checks to Laborers shall be at least one day preceding a banking day;
- 3) Checks indicate hours worked and the rate of pay in accordance with the provisions of this Agreement;
- 4) The check and the check stub bear the imprint and address of the signatory Employer;
- 5) Checks reflect the amount deducted for Working Dues, and LEROF check-off contributions in accordance with the provisions of this Agreement.

Section 9: Audits

(a) The payroll and employment books and records of the Employer shall be made available at all reasonable times for inspection and audit by the accountants or other representatives of the Trust Funds set forth in this Article of the Agreement and/or the Union's authorized representatives, including, without limitation, all payroll sheets, W-2 forms, state and federal Employment Reports, Insurance Company Reports and supporting checks, ledgers, general ledger, cash disbursement ledger, vouchers, equipment leases, 1099 forms, evidence of unemployment insurance contributions, payroll tax deductions, disability insurance premiums, certification of workers compensation coverage, and any other items concerning payroll(s).

(b) If after an audit of its books and records the Employer is found to be delinquent in the payment of fringe benefit contributions to the Trust Funds set forth in the Article of the Agreement, the Employer shall bear the cost of the audit. In the event the Trust Funds set forth in this Article of the Agreement bring an action to recover the costs of audit, the Employer shall be obligated to pay the reasonable costs and attorney's fees incurred in bringing such action.

ARTICLE VII

Section 1: Due Date for Contributions

All payments of contributions to the New Jersey Building Laborers Statewide Benefit Funds or other funds shall be due no later than the 15th of the month following the month in which the hours for which contributions or check-offs are due were worked; or in the case of contributions or check-offs due for wages paid, but not worked, the 15th of the month following the month in which the wages were paid.

Section 2: Benefit Contributions Due on All Hours Paid

Benefits are due on all hours paid, including those paid to new hires, regardless of the union status of the laborer.

Section 3: Costs of Collection

The Employer shall pay interest of 1% per month compounded monthly for all delinquent contributions. If a notice of arbitration is issued, then the Employer shall pay, in addition, attorneys' fees of 20% of the amount due, court costs, and liquidated damages or other amounts due and payable under the Employee Retirement Income and Security Act of 1974, or other applicable law.

ARTICLE VIII

Section 1: Shop Stewards

Where Laborers are employed on a job, the Union shall appoint a working Shop Steward. The Shop Steward shall monitor the Employer's compliance with the terms and conditions of this Agreement. In the event the Shop Steward becomes aware of non-compliance with this Agreement by the Employer, the Shop Steward shall so inform the Union. The Shop Steward shall have the right to inspect the payroll before it is distributed and shall keep a record of all hours worked by all laborers. The Shop Steward shall perform these duties as shop steward with the least possible inconvenience to the Employer. The Shop Steward is to work as a Laborer and not use the position as Shop Steward to avoid performance of his or her duties as a Laborer. A Shop Steward shall not be discharged without just cause and upon notice to the Union. The Union shall have the right to remove and replace any Shop Steward. The appointed Shop Steward shall be paid the designated job classification rate plus an additional \$.25 per hour.

Section 2: Union Rights to Visit Jobsites

The Business Agent, Business Manager or other designated Representative of the Union shall have the right to visit and go upon the Employer's jobs during working hours and said person shall not be interfered with while making such visits.

Section 3: Crew Chiefs

The Employer may, in its sole discretion, select individuals to serve as Crew Chiefs. Such Crew Chiefs shall be in direct charge of the Laborers on the job. The crew chief shall take his orders from a supervisor on the job.

ARTICLE IX

Section 1: Strikes, Lockouts and Right to Stop Work

There shall be no strikes or lockouts, except that Local 55 reserves the right to stop work on a job because of nonpayment of wages and/or benefits. A contractor in jeopardy of a work stoppage situation will be given a 48 hour notice before action is taken.

Section 2: Unauthorized Work Stoppages

The Union shall not be responsible for any unauthorized work stoppages or its results.

ARTICLE X

Section 1: Grievances and Arbitration

Except as set forth below, the parties shall submit disputes arising between the parties involving questions of interpretation or application of any clause of this Agreement (or a previous Agreement to which the Employer was subject), or any claim by the Employer that the Union has violated the law, as a grievance under the following rules, except as excluded or limited below.

a) Grievance Steps:

Step 1: The employer or his representative shall meet with a representative of the Union and attempt to adjust the grievance between them on a job level basis. The parties shall endeavor to meet within 48 hours of the time the dispute becomes known to them.

Step 2: If the matter is not resolved, the grieving party may appeal the dispute to American Arbitration Association, by written notice to the other party.

a) Arbitration:

An arbitrator shall be selected according to the rules of the American Arbitration Association for arbitration in Middlesex County, New Jersey At the Union's discretion, multiple claims may be heard simultaneously as part of a single consolidated case. The parties shall share equally the arbitrator's fee, and the cost, if any, of a hearing room. The arbitrator shall have authority to award damages, backpay, and/or injunctive relief. Any decision of the arbitrator shall be final and binding upon the parties and shall be complied with within five days of the issuance of the award.

ARTICLE XI

Section 1: Subcontracting

ARTICLE XII

Section 1: Joint Apprenticeship and Training Committee

The parties agree to commence and continue to maintain a Construction Craft Laborer Apprenticeship

Program. The Joint Training and Apprenticeship Committee established by the parties in accordance with Apprenticeship Standards previously adopted by the committee shall have the authority to set, administer and enforce all rules, regulations, ratios and rates for apprentices and the apprenticeship program.

Section 2: Apprentices

The employer shall participate in the apprenticeship program by accepting apprentices for employment upon referral by the Union. The Employer is required to accept an apprentice, provided there is work for such apprentice, once five journey workers are employed. The employer may, however, employ one apprentice for the first journey worker employed and no more than one additional apprentice for each additional three journey workers employed. An apprentice shall not work on the jobsite unless supervised by a journey worker. The referral of apprentices to any employer is a matter of discretion residing with the Local Union and JATC acting through the Apprentice Coordinator.

An apprentice should, whenever possible, be rotated by the Employer through different types of work so as to become trained in a variety of operations and work skills. Where the employer is unable to provide an apprentice with experience in the full range of craft skills, the JATC may request the Local Union to reassign the apprentice to other employment in order to provide the experience. For so long as the Employer is able to provide the necessary range of employment experience, the Employer may choose to retain the apprentice from job to job throughout the state, but shall notify the Local Union to make reasonable efforts to keep apprentices working so that they can complete the apprenticeship program and become journey workers in a reasonable amount of time.

An apprentice shall not be penalized for taking time off from work to attend offsite training required by the JATC (although time off for training shall be unpaid).

Section 3: Apprentice Wage Rates

Apprentices shall be paid the following wage rates:

1st 800 hours - 70% of the journeyman's rate

2nd 600 hours - 80% of the journeyman's rate

3rd 600 hours - 90% of the journeyman's rate

After the completion of 2,000 hours, apprentices shall be paid the full journeyman's rate.

Section 4: Apprentice Ratio

Subject to availability, the Agreement shall allow an apprentice ratio as follows: The first laborer after the job steward may be an apprentice, except where there is a foreman, in which case the third laborer employed may be an apprentice. Thereafter, there may be one apprentice for three journeypersons employed on the job.

ARTICLE XIII

Section 1: Termination of Agreement

This Agreement shall become effective and binding upon the parties hereto on, or the date signed, whichever is later, and remain in full effect through March 31st 2026, and shall renew from year to year thereafter unless either party hereto shall give written notice to the other party of its desire to modify, amend, or terminate this agreement. Notwithstanding the foregoing, either party may terminate this Agreement upon thirty days' written notice to the other. Any termination notice must be given in writing delivered by certified mail, postage prepaid,

ARTICLE XIV

Each party ("Indemnifying Party") shall indemnify, defend and hold harmless the other party, its officers, directors, employees, agents, successors and assigns (collectively, the "Indemnified Parties") from and against any and all claims, demands, causes of action, losses, liabilities, damages, costs, and expenses (including reasonable attorneys' fees and court costs) arising out of or relating to:

1. Breach of Agreement

Any material breach of this Agreement by the Indemnifying Party;

2. Negligence or Misconduct

Any negligent acts, omission, or willfull misconduct of the Indemnifying Party or its employees, agents, or subcontractors in connection with this Agreement; and

3. Violation of Law

Any violation of applicable laws, rules or regulations by the Indemnifying Part

The mutual indemnification obligation shall not apply to the extent such claims, losses, or damages result from the gross negligence or willful misconduct of the Indemnified Parties.

IN WITNESS WHEREOF the parties hereto have caused this Agreement to be signed this day and year by their duly authorized officers, and represent to each other that they were duly authorized to enter into this Agreement and warrants and represent that he or she has authority to bind the Employer and the officers, principals and/or members thereof.

Signed by both parties hereto as _____ of _____, 2025.

Print Firm Name

By:

Street Address

Company Officer Signature

City, State, Zip Code

Print Name of the Officer

Area Code & Telephone Number/ Fax Number

Title of Officer

Federal Tax ID #

LIUNA Residential Construction & General Service Workers Local 55
59 Wall Street, Suite 203C Newark,
New Jersey 07105

By: _____

Hector Fuentes, Business Manager

APPENDIX A1

Projects Covered by this Agreement

In house, residential unit conditioning and any general construction projects on an as needed basis as directed by the Employer.

No project covered by New Jersey State or federal Davis-Bacon prevailing rate for general commercial construction may be performed under this Agreement.

Laborers Work Jurisdiction

The Employers bound hereby recognize the Unions' claim to all jurisdiction as set forth in the Manual of Jurisdiction (October, 1961) and in this Agreement as the same may relate to building, site and general construction in the State on New Jersey and the parties hereto agree to cooperate in the proper assignment of work jurisdiction as set forth herein to the construction laborers.

Appendix A2

Wage and Fringe Benefits Rates

Residential Construction Laborer and Skill Tradesman and Foreman Rates

On residential construction jobs, Residential Construction Laborers perform all forms of work traditionally performed by laborers, including, but not limited to, general conditions, mason tending, and renovation. The wage and fringe benefits rates below represent the minimum amount that can be paid to a Residential Construction Laborer, Tradesman and Foreman.

Foreman

	April 1, 2023	April 1, 2024	April 1, 2025
Wage Rate	\$32.00/ hour	\$32.45/ hour	\$32.90/ hour
RLBP*	\$5.00/ hour	\$5.00/ hour	\$5.00/ hour
Training (NJBLTF)	\$0.40/ hour	\$0.40/ hour	\$0.40/ hour
NJ LECET	\$0.05/ hour	\$0.05/ hour	\$0.05/ hour
Total Package	\$37.45/ hour	\$37.90/ hour	\$38.35/ hour
Deductions			
Dues	5% gross salary	5% gross salary	5% gross salary
LEROF	\$0.40/ hour	\$0.40/ hour	\$0.40/ hour
NJ PAC	\$0.05/ hour	\$0.05/ hour	\$0.05/ hour

*THE EMPLOYER SHOULD TREAT THIS AS A TAXABLE BENEFIT TO THE EMPLOYER

Skilled Tradesman

	April 1, 2023	April 1, 2024	April 1, 2025
Wage Rate	\$27.95/ hour	\$28.35/ hour	\$28.75/ hour
RLBP*	\$5.00/ hour	\$5.00/ hour	\$5.00/ hour

Training (NJBLTF)	\$0.40/ hour	\$0.40/ hour	\$0.40/ hour
NJ LECET	\$0.05/ hour	\$0.05/ hour	\$0.05/ hour
Total Package	\$33.40/ hour	\$33.80/ hour	\$34.20/ hour
Deductions			
Dues	5% gross salary	5% gross salary	5% gross salary
LEROF	\$0.40/ hour	\$0.40/ hour	\$0.40/ hour
NJ PAC	\$0.05/ hour	\$0.05/ hour	\$0.05/ hour

*THE EMPLOYER SHOULD TREAT THIS AS A TAXABLE BENEFIT TO THE EMPLOYEE

Journeyman Laborer

	April 1, 2023	April 1, 2024	April 1, 2025
Wage	\$23.90/hour	\$24.25/hour	\$24.60/hour
RLBP*	\$5.00/hour	\$5.00/hour	\$5.00/hour
Training (NJBLTF)	\$0.40/hour	\$0.40/hour	\$0.40/hour
NJ LECET	\$0.05/hour	\$0.05/hour	\$0.05/hour
Total Package	\$29.35/hour	\$29.70/hour	\$30.05/hour
Deductions			

Dues	5% gross salary	5% gross salary	5% gross salary
LEROF	\$0.40/ hour	\$0.40/ hour	\$0.40/ hour
NJ PAC	\$0.05/hour	\$0.05/hour	\$0.05/hour

*THE EMPLOYER SHOULD TREAT THIS AS A TAXABLE BENEFIT TO THE EMPLOYER