

**Edison Housing Authority Board Meeting**

Julius Engel Gardens  
1 Willard Dunham Drive, Edison, NJ  
(Community Room)

**Tuesday, April 21, 2026  
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 18, 2025 and a copy of the notice was published in the Home News Tribune on December 24, 2025. Said notice has been posted on the Edison Housing Authority website and at the two housing authority properties in the main lobby area. In addition, a notice has been submitted to the Township of Edison, Clerk and posted in the Municipal Building.

4. Roll Call

5. Approval of March 17, 2026, Regular Meeting Minutes

6. Resolutions:

- |          |  |
|----------|--|
| 1-4-2026 | Resolution to approve vouchers for payment of invoices in the amount of \$126,222.50 for the month of April.   |
| 2-4-2026 | Resolution by the board of commissioners of the Edison Housing Authority to extend DWC Enterprise, Inc contract for landscaping services at Robert Holmes Gardens and Julius Engel Gardens for 30 days |
| 3-4-2026 | Resolution of the Edison Housing Authority to create the position of Director Operations and Maintenance.  |
| 4-4-2026 | Resolution to Authorize the Executive Director to execute the RAD conversion commitment for Robert Holmes Gardens and to take all actions necessary to complete the                                    |

**Edison Housing Authority Board Meeting**

Julius Engel Gardens  
1 Willard Dunham Drive, Edison, NJ  
(Community Room)

**Tuesday, April 21, 2026  
6:00 pm**

RAD conversion consistent with the  
terms and conditions set forth in the  
RCC.

7. Old Business:

a) Staff Reports:

- 1) Director of Property Management
- 2) Director of Section 8
- 3) Highland Park Housing Authority

b) Financial Summary for Review

8. New Business:

a) Executive Director's Report

9. Public Portion

10. Adjournment

EDISON HOUSING AUTHORITY  
 REGULAR BOARD MEETING  
**Robert E. Holmes Gardens**  
 Tuesday, March 17, 2026  
 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 6:11 pm.

Please note that adequate notice of this meeting as required by the Open Public Meetings Act of 1975, has been provided by notice and sent to the Homes News Tribune on December 18, 2025 and a copy of the notice was published in the Home News Tribune on December 24, 2025. 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 William Thomas, Vice Chair Deborah Andrews, Commissioner Toni Johnson, Commissioner Brent Scott, Commissioner Barry Telesnick, Deborah Hurley, Executive Director, Attorney Terrance Corrison, Esq.

**Absent:** Commissioner Sonali Patel

Approval of February 17, 2026, Regular Meeting Minutes

**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 William Thomas			X	
Vice Chair Deborah Andrews	X			
Commissioner Toni Johnson	X			
Commissioner Sonali Patel			X	
Commissioner Brent Scott	X			
Commissioner Barry Telesnick	X			

**Resolution 1-3-2026 to approve vouchers for payment of invoices in the amount of \$165,046.56 for the month of March 2026.**

**Motion:** Commissioner Brent Scott  
**Second:** Commissioner Toni Johnson

**Discussions:** The meeting focused on approving vouchers for payment of invoicing in the amount of \$165,046.65 for March. A significant cost incurred in February for a new boiler was discussed, with a request to draw down from a capital fund to cover the approximately \$42,000 expense. Board members also addressed various building issues, including problems with water pipes and the need for water treatment due to hard water corroding the boiler. The discussion touched on the upcoming RAD project and its potential impact on building replacements. The meeting covered updates on heating systems, with Charles Lewis, RAD Consultant, explaining that most buildings will have individual heating units while remaining connected to central boilers in certain areas. Commissioner Barry Telesnick inquired about payment for landscaping service. Deborah Hurley, Exec. Director mentioned that the contract was based on a 12-month billing arrangement.

**Approved as follows:**

	<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>	<u>ABSTAIN</u>
Chairman William Thomas			X	
Vice Chairwoman Deborah Andrews	X			
Commissioner Toni Johnson	X			
Commissioner Sonali Patel			X	
Commissioner Brent Scott	X			
Commissioner Barry Telesnick	X			

**Resolution 2-3-2026 by the Board of Commissioners of the Edison Housing Approving the 2025 Year End Audit.**

**Motion:** Commissioner Toni Johnson  
**Second:** Commissioner Barry Telesnick

**Discussions:** Giampaolo Associates’s son Zack Giampaolo presented the annual audit. The following results indicated that there were no findings, and noted that total federal awards increased to \$8.3 million from \$7.3 million the previous year, largely due to ACB subsidy increases. In the testing there were no findings in Public Housing and Section 8 everything is under compliance.

**Approved as follows:**

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

**Resolution 3-3-2026 awarding a contract for a Qualified Purchasing Agent at the Edison Housing Authority to BR Housing Solutions, LLC.**

**Motion:** Vice Chair Deborah Andrews

**Second:** Commissioner Barry Telesnick

**Discussions:** Executive Director explained EHA is expanding its workload. Purchasing threshold increase from \$17,500 to \$55,000 by having a QPA consultant will speed up the contract and purchase process, as the workload will continue to increase during the RAD conversion. Counsel, Terrence Corrison, Esq. recommended that the resolution be amended to reflect the housing authority will have the ability to contract and purchase above the \$17, 500 up to \$55,000.00. *(See resolution for amended language.)*

**Approved as follows:**

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

**Resolution 4-3-2026 by the Commissioners of the Edison Housing Authorizing the Signature of Chairman, William Thomas, Vice-Chair Deborah Andrews and Treasurer, Brent Scott to be Added to the Public Housing All Business Checking and Money Market Accounts at Provident Bank.**

**Motion:** Commissioner Toni Johnson

**Second:** Vice Chair Deborah Andrews

**Discussions:** The Executive Director has continued the business between EHA and Provident Bank after she inherited the business connection. Provident Bank has been good for business. Always willing to work with EHA and supports the interest rate increase requests. The resolution outlines the general banking requirements that allows us to do business with the bank.

**Approved as follows:**

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

**Resolution 5-3-2026 of the Housing Authority of the Township of Edison Confirming it's Intent to Use a Section 18 RAD / Voucher Blend for its Robert Holmes Garden Rental Assistance Demonstration (RAD) Conversion Whereas up to 81 of the Units will be Disposed of Under Section 18.**

**Motion:** Commissioner Brent Scott  
**Second:** Commissioner Toni Johnson

**Discussions:** Executive Director requested the presence of the Brook Group to provide an update and overview on RAD. The presentation focused on the RAD (Rental Assistance Demonstration) program and its unique feature of combining HUD disposition programs. Richard Ginnetti explained that the program allows 81 units to receive up to 110% fair market rent, providing additional funding for property renovations. The next step in the process is obtaining a board resolution and a letter from the mayor to convert the project to a Section 18 RAD blend. The presentation also addressed the need to re-approve a cooperation agreement between the Housing Authority and the township, which was required for the RAD conversion.

**Approved as follows:**

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

**Resolution 6-3-2026 Approving Execution of the Cooperation Agreement Between the Township of Edison and the Edison Housing Authority.**

**Motion:** Commissioner Barry Telesnick  
**Second:** Commissioner Brent Scott

**Discussions:** EHA has had a cooperation agreement with the Township for public housing from the 1950's but neither side was able to find those documents. To convert from Public Housing to RAD we must have the cooperation agreement with the township. The cooperation agreement was reviewed and slightly amended.

**Approved as follows:**

	<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>	<u>ABSTAIN</u>
Chairman William Thomas	X			
Vice Chair Deborah Andrews	X			
Commissioner Toni Johnson	X			
Commissioner Sonali Patel			X	

Commissioner Brent Scott X  
 Commissioner Barry Telesnick X

**Resolution 7-3-2026 Authorizing the use of Capital Funds Program in the amount of \$42,896.64 for emergency boiler replacement at Robert E. Holmes Gardens.**

**Motion:** Commissioner Toni Johnson

**Second:** Commissioner Deborah Andrews

**Discussions:** Executive Director, Deborah Hurley provided an overview of occurrences that took place at Robert Holmes Gardens during the winter storm season, as a result EHA had make an emergency purchase of a new boiler.. Three quotes were secured before purchase.

**Approved as follows:**

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

**7. Old Business:**

- a) Staff Reports
  - 1) Director of Property Management
  - 2) Director of Section 8
- b) Highland Park Housing Authority
- c) Financial Summary for Review

**8. New Business:**

- a) Audit 2025: Presentation of audit by Giampaolo and Associates
- b) RAD: Presentation by Rick Ginetti, The Brooke Group
- c) Executive Director’s Report

The Executive Director is working on several RFP’s and Terrance Corriston, esq. provided updates on several HUD policies and procedures.

9. Public Portion

10. Adjournment

**Open to Public:** 7:10 pm

**Motion:** Commissioner Barry Telesnick

**Second:** Commissioner Toni Johnson

**Public Portion: No Discussion**

**Close Public Portion: 7:10 pm**

**Public Motion: Commissioner Toni Johnson**

**Second: Commissioner Barry Telesnick**

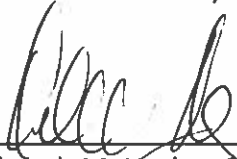
**Adjourned: 7:10 pm**

**Motion to adjourn: Commissioner Toni Johnson**

**Second: Commissioner Barry Telesnick**

Approved as follows:

	AYES	NAYS	ABSENT	ABSTAIN
Chairman William Thomas	X			
Vice Chairwoman Deborah Andrews	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

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	Amount	Doc Total
03/18/2026	7418	CHK	738003212026	answering service and Patch charges -03/21/2026 to 04/17/2026-Good Friday and Easter Sunday	\$114.64	\$114.64
<b>Totals For Vendor: AB Universal Messaging</b>						<b>\$114.64</b>
Aflac PO Box 535178 Pittsburgh PA 15253-5178						
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
04/08/2026	7429	CHK	515017	insurance premium - March 2026	\$264.50	\$264.50
<b>Totals For Vendor: Aflac</b>						<b>\$264.50</b>
AFSCME NJ Council 63 2653-A Whitehorse-Hamilton Sq Road Nottingham Village Square Hamilton NJ 08028						
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
03/18/2026	7419	CHK	022826	union dues Geva & Lopez February 2026	\$96.84	\$96.84
<b>Totals For Vendor: AFSCME NJ Council 63</b>						<b>\$96.84</b>
Borgata Hotel Casino & Spa 1 Borgata Way Atlantic City NJ 08401						
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
04/01/2026	7425	CHK	042926	NJNAHRO conference hotel reservations 04/26/25-04/29/25 - 3 Commissioners	\$1,096.59	\$1,096.59
<b>Totals For Vendor: Borgata Hotel Casino &amp; Spa</b>						<b>\$1,096.59</b>
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
04/17/2026	7465	CHK	033126	legal services for March 2026	\$2,580.00	\$2,580.00
<b>Totals For Vendor: Breslin and Breslin, P.A.</b>						<b>\$2,580.00</b>
Brothers Lock & Safe, Inc. 2161 Woodbridge Avenue Edison NJ 08817						
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
04/17/2026	7466	CHK	63385	28 Lock Cylinders 28 Duplicate keys	\$728.00	\$728.00
<b>Totals For Vendor: Brothers Lock &amp; Safe, Inc.</b>						<b>\$728.00</b>
Cafe Gallo 26-3516239 1153 Inman Ave Edison NJ 08820						
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
04/17/2026	7467	CHK	040926-STEM	6 large Pizza -STEM	\$92.00	\$92.00
<b>Totals For Vendor: Cafe Gallo</b>						<b>\$92.00</b>
Compliance Prime Inc 304 S.Jones Blvd#1666 Las Vegas NV 89107						
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
04/08/2026	7430	CHK	CP-41353	Documenting Resident Violations in 2026 Webinar - 04/07/2026	\$199.00	\$199.00
<b>Totals For Vendor: Compliance Prime Inc</b>						<b>\$199.00</b>
Cozette L Randolph 137-48-1492 294 Green Stret Woodbridge NJ 07095						
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total

## Edison Housing Authority Vendor Payment History Report

04/01/2026	7426	CHK	13	Administrative fee for Social worker at HPHA-March 2026	\$1,500.00	\$1,500.00
04/08/2026	7446	CHK	15	Five months Short paid per contract. From November 2025 to March 2026	\$1,250.00	\$1,250.00

**Totals For Vendor: Cozette L Randolph** **\$2,750.00**

Deborah Hurley 1434 Maplewood Terrace Plainfield NJ 07060

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
04/17/2026	7468	CHK	033026	staff Lunch meeting -exp reimbursed-03/30/26	\$144.13	\$144.13

**Totals For Vendor: Deborah Hurley** **\$144.13**

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
04/15/2026	7448	CHK	689457	REH & JEG monthly Pest Control contract-March 2026	\$655.00	\$655.00

**Totals For Vendor: E&G Exterminators, Inc** **\$655.00**

Elizabethtown Gas PO Box 6031 Bellmawr NJ 08099

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
04/08/2026	7431	CHK	3922309254-	REH gas-15 beaver Ave-02/18/2026-03/18/2026	\$1,546.53	\$1,546.53
04/08/2026	7432	CHK	4458334671-021826	REH gas-14 Cleveland place- 02/18/2026-03/18/2026	\$802.79	\$802.79
04/15/2026	7449	CHK	3996554541-033126	REH gas 5 Weston Forbes -02/01/2026 - 03/31/2026, 2 months	\$34,958.64	\$34,958.64
04/15/2026	7450	CHK	0577138900-021826	JEG Vacant apt gas 02/18/2026 - 03/18/2026	\$11.50	\$11.50

**Totals For Vendor: Elizabethtown Gas** **\$37,319.46**

Enes Service Center LLC 247 Central Avenue Metuchen NJ 08840

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
04/17/2026	7469	CHK	022826	Gas fuel - February 2026	\$150.00	
			033126	Gas fuel - March 2026	\$359.50	\$509.50

**Totals For Vendor: Enes Service Center LLC** **\$509.50**

Gannett New York-New Jersey LocaliQ PO Box 631202 Cincinnati OH 45263-1202

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
04/17/2026	7470	CHK	0007622282	AD on Notices and NJSA Home news Tribune-03/16/26	\$88.06	\$88.06

**Totals For Vendor: Gannett New York-New Jersey LocaliQ** **\$88.06**

Giampaolo & Associates 467 Middletown Lincroft Road Lincroft NJ 07738

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
04/17/2026	7471	CHK	031726-Paperad	To Transcribe newspaper ad fees & Home news tribune publication of Financial statement06, 2025	\$430.62	\$430.62

**Totals For Vendor: Giampaolo & Associates** **\$430.62**

Gurney Electric LLC 20-5534706 566A Cliff Road Sewaren NJ 07077

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
04/17/2026	7472	CHK	18060	REH-Apt 11D Circuit burned-repaired	\$623.60	\$623.60

**Totals For Vendor: Gurney Electric LLC** **\$623.60**

Home Depot Credit Dept 32 - 2531888992,PO Box 70293 Philadelphia PA 19176-0293

## Edison Housing Authority Vendor Payment History Report

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
04/15/2026	7451	CHK	0302-032526	JEG & REH maint materials -03/02/2026 03/25/2026	\$1,906.33	\$1,906.33

**Totals For Vendor: Home Depot Credit Services** **\$1,906.33**

InterGlobe 4295 Arthur Kill Road Staten Island NY 10309

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
04/15/2026	7452	CHK	75225	REH telephone service - April 2026	\$1,023.61	\$1,023.61

**Totals For Vendor: InterGlobe Communications, Inc.** **\$1,023.61**

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

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
03/18/2026	7420	CHK	0012156243,001 2156244	REH trash Extra MSW Yardage& Trip charges-Account #766660 on 12/18/2025	\$355.00	\$355.00
04/08/2026	7433	CHK	0012304936	REH 30yd Rolloff-Trash-Account #766660 on 03/03/2026	\$481.00	\$481.00
04/15/2026	7453	CHK	0012337398	REH trash service-April 2026 Account #766660	\$2,120.00	
			0012375272	REH 30yd Rolloff-Trash-Account #766660 on 03/20/2026	\$481.00	\$2,601.00

**Totals For Vendor: Interstate Waste Services of New Jersey** **\$3,437.00**

James Holliman 7 B Weston Forbes Ct. Edison NJ 08820

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
03/18/2026	7421	CHK	031326	Part time Maintenance help 12 hours @\$16/hr. 03/02/2026 to 03/13/2026	\$192.00	\$192.00
04/07/2026	7428	CHK	032726	Part time Maintenance help 12 hours @\$16/hr. 03/16/2026 to 03/27/2026	\$192.00	\$192.00

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

Jolanta Kubacka 40 Koyen Street Fords NJ 08863

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
03/18/2026	7417	CHK	031726	Mileage & exp reim for St. Patrick day at JEG- 03/17/2026	\$453.57	\$453.57
03/24/2026	7423	CHK	032426	Mileage & exp reim supplies for EHA-03/24/2026	\$314.47	\$314.47
04/15/2026	7454	CHK	041426	Mileage & exp reim for Lowes shipping Charges paid 04/14/2026	\$138.04	\$138.04

**Totals For Vendor: Jolanta Kubacka** **\$906.08**

Lowe's Home 51 woodbridge Center Drive Woodbridge NJ 07095

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
04/14/2026	7447	CHK	Quote # 238570706	REH maint material -225 Smoke detector and Carbon Monoxide	\$7,375.50	\$7,375.50

**Totals For Vendor: Lowe's Home Improvement** **\$7,375.50**

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
04/17/2026	7473	CHK	47827A-P	REH-25H Lochinvar Violation-installed pressure temperature gauge Boiler	\$1,284.04	
			47828A-P	REH-26H installed pressure temperature gauge Boiler	\$955.09	

## Edison Housing Authority Vendor Payment History Report

			47899A-P	REH-15G Tub Waste leaking-Repaired	\$1,673.44	
			47822A-P	REH-Bldg3 Sewer backup -clear the clog & repaired	\$749.83	
			47983A-P	JEG-Hot water boiler in lock out mode -installed new Flame ignitor, Flame sensor	\$2,195.73	
			48176A-P	JEG-J2 Leaking Tub Diverter-replaced new cartridge & caulked	\$1,730.64	
			48169A-P	JEG-Bldg L Sewer Backup-Cleared	\$2,861.18	\$11,449.95

**Totals For Vendor: Magic Touch Construction Co.,Inc** **\$11,449.95**

Management Computer PO BOX 523 Sparta WI 54656-0523

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
04/17/2026	7474	CHK	033126	1000-Section 8 checks ordered	\$646.34	\$646.34

**Totals For Vendor: Management Computer Services, Inc.** **\$646.34**

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

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
04/17/2026	7475	CHK	03-22122	legal services(labor matters)-March 2026	\$88.40	\$88.40

**Totals For Vendor: McLaughlin Stauffer & Shaklee, PC** **\$88.40**

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

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
03/18/2026	7422	CHK	03102026	Food pantry & Scout help-part time 7.567@ \$16 02/26/26- 03/10/26	\$121.07	\$121.07
04/01/2026	7427	CHK	032626	Food pantry help-part time 16.80 hrs.@ \$16 03/17/26 to 03/26/26	\$268.80	\$268.80
04/16/2026	7463	CHK	041426	Food pantry help-part time 16.80 hrs.@ \$16 04/01/26 - 04/14/26	\$115.73	\$115.73
04/16/2026	7464	CHK	040926-STEM	Part time work 2.083 hrs. @ \$16 4/09/2026	\$33.34	\$33.34

**Totals For Vendor: Miaili Wilson** **\$538.94**

Middlesex Water PO Box 826538 Philadelphia PA 19182-6538

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
04/08/2026	7434	CHK	5535300000-031326	Water bill for JEG for 02/13/2026 to 03/13/2026	\$5,343.19	\$5,343.19

**Totals For Vendor: Middlesex Water Company** **\$5,343.19**

NAHRO PO Box 749105 Atlanta GA 30374-9105

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
04/15/2026	7455	CHK	INV-112149	PHM Training and Certification exam for Zena on 4/21/26	\$1,270.00	\$1,270.00
04/15/2026	7456	CHK	INV-112150	PHM Training and Certification exam for Carmen on 04/21/2026	\$1,270.00	\$1,270.00

**Totals For Vendor: NAHRO** **\$2,540.00**

Nestor Lopez 82 Harned Avenue Perth Amboy NJ 08861

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
04/15/2026	7457	CHK	2026	2026 prescription eyeglasses reimb.	\$300.00	\$300.00

**Totals For Vendor: Nestor Lopez** **\$300.00**

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
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## Edison Housing Authority Vendor Payment History Report

04/17/2026	7476	CHK	N11119	remote & onsite maint. of networks-April 2026	\$1,176.58	\$1,176.58
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**Totals For Vendor: NetConnect, Inc. \$1,176.58**

New Jersey American Water Box 371331 Pittsburgh PA 15250-7331

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
04/17/2026	7477	CHK	1018 210018967338	1 wintergreen Ave. WB - 02/27/2026-03/27/2026	\$284.41	\$284.41
04/17/2026	7478	CHK	1018- 210021839385-	5 WESTON FORBES CT B -02/27/2026-03/27/2026	\$3,322.60	\$3,322.60
04/17/2026	7479	CHK	1018 210021901730-	7 Weston Forbes CT. D -02/27/2026-03/27/2026	\$226.51	\$226.51
04/17/2026	7480	CHK	1018- 210021901341-	8 Weston Forbes CT C - 02/27/2026-03/27/2026	\$487.02	\$487.02
04/17/2026	7481	CHK	1018- 210021901341-	6 WESTON FORBES CT D-02/27/2026-03/27/2026	\$207.21	\$207.21
04/17/2026	7482	CHK	1018- 210021901341-	2 WESTON FORBES CT C-02/27/2026-03/27/2026	\$274.76	\$274.76
04/17/2026	7483	CHK	10182100218385 11-032726	4 WESTON FORBES CT C-02/27/2026-03/27/2026	\$207.21	\$207.21
04/17/2026	7484	CHK	10182100216577 08-032726	11 LYLE PL A -02/27/2026-03/27/2026	\$314.28	\$314.28
04/17/2026	7485	CHK	1018- 210021656696	15 LYLE PLACE H EDISON-02/27/2026-03/27/2026	\$1,414.25	\$1,414.25
04/17/2026	7486	CHK	1018 210021604954	14 rev Samuel carpenter 02/27/2026-03/27/2026	\$168.61	\$168.61
04/17/2026	7487	CHK	1018- 210021837112	3 WESTON FORBES CT D-02/27/2026-03/27/2026	\$380.88	\$380.88
04/17/2026	7488	CHK	1018- 210021902795	9 LYLE PL H -02/27/2026-03/27/2026	\$729.17	\$729.17
04/17/2026	7489	CHK	1018- 210021902795	12 Wintergreen Ave WE -02/27/2026-03/27/2026	\$216.86	\$216.86
04/17/2026	7490	CHK	10182100219024 36-032726	8 Weston Forbes CT E -02/27/2026-03/27/2026	\$168.61	\$168.61

**Totals For Vendor: New Jersey American Water \$8,402.38**

Nexacomm LLC 333 Mamaroneck Ave #341 White Plains NY 10605

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
04/15/2026	7458	CHK	0006579	JEG telephone service - April 2026	\$94.67	\$94.67

**Totals For Vendor: Nexacomm LLC \$94.67**

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

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
03/25/2026	7424	CHK	042826-Training	NJNAHRO Training Conference for 3 Commissioners April 26-29 2026	\$1,375.00	\$1,375.00

**Totals For Vendor: NJNAHRO \$1,375.00**

Optimum PO Box 70340 Philadelphia PA 19176-0340

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
04/08/2026	7435	CHK	07875-453477-01 2-042126	maintenance internet service 03/22/2026 -04/21/2026 Weston Forbes APT C Basement	\$176.99	\$176.99
04/08/2026	7436	CHK	07875-207961-03 9-042126	JEG Internet 03/22/2026 -04/21/2026	\$190.94	\$190.94
04/08/2026	7437	CHK	07875-386464-01 1-042126	REH office internet 02/22/2026 - 04/21/2026	\$421.98	\$421.98

**Totals For Vendor: Optimum \$789.91**

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

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
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## Edison Housing Authority Vendor Payment History Report

04/17/2026	7491	CHK	17939	nameplate for Councilman Robert Kentos	\$20.00	\$20.00
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**Totals For Vendor: Picture-It, Inc. \$20.00**

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

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
04/17/2026	7492	CHK	17244	Accounting services -March 2026	\$3,500.00	\$3,500.00

**Totals For Vendor: Polcari & Co. \$3,500.00**

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

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
04/08/2026	7438	CHK	6691572106-600810142195	JEG gas & electric 02/19/2026 to 03/20/2026	\$12,274.08	\$12,274.08
04/08/2026	7439	CHK	7823095807-7823095807	Vacant Apt H1 -JEG electric 02/20/2026 - 03/20/2026	\$16.54	\$16.54
04/08/2026	7440	CHK	7837940806-6024096466112	Vacant Apt K5 -JEG electric-02/20/2026 - 03/20/2026	\$35.66	\$35.66
04/08/2026	7441	CHK	7838425808-603109492977	Vacant Apt J2 -JEG electric 02/20/2026 - 03/20/2026	\$10.23	\$10.23
04/08/2026	7442	CHK	7816875207-602910283240	Vacant Apt 3A -JEG electric-02/20/2026 - 03/20/2026	\$9.60	\$9.60
04/08/2026	7443	CHK	7716007807-032626	Vacant Apt 15C -REH electric-02/24/2026-03/24/2026	\$10.13	\$10.13
04/08/2026	7444	CHK	7822396102-601409979722	Vacant Apt C5 -JEG electric 02/20/2026 - 03/20/2026	\$10.89	\$10.89
04/15/2026	7459	CHK	1300007818-032426	REH Electric 02/23/2026-03/24/2026	\$3,311.95	\$3,311.95
04/15/2026	7460	CHK	7838425808-	Vacant Apt J2 -JEG electric 03/21/2026 - 04/07/2026	\$17.97	\$17.97

**Totals For Vendor: PSE&G CO \$15,697.05**

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

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
04/15/2026	7461	CHK	PPLN01001-04000	postage meter refill for March 2026	\$511.95	\$511.95

**Totals For Vendor: Quadient Finance USA, Inc. \$511.95**

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

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
04/17/2026	7493	CHK	1321015	REH -11D top Freezer Refrigerator replaced	\$695.00	
			1320947	JEG APT C4 -top freezer Refrigerator replaced	\$775.00	\$1,470.00

**Totals For Vendor: See-More TV & Appliance \$1,470.00**

Staples PO Box 70242 Philadelphia PA 19176-0242

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
04/08/2026	7445	CHK	7009142137	office supplies-Blank Purchase Orders Inv# 6058480314	\$87.38	\$87.38

**Totals For Vendor: Staples \$87.38**

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
04/17/2026	7494	CHK	011	JEG apt J2 vacant apt cleaning	\$301.00	
			008	JEG apt H1 vacant apt cleaning	\$398.00	
			009	JEG apt C5 vacant apt cleaning	\$301.00	

**Edison Housing Authority  
Vendor Payment History Report**

			010	JEG apt A3 vacant apt cleaning	\$311.00	\$1,311.00
<b>Totals For Vendor: Starlite Services LLC</b>						<b>\$1,311.00</b>
Steven Galante 151-82-0716 6 Allantic 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>Amount</i>	<i>Doc Total</i>
04/17/2026	7495	CHK	020326	Website maintenance for EHA Feb & March 2026	\$300.00	\$300.00
<b>Totals For Vendor: Steven Galante</b>						<b>\$300.00</b>
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>Amount</i>	<i>Doc Total</i>
04/17/2026	7496	CHK	49065	REH apt 2E Bake Ignition kit Installed	\$229.30	\$229.30
<b>Totals For Vendor: Steve's Appliance Doctor, Inc.</b>						<b>\$229.30</b>
The Brooke Group LLC 27-0950485 209 E. Egnor Drive Absecon NJ 08205						
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Amount</i>	<i>Doc Total</i>
04/17/2026	7497	CHK	EHA-GD02-2026	RAD Consulting - February 2026	\$5,151.25	\$5,151.25
<b>Totals For Vendor: The Brooke Group LLC</b>						<b>\$5,151.25</b>
The Print Post 274 Chestnut Street Newark NJ 07105						
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Amount</i>	<i>Doc Total</i>
04/17/2026	7498	CHK	34414	creative design and printing 500 News Letter-Winter 2026	\$2,050.00	
			34200	Adjust Client Artwork	\$25.00	\$2,075.00
<b>Totals For Vendor: The Print Post</b>						<b>\$2,075.00</b>
Verizon Wireless PO Box 408 Newark NJ 07101-0408						
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Amount</i>	<i>Doc Total</i>
04/15/2026	7462	CHK	6139766149	Cell phone service 03/01/2026-03/28/2026	\$360.08	\$360.08
<b>Totals For Vendor: Verizon Wireless</b>						<b>\$360.08</b>
Xerox Corporation 16-0468020 PO Box 827598 Philadelphia PA 19182-7598						
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Amount</i>	<i>Doc Total</i>
04/17/2026	7499	CHK	025429037	copies contract Printing charge 02/28/26-03/30/26	\$39.67	\$39.67
<b>Totals For Vendor: Xerox Corporation</b>						<b>\$39.67</b>
<b>Total Payment for April 2026</b>					<b>\$126,222.50</b>	

# RESOLUTION # 1-4-2026

## APPROVE VOUCHERS FOR PAYMENT OF INVOICES

**WHEREAS**, the Commissioners of the Edison Housing Authority approves voucher for payment of invoices for the month of April in the amount of \$126,222.50.

**NOW, THEREFORE, Be It Resolved** by the Board of Commissioner of the Edison Housing Authority that Resolution 1-4-2026 shall be approved.

**MOVED:** Commissioner Brent Scott

**SECONDED:** Commissioner Deborah Andrews

<u>Member Recorded Vote</u>	<u>Ayes</u>	<u>Nays</u>	<u>Absent</u>	<u>Abstain</u>
Chairman William Thomas	X			
Vice Chair Deborah Andrews	X			
Commissioner Brent Scott	X			
Commissioner Toni Johnson			X	
Commissioner Sonali Patel	X			
Commissioner Barry Telesnick			X	

PASSED AND ADOPTED THE 21th day of April, 2026.

I, Deborah M. Hurley, Secretary of the Housing Authority of the Township of Edison, hereby certify that the foregoing is a true copy of a resolution of the Authority adopted at a regular meeting April 21, 2026.

  
\_\_\_\_\_  
Deborah M. Hurley, Secretary, Executive Director

# RESOLUTION # 2-04-2026

## RESOLUTION BY THE BOARD OF COMMISSIONERS OF THE EDISON HOUSING AUTHORITY TO EXTEND DWC ENTERPRISE, INC CONTRACT FOR LANDSCAPING SERVICES AT

### ROBERT HOLMES GARDENS AND JULIUS ENGEL GARDENS FOR 30 DAYS

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

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

**WHEREAS**, the property must be maintained appropriately at both Julius Engel Gardens and Robert E. Holmes Gardens, and;

**WHEREAS**, the existing contract is scheduled to expire on **April 30, 2026**, 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 landscaping services and to ensure continuous and uninterrupted service during the transition period;

**NOW, THEREFORE, BE IT RESOLVED**, that the governing body hereby authorizes a **30-day extension** of the current contract for landscaping services with DWC Enterprises, Inc, beginning on **April 21, 2026** and ending on **May 20, 2026**;

**MOVED:** Commissioner Sonali Patel

**SECONDED:** Commissioner Deborah Andrews

<u>Member Recorded Vote</u>	<u>Ayes</u>	<u>Nays</u>	<u>Absent</u>	<u>Abstain</u>
Chairman William Thomas	X			
Vice Chair Deborah Andrews	X			
Commissioner Brent Scott	X			
Commissioner Toni Johnson			X	
Commissioner Sonali Patel	X			
Commissioner Barry Telesnick			X	

PASSED AND ADOPTED THE 21 day of April, 2026.

I, Deborah M. Hurley, Secretary of the Housing Authority of the Township of Edison, hereby certify that the foregoing is a true copy of a resolution of the Authority adopted at a regular meeting April 21, 2026.

  
\_\_\_\_\_  
Deborah M. Hurley, Secretary, Executive Director

## **RESOLUTION # 3-4-2026**

### **RESOLUTION OF THE EDISON HOUSING AUTHORITY CREATING THE POSITION OF DIRECTOR OF OPERATIONS AND MAINTENANCE**

**WHEREAS**, the Edison Housing Authority (the “Authority”) is committed to providing safe, decent, and sanitary housing for its residents; and

**WHEREAS**, the Authority recognizes the need for enhanced oversight, coordination, and efficiency in the management of its physical assets, maintenance operations, and capital improvements; and

**WHEREAS**, the establishment of a Director of Operations and Maintenance position will strengthen operational performance, improve response times, ensure regulatory compliance, and support long-term asset preservation; and

**WHEREAS**, the Board of Commissioners finds it to be in the best interest of the Authority to create a leadership position responsible for overseeing maintenance, facilities management, capital projects, and related operational functions;

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Edison Housing Authority that:

1. The position of **Director of Operations and Maintenance** is hereby established.
2. The Director of Operations and Maintenance shall report directly to the Executive Director and shall be responsible for, but not limited to:
  - Oversight and management of all maintenance and facilities operations;
  - Create schedules and Supervise maintenance personnel and contractors;
  - Coordination and implementation of capital improvement projects;
  - Ensuring compliance with HUD regulations, local codes, and safety standards;
  - Development and enforcement of preventative maintenance programs;
  - Budget preparation and cost control related to operations and maintenance.
3. The Executive Director is hereby authorized to develop a detailed job description, establish qualifications, and determine appropriate salary and benefits for the position in accordance with applicable laws, regulations, and Authority policies.
4. The Executive Director is further authorized to take all necessary administrative actions to recruit, hire, and fill the position.

# RESOLUTION # 3-4-2026

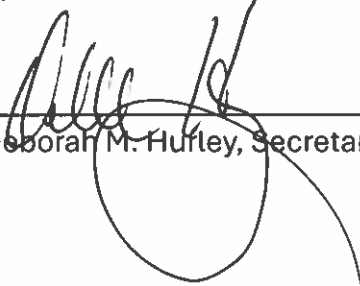
**MOVED:** Commissioner Brent Scott

**SECONDED:** Commissioner Sonali Patel

<u>Member Recorded Vote</u>	<u>Ayes</u>	<u>Nays</u>	<u>Absent</u>	<u>Abstain</u>
Chairman William Thomas	X			
Vice Chair Deborah Andrews	X			
Commissioner Brent Scott	X			
Commissioner Toni Johnson			X	
Commissioner Sonali Patel	X			
Commissioner Barry Telesnick			X	

PASSED AND ADOPTED THE 21 day of April, 2026.

I, Deborah M. Hurley, Secretary of the Housing Authority of the Township of Edison, hereby certify that the foregoing is a true copy of a resolution of the Authority adopted at a regular meeting April 21, 2026.

  
\_\_\_\_\_  
Deborah M. Hurley, Secretary, Executive Director

## RESOLUTION # 4-4-2026

**RESOLUTION TO AUTHORIZE THE EXECUTIVE DIRECTOR TO EXECUTE THE RAD CONVERSION COMMITMENT (RCC) FOR ROBERT HOLMES GARDENS AND TO TAKE ALL ACTIONS NECESSARY TO COMPLETE THE RAD CONVERSION CONSISTANT WITH THE TERMS AND CONDITIONS SET FORTH IN THE RCC**

**WHEREAS**, the Edison Housing Authority (EHA) applied to HUD on July 28, 2022 to convert its public housing units at Robert Holmes Gardens to the Rental Assistance Demonstration (RAD) program; and

**WHEREAS**, on August 19, 2022 HUD approved this application and issued a Commitment to Enter into a Housing Assistance Payment Agreement (CHAP); and

**WHEREAS**, on February 25, 2026 the EHA submitted a RAD Financial Plan to HUD for HUD to review and approve the feasibility of the RAD conversion; and

**WHEREAS**, HUD approved the Financial Plan on April 20, 2026 as evidenced by the RCC; and

**WHEREAS**, the EHA is approved by HUD to convert under the RAD conversion with a Section 18/ RAD Blend Project Based Voucher platform; and

**WHEREAS**, the RAD conversion includes financing from the Township of Edison, the Federal Home Loan Bank (FHLB), an FHA mortgage from PGIM, and funds from HUD approved EHA sources, and

**WHEREAS**, the EHA must follow the terms and conditions of the RCC to complete the RAD conversion process including but not limited to executing the RCC, related HUD RAD conversion documents, FHLB and PGIM FHA financing documents.

**NOW, THEREFORE BE IT RESOLVED ON THIS 21th DAY OF April, 2026**, that the Board of Commissioners of the Edison Housing Authority hereby authorizes the Executive Director to execute the RAD Conversion Commitment and to take all actions necessary to complete the RAD conversion consistent with the Terms and conditions of the RAD Conversion Commitment as may be amended by HUD.

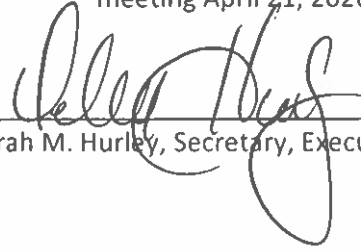
**MOVED:** Commissioner Deborah Andrews

**SECONDED:** Commissioner Brent Scott

<u>Member Recorded Vote</u>	<u>Ayes</u>	<u>Nays</u>	<u>Absent</u>	<u>Abstain</u>
Chairman William Thomas	X			
Vice Chair Deborah Andrews	X			
Commissioner Brent Scott	X			
Commissioner Toni Johnson			X	
Commissioner Sonali Patel	X			
Commissioner Barry Telesnick			X	

PASSED AND ADOPTED THE 21th day of April, 2026.

I, Deborah M. Hurley, Secretary of the Housing Authority of the Township of Edison, hereby certify that the foregoing is a true copy of a resolution of the Authority adopted at a regular meeting April 21, 2026.



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Deborah M. Hurley, Secretary, Executive Director

Dated: April 21, 2026

Edison Housing Authority

BY



William Thomas, Chairman

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

<b>MARCH 31, 2026 FISCAL YTD OPERATING SUMMARY PUBLIC HOUSING AND COCC</b>				
	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>Variance</u>	<u>% Var</u>
<b>OPERATING REVENUE</b>				
Tenant Rental Revenue	\$ 680,706	\$ 675,000	\$ 5,706	0.8%
Operating Subsidy	658,452	654,000	4,452	0.7%
CDBG Grant	3,822	15,000	(11,178)	-74.5%
FSS Grant	42,791	41,250	1,541	3.7%
Other Revenue	321,342	262,913	58,430	22.2%
<b>Year-to-Date Operating Revenue</b>	<b>1,707,113</b>	<b>1,648,163</b>	<b>58,951</b>	<b>3.6%</b>
<b>OPERATING EXPENSES</b>				
Salaries & Benefits	829,140	798,178	(30,962)	-3.9%
Utilities Expense	352,717	308,250	(44,467)	-14.4%
Maintenance Materials & Contract Costs	178,521	192,000	13,479	7.0%
RAD Consulting Fees	52,953	48,750	(4,203)	-8.6%
Other Operating Expenses	317,473	281,100	(36,373)	-12.9%
<b>Year-to-Date Operating Expenses</b>	<b>1,730,804</b>	<b>1,628,278</b>	<b>(102,526)</b>	<b>-6.3%</b>
<b>Net Operating Surplus / (Deficit)</b>	<b>\$ (23,691)</b>	<b>\$ 19,885</b>	<b>\$ (43,576)</b>	<b>-219.1%</b>

<b>MARCH 31, 2026, 2026 FISCAL YTD OPERATING SUMMARY HCV PROGRAM</b>			
	<u>Admin</u>	<u>HAP Subsidy</u>	<u>Total Program</u>
Operating Revenue	\$ 389,878	\$ 3,543,040	\$ 3,932,918
Operating Expenses:			
Salaries & Benefits	(152,235)	-	(152,235)
Other Admin. Expense	(190,315)	-	(190,315)
Housing Assistance Payments	-	(3,543,040)	(3,543,040)
<b>Net Operating Surplus / (Deficit)</b>	<b>\$ 47,328</b>	<b>\$ -</b>	<b>\$ 47,328</b>

<b>UNRESTRICTED CASH &amp; INVESTMENTS</b>	<u>March 2026</u>	<u>February 2026</u>
Public Housing & Business Activities	\$ 2,012,750	\$ 2,156,692
Housing Choice Voucher / Cont. of Care	696,740	941,148
<b>Housing Authority Total</b>	<b>2,709,490</b>	<b>3,097,840</b>
Component Unit EHA	723,470	717,497
<b>Unrestricted Cash &amp; Investments</b>	<b>\$ 3,432,960</b>	<b>\$ 3,815,337</b>

<b>GRANT SUMMARY</b>			
	<u>CFP 2023</u>	<u>CFP 2024</u>	<u>CFP 2025</u>
Total Budget (excl. debt service)	\$ 352,153	\$ 368,789	\$ 376,670
Total Funds Obligated	352,153	77,535	-
Total Funds Expended	240,084	77,535	-
Unobligated Funds	-	291,254	376,670
Unexpended Funds	112,069	291,254	376,670

HOUSING AUTHORITY OF THE TOWNSHIP OF EDISON  
PRELIMINARY FINANCIAL SUMMARY NOTES  
MARCH 31, 2026

Low Rent Public Housing and COCC Programs

EHA's LRP/COCC fiscal YTD net operating loss through March 31, 2026 (9 months of the fiscal year) is \$23,691.

Operating Revenues – YTD operating revenues are \$1,707,113, or \$58,951 (3.6%) better than budget.

- Tenant rental revenue is \$680,706 or \$5,706 (0.8%) above budget. The Authority must make every effort to collect rents as the tenant accounts receivable balance is approximately \$190,000. 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. AMP 1 occupancy rate is 75% and AMP 2 is 95%.
- Operating subsidy is \$658,452, or \$4,452 (0.7%) above budget, due to HUD's allocation methodology.
- CDBG grant revenue is \$3,822, or \$11,178 (74.5%) below budget. This is a state/county cost reimbursement grant, so the Authority will be reimbursed for expenses as they submit them.
- FSS grant revenue is \$42,791 or \$1,541 (3.7%) above budget. The Authority applied for and was awarded this grant in February 2025. The funds are used to pay salaries and benefits expenses related to tenant empowerment activities.
- Other revenue is \$321,342 or \$58,430 (22.2%) above budget. Other revenue includes management fees from the HCV program and Highland Park HA, interest and other miscellaneous revenues.

Operating Expenses – YTD operating expenses are \$1,730,804 or \$102,526 (6.3%) higher than budget.

- Salaries and benefits are \$829,140, or \$30,962 (3.9%) above budget. Please note the Authority paid its annual pension contribution in March – the total was \$112,876. This amount was more than we had accrued for and has been allocated across all programs based on salaries. This is a one-time annual disbursement made by the Authority.
- Utilities expenses are \$352,717, or \$44,467 (14.4%) higher than budget. The Authority paid approximately \$36,000 in gas bills in March. Utility expenses should start to decrease as the weather improves.
- Maintenance materials/contracts expenses are \$178,521 or \$13,479 (7.0%) higher than budget. The Authority is slightly above budget as we continue to repair and maintain tenant living and common areas.
- RAD Consulting fees are \$52,953, or \$4,203 (8.6%) higher than budget. As mentioned last month, the Authority used CFP funds to pay for an additional \$66,297 of RAD consulting fees excluded from this analysis.
- Other operating expenses are \$317,473, or \$36,373 (12.9%) higher than budget. These expenses include temporary staffing, 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 March 31, 2026 is \$47,328. The Authority's HAP expenses are covered by funding received from HUD. The administrative funding received by the Authority is \$47,328 more than the YTD actual expenses incurred. Please note the Authority must record its portability receipts on a timely basis. Based on the general ledger, portability receipts have not been recorded in a few months. Recording them will increase cash and reduce accounts receivable due from other authorities.

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 \$3,432,960. The Authority should ensure the Continuum of Care program draws-down its subsidy on a monthly basis.

Grant Summary

The Authority has approximately \$780,000 of unexpended capital funds available for upcoming capital improvement projects.

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

**3/1/2026**

VMS Type Description	# of Vouchers	# of New Vouchers	Amount
All other Vouchers	270	0	\$378,078.00
Tenant Protection Vouchers	35	0	\$26,342.00
<b>Totals</b>	<b>305</b>	<b>0</b>	<b>\$404,420.00</b>

FSS Program                    25 Participants  
FSS Escrow Expense            \$1,077  
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: 326  
Number of Port Out Portable Out Vouchers: 22  
Amount of Port Out Portable Out Vouchers: \$34850  
  
Project-Based vouchers 35  
Port- In Vouchers 70

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## Public Housing Report

In March we experienced only one major emergency at Julius Engle Gardens, other than that we concentrated on vacant apartment preparations and spring clean-up.

A total of 21 work orders were completed:

- Robert E. Holmes Apartments: 10 work orders
- Julius Engle Gardens: 11 work orders
- All work orders were completed.

- **Robert E. Holmes:**
- 23 units remain vacant.

### **Julius Engle Gardens:**

2 Vacant Units

03/20/2026 Hot water heater was on lock out mode and had to be serviced.

### **Occupancy and Financial Overview:**

As of February 2026, Edison Public Housing had 135 occupied units.

- Total Charges for December: \$79,166.00
- Rent Collected: \$54,391.00
- Outstanding Rent: \$23,775.00

Prepared by:

Jolanta Kubacka, PHM

Director of Property Management



# HIGHLAND PARK

HOUSING AUTHORITY

Board of Commissioners

Ruby Hope  
Chair

William Rainwater  
Vice Chair

David Copperman  
Commissioner

Thuy Bozzett  
Commissioner

Padraic Millet  
Commissioner

Seth Hahn  
Commissioner

Priscilla Hera  
Commissioner

Deborah Hurley  
MPA, C-PHM  
Executive Director & Secretary

Matthew Hersh  
Borough of Highland Park Liaison

242 South 6th Avenue, Highland Park 08904 | 732.572.4420 | 732.985.6485 | www.highlandparkhousing.org

## Housing Director - Monthly Operations Report

Reporting Period: **March 2026**

Prepared By: **Denise Blake**

### 1. Facility Projects:

#### a. **Camera Bids**

1. From a cost perspective, the number of cameras was reduced from 23 to 16.
  - Multiple vendors listed on the state-approved website have been engaged.
  - These vendors are currently preparing bid offers.

#### b. **Roof repair:**

1. A minor leak was identified on the sixth-floor ceiling, attributed to a small tear near the flashing on the roof during rainfall.
  - Roofing professionals have been contacted to address the issue, with repairs scheduled for completion in late April.

#### c. **Kronman Water Meter Testing:**

1. Kronman successfully completed its four-year water meter test. The results were forwarded to Keith at Middlesex Water Co.

#### d. **Annual Boiler Testing:**

1. Successfully completed annual boiler testing for Kronman.

### 2. Legal and Rent Matters:

#### a. **Eviction Proceedings:**

1. A resident family expressed their appreciation to me and the Attorney's office for the manner in which a legal matter was addressed last month and throughout the past two years. The family indicated that they are currently developing a plan in compliance with our lease guidelines.

#### b. **Delinquent Rents:**

## **Rent Collection & Occupancy:**

**Kronman Affordable – Occupancy = 99%**

ii. **Rents:** 40,165.00

iii. **Collected:** **39,195.00** (97.6%)

**Park Terrace – Occupancy = 98%**

iv. **Rents:** 11,819.00

v. **Collected:** **10,616.00** (89.8%)

## **Maintenance Report:**

38 Work Orders have been completed in March

- 14 – Route maintenance issues
- 10 – Urgent work orders
- 2 – Emergency
- 6 – Preventative
- 6 - Inspections

Thank you!



# SUMMER

## PLAYGROUNDS

REGISTRATION BEGINS MARCH 2ND  
RESIDENTS ONLY



**June 22– Aug 14**  
9:00 am – 1:00 pm



**Register here**  
[register.capturepoint.com/Edison](https://register.capturepoint.com/Edison)



**FREE /child**  
Space is limited.

FREE REGISTRATION

Edison Housing Authority Families

Public Housing and Section 8

20 Spaces ONLY

Must register with **Carmen Amalbert**

by **4/24/2026**

☎ For questions, please call:

**908-561-2525 X 210**

### LOCATION

Minnie B. Veal  
Community Center  
1070 Grove Ave.  
Edison, NJ 08820

**AGES 5–12**

**MORE INFO**

732-248-7310 [recreation@edisonnj.gov](mailto:recreation@edisonnj.gov)