

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

Tuesday, June 16, 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 May 19, 2026, Regular Meeting Minutes

6. Resolutions:

1-6-2026 Resolution to approve vouchers for payment of invoices in the amount of \$260,536.88 for the month of June.

2-6-2026 Resolution by the Commissioners of the Housing Authority of Edison Rejecting Bids for Landscaping services pursuant to N.J.S.A. 40A:11-13.2 due to the submitted bid amounts materially exceeding prior pricing for similar services and exceeding the authority's anticipated costs based on prior contracts.

3-6-2026 Resolution of the Commissioners of the Housing Authority of the Township of Edison authorizing the Executive Director to Draw Down Capital Fund Program Funds in the amount of \$65,350.00 for the replacement of a boiler at Julius Engel Gardens.

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

Tuesday, June 16, 2026
6:00 pm

4-6-2026 Resolution of the Commissioners of the Housing Authority of the Township of Edison authorizing the appointment of a Risk Manager to assist with the insurance requirements associated with the RAD conversion of Robert E. Holmes Gardens.

7. Old Business:

a.) Staff Reports:

- 1.) Director of Property Management
- 2.) Director of Maintenance and Operations
- 3.) Director of Section 8
- 4.) 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

BOARD MEETING

May 19, 2026

6:00 PM

MINUTES

The Regular Meeting of the Board of Commissioners of the Edison Housing Authority was held at 14 Reverend Samuel Carpenter Blvd, Edison, NJ 08820 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 Barry Telesnick, Commissioner Toni Johnson, Commissioner Brent Scott, Deborah Hurley Executive Director, and Terrance Corrison, Esq. EHA

Absent: Commissioner Sonali Patel

Approval of Minutes:

Minutes of April 21, 2026 meeting.

Motion: Commissioner Toni Johnson

Second: Commissioner Brent Scott

Discussions: No Discussions.

	<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			

1-5-2026 Resolution to approve vouchers for payment of invoices in the amount of \$69,488.64 for the month of May.

Motion: Commissioner Deborah Andrews

Second: Commissioner Brent Scott

Discussion: No Discussions.

	<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			

2-5-2026 Resolution of the Board of Commissioners of the Edison Housing Authority authorizing the Executive Director to commit up to Seven-Hundred and Fifty Thousand Dollars of Public Housing Funds for the RAD conversion and Rehabilitation of Robert E. Holmes Gardens.

Motion: Commissioner Barry Telesnick

Second: Commissioner Toni Johnson

Discussion: Executive Director Deborah Hurley introduced the RAD consulting firm The Brooke Group, Rick Ginnetti and Charlie Lewis, who will be able to expand more on the resolution.

Rick Ginnetti provided an update on the Edison Housing Authority's RAD conversion and redevelopment project, noting that the board previously approved the HUD conditional commitment and authorized steps toward closing. Although there was a slight delay, the project is now in the final closing preparation stage, with closing anticipated in early to mid-July.

The \$24.2 million redevelopment budget will fund approximately \$18 million in full-scope renovations, with additional contingency funds available for unexpected costs and future improvements. The project is expected to strengthen the housing authority's long-term financial stability through increased operating income, projected positive cash flow, and growing capital reserves. Funding includes an FHA loan through PGIM, Township contributions, Essentially, it is required to provide information and documentation on additional funding

commitments that will go towards the budget. To date we have commitments from the Federal Home Loan Bank, the Township of Edison, and we now will be asking EHA Public Housing Program to provide funding up to \$750,000 . Most required documents have already been submitted as the team works toward closing. This resolution will be part of the HUD necessary documentation.

Rick Ginnetti also mentioned that the next step would be to prepare the residents. Toward the end of June, residents will receive a lease cancellation notice stating that their current lease will be terminated in 30 days. The notice would also include instructions on who to contact to schedule an appointment to sign their new lease.

All current residents are on public housing leases, which will no longer be valid once the conversion takes place. They will be transitioned to standard, traditional leases that include the Section 8 rider used in the tenant-based program.

As part of this process, every resident will be required to meet with management and execute a new lease agreement.

	<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			

3-5-2026 Resolution authorizing the award of a contract for a Qualified Purchasing Agent (QPA) for the Edison Housing Authority, Appointing Vincent M. Bufis as the Qualified Purchasing Agent and Amending the Procurement Policy to increase the Bid Threshold to \$53,000 and the Informal Quote Threshold to \$7500.

Motion: Commissioner Brent Scott

Second: Commissioner Toni Johnson

Discussion:

Counsel Terrence Corrison, Esq. EHA mentioned that this had already been discussed and approved previously. It was stated that there were certain items needed specifically included in the resolution. Those items were approved at that time and are now simply being formally reflected in writing.

Executive Director Deborah Hurley mentioned that the goal of doing this for the housing authority is to give some control over purchasing process, as the authority's operation has expanded.

	<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			

Old Business:

Staff reports provided:

- Director of Property Management submitted a report detailing:
 - Unit turnovers and Work orders
 - Overall property status updates
 - An INSPIRE inspection was conducted at Robert Holmes earlier this month, Inspection score is still pending.
- Director of Section 8 submitted a report with updates on Voucher status
- Highland Park Housing Authority director's report was included, providing an overview of the current status of Highland Park Housing Authority.
- Family Self-Sufficiency (FSS) Program update
 - Program currently has 25 clients.
 - Another participant intake is planned within the next week or two.
 - Upcoming FSS events and orientations are scheduled for both new and existing participants.
 - Planned seminars include:
 - Resume writing
 - Job search assistance
 - Credit repair guidance
 - An FSS Resource Fair is scheduled for August.
 - Additional events may be added throughout the year as the program continues to grow.

New Business

Executive Director Deborah Hurley Report:

Executive Director Deborah Hurley reported that the Authority's primary focus in recent months has been the RAD conversion process. She also noted that significant efforts have been

made to reorganize operations at the Highland Park Housing Authority, and those efforts are now beginning to yield positive results. With that work progressing well, the Authority is moving forward with both its ongoing initiatives and the preparation of the housing authority budgets.

Motion to Open and Close the Public Comment 6:41 PM

Motion : Commissioner Barry Telesnick

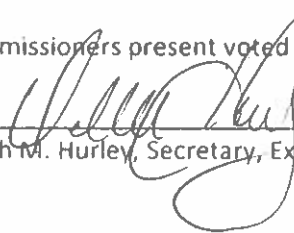
Seconded: Commissioner Toni Johnson

Motion to adjourn

Motion : Commissioner Barry Telesnick

Seconded: Commissioner Brent Scott

All commissioners present voted to adjourn at 6:41 PM



Deborah M. Hurley, Secretary, Executive Director

Edison Housing Authority Vendor Payment History Report

Check Name	SSN / TIN	Check Address				
Public Housing						
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
06/03/2026	7569	CHK	738005162026	answering service and Patch charges - 05/16/26 to 06/12/26 Memorial day holiday	\$126.64	\$126.64
06/12/2026	7592	CHK	738006132026	answering service and Patch charges - 06/13/26 to 07/10/26 Independence Day	\$122.00	\$122.00
Totals For Vendor: AB Universal Messaging						\$248.64
Acme Windows 36 Somerset Street Plainfield NJ 07060						
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
06/12/2026	7593	CHK	54347	REH 35 new windows screens and 8 rescreens	\$2,005.00	\$2,005.00
Totals For Vendor: Acme Windows						\$2,005.00
Aflac PO Box 535178 Pittsburgh PA 15253-5178						
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
06/03/2026	7570	CHK	141022	insurance premium - May 2026	\$396.75	\$396.75
Totals For Vendor: Aflac						\$396.75
Antonio Geva L1 Willard Dunham Drive Edison NJ 08837						
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
06/12/2026	7594	CHK	06102026	2026 prescription eyeglasses reimbursement	\$300.00	\$300.00
Totals For Vendor: Antonio Geva						\$300.00
BR Housing Solutions 39-4733602 31 Reynen Ct Ridgewood NJ 07450						
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
06/12/2026	7595	CHK	237	QPA Consulting Services for May 2026	\$1,666.67	\$1,666.67
Totals For Vendor: BR Housing Solutions LLC						\$1,666.67
Cafe Gallo 26-3516239 1153 Inman Ave Edison NJ 08820						
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
06/03/2026	7571	CHK	0-13-25 051426-STEM	12 large Pizza -STEM	\$184.00	\$184.00
Totals For Vendor: Cafe Gallo						\$184.00
Cozette L Randolph 137-48-1492 294 Green Street Woodbridge NJ 07095						
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
06/01/2026	7596	CHK	17	Administrative fee for Social worker at HIPHA - May 2026	\$1,968.70	\$1,968.70
Totals For Vendor: Cozette L Randolph						\$1,968.70
Deborah Hurley 1434 Maplewood Terrace Plainfield NJ 07060						
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
06/12/2026	7596	CHK	2026	2026 prescription eyeglasses reimbursement	\$250.00	\$250.00
Totals For Vendor: Deborah Hurley						\$250.00
DWC Enterprises Inc P O Box 1293 Maplewood NJ 07040						
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
06/01/2026	7567	CHK	37890	REH & JEG lawn maint. - April 2026	\$2,691.66	\$2,691.66
06/12/2026	7597	CHK	3781	REH & JEG lawn maint. - May 2026	\$2,691.66	\$2,691.66

Edison Housing Authority Vendor Payment History Report

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	Amount	Doc Total
06/03/2026	7572	CHK	692453	REH - Apt 2A 2C 9L Special Roach clean out	\$270.00	\$270.00
06/12/2026	7598	CHK	694783	REH & JEG monthly Pest Control contract-May 2026	\$655.00	\$655.00
Totals For Vendor: E&G Exterminators, Inc						\$925.00
Edison Sewer Collector 100 Municipal Boulevard Edison NJ 08817						
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
06/03/2026	7573	CHK	2026-1st half Sewer	2026-1st half Sewer	\$24,117.50	\$24,117.50
Totals For Vendor: Edison Sewer Collector						\$24,117.50
Elizabethtown Gas PO Box 6031 Bellmawr NJ 08099						
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
06/03/2026	7574	CHK	3996554541-043026	REH gas 5 Weston Forbes -03/31/2026 - 04/30/2026,	\$9,620.61	\$9,620.61
06/03/2026	7575	CHK	3922309254-051826	REH gas-15 beaver Ave-04/20/2026 - 05/18/2026	\$1,070.61	\$1,070.61
06/03/2026	7576	CHK	0577138900-051826	JEG Vacant apt gas 04/20/2026 - 05/18/2026	\$11.50	\$11.50
Totals For Vendor: Elizabethtown Gas						\$10,702.72
Enes Service Center i.LC 247 Central Avenue Metuchen NJ 08840						
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
06/12/2026	7599	CHK	053126	Gas fuel - April & May 2026	\$659.00	\$659.00
Totals For Vendor: Enes Service Center LLC						\$659.00
Ferraro's Pizzeria 1067 Inman Avenue Edison NJ 08820						
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
06/03/2026	7577	CHK	0220-STEM	Food for Children- 25 Chicken Fingers, Chips, Soda STEM 05/28/26	\$257.50	
			0221-STEM	Food for Children- 25 Chicken Fingers, Chips, Soda STEM 05/07/26	\$257.50	\$515.00
06/12/2026	7600	CHK	0250-STEM	Food for Children- 25 Chicken Fingers, Chips, Soda STEM 06/09/26	\$257.50	\$257.50
Totals For Vendor: Ferraro's Pizzeria						\$772.50
General Security 271 Cor Street Roselle NJ 07203						
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
06/03/2026	7578	CHK	2240138	alarm monitoring & service contract 06/01/2026-08/31/2026	\$307.83	
			2241254	Fire inspection For both JEG & REH	\$720.00	\$1,027.83
Totals For Vendor: General Security						\$1,027.83
Gurney Electric LLC 20-5534706 566A Cliff Road Sewaren NJ 07077						
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
06/12/2026	7601	CHK	18083	REH-Replaced 2 existing time clocks & labor charges	\$1,382.70	
			18066	REH-Apt 2A 2C & 4ABid. outdoor Fixtures	\$2,363.18	\$3,745.88
Totals For Vendor: Gurney Electric LLC						\$3,745.88

Edison Housing Authority Vendor Payment History Report

Happy Brooms Cleaning Service		10 Park Place Metuchen NJ 08840				
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
06/12/2026	7602	CHK	3200	REH & JEG office cleaning 05/29/26	\$470.00	\$470.00
Totals For Vendor: Happy Brooms Cleaning Service						\$470.00
Home Depot Credit		Dept 32 - 2531888992, PO Box 70293 Philadelphia PA 19176-				
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
06/12/2026	7603	CHK	0428-052326	JEG & REH maint materials -04/28/26-05/23/2026	\$2,696.30	\$2,696.30
Totals For Vendor: Home Depot Credit Services						\$2,696.30
InterGlobe		4295 Arthur Kill Road Staten Island NY 10309				
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
06/03/2026	7579	CHK	77113	REH telephone service - June 2026	\$1,143.14	\$1,143.14
Totals For Vendor: InterGlobe Communications, Inc.						\$1,143.14
Interstate Waste		22-3076098 PO Box 554744 Detroit MI 48255				
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
06/03/2026	7580	CHK	0012623350	REH trash service-June2026 Account #766660	\$2,120.00	\$2,120.00
06/12/2026	7604	CHK	0012649594	REH 30yd Rolloff-Trash-Account #766660 on 05/21/26	\$497.74	\$497.74
Totals For Vendor: Interstate Waste Services of New Jersey						\$2,617.74
James Holliman		148-5c-5589 7 B Weston Forbes Ct. Edison NJ 08820				
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
06/01/2026	7568	CHK	050826	Part time Maintenance help 16 hours @ \$16/hr. 04/27/2026 to 05/08/2026	\$256.00	
			052226	Part time Maintenance help 12 hours @ \$16/hr. 05/11/2026 to 05/22/2026	\$192.00	\$448.00
06/12/2026	7605	CHK	060526	Part time Maintenance help 12 hours @ \$16/hr. 05/25/2026 to 06/05/2026	\$192.00	\$192.00
Totals For Vendor: James Holliman						\$640.00
Magic Touch		22-1968634 59 W Front St. Keyport NJ 07735				
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
06/12/2026	7606	CHK	48403, 1A-P	REH-8 F water is stopped- repaired	\$573.78	
			48466A-P	JEG-issue with boiler again-repaired	\$512.72	
			47036A-P	REH boiler not working-no Heat -repaired	\$3,962.55	
			48573A-P	REH- Blrtg 15 install thermometer on header of storage tanks	\$2,251.32	
			48598 A-P	REH- 12D leak in Toilet stack-repaired	\$822.38	
			48668A-P	REH-9C toilet stack Leaking -Repaired	\$1,995.36	
			48369A-P	JEG- Boiler in Lockout with ignition flame failure fault- Repaired	\$4,665.72	
			48403A-P	REH-4C broken heat pipe -repaired	\$2,973.49	
			48500A-P	JEG-F1 Backup laundry room-cleared drain	\$1,576.06	
			48644A-P	JEG-Apt M4-Toilet leaking-repaired	\$275.69	
			48485A-P	JEG- Main Hot water Boiler replaced-Capital Fund	\$65,350.78	\$84,959.85
Totals For Vendor: Magic Touch Construction Co., Inc						\$84,959.85
McLaughlin Stauffer & Shaklee, PC		481-4 Outlook Drive Unit: Suite 112 Wall Township NJ 07753				

**Edison Housing Authority
Vendor Payment History Report**

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
06/12/2026	7607	CHK	05-22242	legal services (labor matters)-May 2026	\$485.70	\$485.70
Totals For Vendor: McLaughlin Stauffer & Shaklee, PC						\$485.70

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

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
06/01/2026	7564	CHK	051926	Food pantry help-part time 11.25 hrs. @ \$16 05/04/26 -05/19/26	\$180.00	
			052726	Food pantry help-part time 10.86 hrs. @ \$16 05/19/26 to 05/27/26	\$173.76	\$353.76
06/01/2026	7565	CHK	051426-STEM	Part time work 6.75 hrs. @ \$16 4/30/26, 5/7/26, 5/14/26	\$108.00	
			052826-STEM	Part time work 4.5 hrs. @ \$16 5/21/26 & 5/28/26	\$72.00	\$180.00
06/12/2026	7591	CHK	060926	Food pantry help-part time 10.86 hrs. @ \$16 06/03/26 to 06/09/26	\$100.00	\$100.00
Totals For Vendor: Miaiti Wilson						\$633.76

Middlesex Water PO Box 826538 Philadelphia PA 19182-6538

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
06/03/2026	7581	CHK	5535300000- 051426	Water bill for JEG for 04/15/2026 to 05/14/2026	\$4,002.74	\$4,002.74
Totals For Vendor: Middlesex Water Company						\$4,002.74

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

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
06/12/2026	7608	CHK	N11313	remote & onsite maint. of networks-June 2026	\$1,176.58	
			N11367	William computer setup service fee	\$600.00	
			N11266	Lenovo desktop computer 4th generation for Denis	\$1,676.25	
			N11289	Windows upgrade from 10 to 11 for 8 workstations	\$1,200.00	
			N11295	Thinkvision T24-40 computer and monitor for William	\$698.45	\$5,351.28
Totals For Vendor: NetConnect, Inc.						\$5,351.28

New Jersey American Box 371331 Pittsburgh PA 15250-7331

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
06/12/2026	7624	CHK	1018 210018967338- 052726	1 wintergreen Ave. WB - 04/29/2026- 05/27/2026	\$274.76	\$274.76
06/12/2026	7625	CHK	1018 210021604954 052726	14 rev Samuel carpenter 04/29/2026- 05/27/2026	\$139.66	\$139.66
06/12/2026	7626	CHK	1018- 210021656696 052726	15 LYLE PLACE H EDISON-04/29/2026- 05/27/2026	\$1,385.30	\$1,385.30
06/12/2026	7627	CHK	10182100216577 98-052726	11 LYLE PL A -04/29/2026-05/27/2026	\$333.58	\$333.58
06/12/2026	7628	CHK	1018- 210021837112 042726	3 WESTON FORBES CT D-04/29/2026- 05/27/2026	\$226.53	\$226.53
06/12/2026	7629	CHK	1018- 210021837815- 052726	2 WESTON FORBES CT C-04/29/2026- 05/27/2026	\$458.07	\$458.07

**Edison Housing Authority
Vendor Payment History Report**

06/12/2026	7630	CHK	10182100218385-11-052726	4 WESTON FORBES CT C-04/29/2026-05/27/2026	\$207.21	\$207.21
06/12/2026	7631	CHK	1018-210021839385-052726	5 WESTON FORBES CT B -04/29/2026-05/27/2026	\$3,226.12	\$3,226.12
06/12/2026	7632	CHK	1018-210021840699-052726	6 WESTON FORBES CT D-04/29/2026-05/27/2026	\$187.90	\$187.90
06/12/2026	7633	CHK	1018-210021901341-052726	8 Weston Forbes CT C - 04/29/2026-05/27/2026	\$332.65	\$332.65
06/12/2026	7634	CHK	1018-210021901730-052726	7 Weston Forbes CT. D -04/29/2026-05/27/2026	\$245.81	\$245.81
06/12/2026	7635	CHK	1018210021902436-052726	8 Weston Forbes CT E -04/29/2026-05/27/2026	\$313.36	\$313.36
06/12/2026	7636	CHK	1018-210021902795-052726	12 Wintergreen Ave WE -04/29/2026-05/27/2026	\$265.10	\$265.10
06/12/2026	7637	CHK	1018-210021836324-052726	9 LYLE PL H -04/29/2026-05/27/2026	\$574.79	\$574.79

Totals For Vendor: New Jersey American Water \$8,170.84

New Jersey Public PO Box 8025 New York NY 10008-8025

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
06/12/2026	7609	CHK	NJPHA403-2026SA-balance	2026 property,gen/auto liability,W/C,public official errors & omissions - 2nd installment	\$71,684.00	\$71,684.00

Totals For Vendor: New Jersey Public Housing Authority Joint Insurance Fund \$71,684.00

Nexacomm LLC 333 Mamaroneck Ave #341 White Plains NY 10605

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
06/12/2026	7610	CHK	0006703	JEG telephone service - June 2026	\$94.52	\$94.52

Totals For Vendor: Nexacomm LLC \$94.52

On Point IT Consulting 72 Hillview Ave Franklin Park NJ 08823

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
06/12/2026	7611	CHK	51226	Network wiring for new phone line in community room	\$650.00	\$650.00

Totals For Vendor: On Point IT Consulting \$650.00

Optimum PO Box 70340 Philadelphia PA 19176-0340

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
06/03/2026	7582	CHK	07875-386464-01-1-062126	REH office internet 05/22/2026-06/21/2026	\$200.99	\$200.99
06/03/2026	7583	CHK	07875-453477-01-2-062126	maintenance internet service 05/22/2026-06/21/2026 Weston Forbes APT C Basement	\$176.99	\$176.99
06/03/2026	7584	CHK	07875-207961-03-9-062126	JEG Internet 05/22/2026-06/21/2026	\$190.94	\$190.94

Totals For Vendor: Optimum \$568.92

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

06/03/2026	7585	CHK	18371	24 medallion for STEM program-Spring 2026	\$114.00	\$114.00
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Totals For Vendor: Picture-It, Inc. \$114.00

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

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
06/12/2026	7613	CHK	17432	Accounting services -May 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
06/03/2026	7586	CHK	7823095807-603909151205	Vacant Apt H1 -JEG electric 04/22/2026 - 05/20/2026	\$90.02	\$90.02
06/03/2026	7587	CHK	7716007807-600010365190	Vacant Apt 15C -REH electric-04/24/2026 - 05/22/2026	\$11.43	\$11.43
06/03/2026	7588	CHK	7822396102-604204010956	Vacant Apt C5 JEG electric 04/22/2026 - 05/20/2026	\$48.92	\$48.92
06/03/2026	7589	CHK	6691572106-603309498910	JEG gas & electric 04/22/2026 - 05/20/2026	\$3,522.04	\$3,522.04
06/03/2026	7590	CHK	7837940806-600710259547	Vacant Apt K5 -JEG electric-04/22/2026 - 05/20/2026	\$10.91	\$10.91
06/12/2026	7614	CHK	1300007818-052226	REH Electric 04/23/2026-05/22/2026	\$2,539.73	\$2,539.73

Totals For Vendor: PSE&G CO \$6,223.05

Re Construction General 85 Cedar Hill Ave Belleville NJ 07109

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
06/12/2026	7615	CHK	2026-48	JEG-apt A6 Bathroom renovation -Labor and material	\$800.00	\$800.00

Totals For Vendor: Re Construction General Contractor LLC \$800.00

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

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
06/12/2026	7616	CHK	1321445	REH -12H top Freezer Refrigerator replaced	\$795.00	
			1321383	REH -2 top freezer Refrigerator replaced	\$1,330.00	
			1321497	REH -APT 10A Gas range bought	\$829.00	\$2,954.00

Totals For Vendor: See-More TV & Appliance \$2,954.00

Spedient Inc 26-3953214 P.O.Box 1002 Fort Washington PA 19034

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
06/12/2026	7617	CHK	25-070229	REH- Pre-REAC NSPIRE for 40Bldg,67 units Inspector	\$2,680.00	\$2,680.00

Totals For Vendor: Spedient Inc \$2,680.00

Staples PO Box 70242 Philadelphia PA 19176-0242

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
06/12/2026	7618	CHK	7009994707	office supplies-Inv# 6064370032,6064370033	\$163.33	
			7009924857	office supplies-Cabinet wall water binder	\$1,513.55	
			7010084061	office supplies-Inv# 6064962104	\$834.19	\$2,511.07

Totals For Vendor: Staples \$2,511.07

**Edison Housing Authority
Vendor Payment History Report**

Steven Galante		151-82-0716	6 Atlantic Road Somerset NJ 08873			
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
06/12/2026	7619	CHK	043026	Website maintenance for EHA April 2026	\$150.00	
			053126	Website maintenance for EHA May 2026	\$150.00	\$300.00
Totals For Vendor: Steven Galante						\$300.00
Steve's Appliance Doctor			6 Eardley Road Edison NJ 08817			
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
06/12/2026	7620	CHK	48824-13 invoices	REH & JEG 13 Invoices - Appliances repaired	\$2,352.50	\$2,352.50
Totals For Vendor: Steve's Appliance Doctor, Inc.						\$2,352.50
The Print Post			274 Chestnut Street Newark NJ 07105			
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
06/12/2026	7621	CHK	34882-STEM	design and print STEM Certificates	\$80.00	\$80.00
Totals For Vendor: The Print Post						\$80.00
Verizon Wireless			PO Box 408 Newark NJ 07101-0408			
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
06/12/2026	7622	CHK	6144794948	Cell phone service 04/29/2026-05/28/2026	\$359.94	\$359.94
Totals For Vendor: Verizon Wireless						\$359.94
Zena Sutton			944 West 5th St Plainfield NJ 07063			
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
06/12/2026	7623	CHK	052626	reim. Exp breakfast & Lunch for FSS participants & providers on 05/26/26	\$140.02	\$140.02
Totals For Vendor: Zena Sutton						\$140.02
Total Bill list for June 2026						\$260,536.88

RESOLUTION # 1-6-2026

APPROVE VOUCHERS FOR PAYMENT OF INVOICES

WHEREAS, the Commissioners of the Edison Housing Authority approves voucher for payment of invoices for the month of June in the amount of \$260,536.88.

NOW, THEREFORE, Be It Resolved by the Board of Commissioner of the Edison Housing Authority that Resolution 1-6-2026 shall be approved.

MOVED: Commissioner Brent Scott

SECONDED: Commissioner Toni Johnson

<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 16 day of June, 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 June 16, 2026.



Deborah M. Hurley, Secretary, Executive Director

RESOLUTION # 2-6-2026

RESOLUTION BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF EDISON REJECTING BIDS FOR LANDSCAPING SERVICES PURSUANT TO N.J.S.A. 40A:11-13.2 DUE TO THE SUBMITTED BID AMOUNTS MATERIALLY EXCEEDING PRIOR PRICING FOR SIMILAR SERVICES AND EXCEEDING THE AUTHORITY'S ANTICIPATED COSTS BASED ON PRIOR CONTRACTS

WHEREAS, the Housing Authority of the Township of Edison (EHA) publicly advertised for bids for landscaping services in accordance with the requirements of the New Jersey Local Public Contracts Law, N.J.S.A. 40A:11-1 et seq.; and

WHEREAS, sealed bids were received and publicly opened on May 7, 2026; and

WHEREAS, the sole bid received substantially exceeded the EHA's prior contract award under applicable law and fiscal controls; and

WHEREAS, the lowest responsive bids received are approximately one hundred percent (100%) higher than prior contract pricing obtained by the EHA for similar landscaping services; and

WHEREAS, pursuant to N.J.S.A. 40A:11-13.2, a contracting unit may reject all bids when the lowest bid substantially exceeds the contracting unit's cost estimates, when available funding is insufficient, when specifications require revision, or when rejection is otherwise in the public interest; and

WHEREAS, the Board of Commissioners has determined that award of a contract under these circumstances would not be fiscally prudent and would be inconsistent with the Housing Authority's obligation to ensure responsible stewardship of public funds; and

WHEREAS, the Board further determines that it is in the best interest of the Authority to reject all bids at this time in order to reassess project scope, evaluate funding availability, and will rebid said services.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of Bergen County that all bids received for landscaping services pursuant to the solicitation advertised on April 21, 2026 and publicly opened on May 7, 2026 are hereby rejected in accordance with N.J.S.A. 40A:11-13.2 due to insufficient certified appropriations and because the lowest responsive bids substantially exceed prior contract pricing for similar services; and

RESOLUTION # 2-6-2026

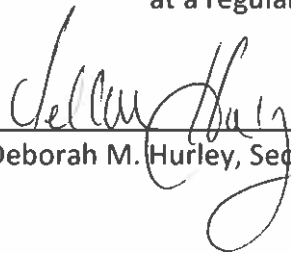
MOVED: Commissioner Brent Scott

SECONDED: Commissioner Deborah Andrews

Member Recorded Vote	Ayes	Nays	Absent	Abstain
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 16 day of June, 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 June 16, 2026.



Deborah M. Hurley, Secretary, Executive Director

RESOLUTION # 3-6-2026

RESOLUTION OF THE COMMISSIONERS OF THE HOUSING AUTHORITY OF THE TOWNSHIP OF EDISON AUTHORIZING THE EXECUTIVE DIRECTOR TO DRAW DOWN CAPITAL FUND PROGRAM FUNDS IN THE AMOUNT OF \$65,350.00 FOR THE REPLACEMENT OF A BOILER AT JULIUS ENGEL GARDENS

WHEREAS, the Housing Authority of the Township of Edison (the "Authority") is responsible for the maintenance and operation of its public housing developments; and

WHEREAS, the Authority has identified the need to replace an existing boiler system at Julius Engel Gardens in order to ensure the continued provision of safe, decent, and sanitary housing for its residents; and

WHEREAS, the estimated cost for the replacement of the boiler is Sixty-Five Thousand Three Hundred Fifty Dollars (\$65,350.00); and

WHEREAS sufficient funds are available through the Authority's Capital Fund Program (CFP) to cover the cost of this necessary capital improvement; and

WHEREAS, the Board of Commissioners has determined that the replacement of the boiler constitutes an eligible expenditure under the Capital Fund Program and is in the best interests of the Authority and its residents.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the Township of Edison that the Executive Director is hereby authorized to draw down Capital Fund Program funds in an amount not to exceed Sixty-Five Thousand Three Hundred Fifty Dollars (\$65,350.00) for the purpose of replacing the boiler at Julius Engel Gardens.

MOVED: Commissioner Brent Scott


SECONDED: Commissioner Deborah Andrews

Member Recorded Vote	Ayes	Nays	Absent	Abstain
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	

RESOLUTION # 3-6-2026

PASSED AND ADOPTED THE 16 day of June, 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 June 16, 2026.



Deborah M. Hurley, Secretary, Executive Director

RESOLUTION #: 4-6-2026

RESOLUTION OF THE COMMISSIONERS OF THE HOUSING AUTHORITY OF THE TOWNSHIP OF EDISON AUTHORIZING THE APPOINTMENT OF A RISK MANAGER TO ASSIST WITH INSURANCE REQUIREMENTS ASSOCIATED WITH THE RAD CONVERSION OF ROBERT E. HOLMES GARDENS

WHEREAS, the Housing Authority of the Township of Edison (the "Authority") is undertaking the Rental Assistance Demonstration (RAD) conversion of Robert E. Holmes Gardens; and

WHEREAS, the RAD conversion may require specialized insurance coverage and or, risk management oversight, and coordination with lenders, developers, contractors, and other stakeholders to ensure compliance with applicable requirements; and

WHEREAS, the Authority has determined that it is necessary and in the best interests of the Authority to retain the services of a qualified Risk Manager to assist with the insurance and risk management needs associated with the RAD conversion process; and

WHEREAS, The Alera Group, through its representative, Kevin Kreiser, possesses the expertise and experience necessary to provide such services; and

WHEREAS, the compensation for these services shall be based upon the established Joint Insurance Fund (JIF) rate of six percent (6%), with such fee to be paid by the JIF and not by the Authority; and

WHEREAS, the Board of Commissioners finds that the appointment of The Alera Group will serve the best interests of the Authority and facilitate the successful completion of the RAD conversion.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the Township of Edison that The Alera Group, through Kevin Kreiser, is hereby appointed as Risk Manager for the Authority in connection with the insurance and risk management requirements of the Robert E. Holmes Gardens RAD conversion project; and

BE IT FURTHER RESOLVED that the compensation for such services shall be at the established JIF rate of six percent (6%), and that such compensation shall be paid by the Joint Insurance Fund (JIF), with no direct cost to the Housing Authority of the Township of Edison; and

BE IT FURTHER RESOLVED that the Executive Director is hereby authorized to execute any and all documents and agreements necessary to effectuate this appointment and to take such actions as may be required to implement the provisions of this Resolution; and

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately upon its adoption.

RESOLUTION #: 4-6-2026

MOVED: Commissioner Brent Scott

SECONDED: Commissioner Deborah Andrews

Member Recorded Vote	Ayes	Nays	Absent	Abstain
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 16 day of June, 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 June 16, 2026.

Deborah M. Hurley, Secretary, Executive Director



(Main Office)

Robert B. Holmes Gardens
14 Rev Samuel Carpenter Blvd.
Edison, NJ 08820
Phone: (908) 561.2525
Fax: (908) 561.7517
Section 8 Office: (908) 561.8489

Julius Engel Gardens
Willard Dunham Drive
Edison, NJ 08837
Phone: (732) 549.3301
Fax: (732) 549.5394

Deborah M. Hurley, MPA, C-PHM
Executive Director

STAFF REPORTS

EHA & HPHA

Public Housing Report

May was a busy month for our maintenance team; we had NSPIRE inspection at Robert E. Holmes and were busy doing last-minute preparation for the NSPIRE inspection.


The maintenance team was actively correcting the NSPIRE inspection deficiencies.

At Julius Engle Gardens we had a problem with a hot water boiler, even though the plumbers last month replaced the blower motor the heat exchanger went bad and the crack caused water to compromise it and it needed to be replaced.

We had a sewer backup under building F.

At Robert E. Holmes apartment 12D the main toilet stack leaked so the kitchen cabinets had to be removed for the stack to be fixed. Apartment 9C had a major leak from the toilet to the pantry.

A total of 24 work orders were completed:

- Robert E. Holmes Apartments: 12 work orders
- Julius Engle Gardens: 12 work orders
-  All work orders were completed

Robert E. Holmes 23 units remain vacant.

Julius Engle Gardens: 3 Vacant Units

Occupancy and Financial Overview:

As of April 2026, Edison Public Housing had 134 occupied units.

- Total Charges for April: \$83,000.00
- Rent Collected: \$53,943.10
- Outstanding Rent: \$29,056.90

Prepared by:

Jolanta Kubacka, PHM

Director of Property Management

**Director of Operations and Maintenance:
Dennis Williams Banegas.
To Executive Director of Edison Housing Authority:
Deborah Hurley.
Biweekly report.
June 1st – June 11th.**

This report provides the update on projects, Tenant calls and maintenance activities of the last Two weeks beginning on June 1st to June 11, 2026.

Maintenance staff is enthusiastically working to provide the best service and accommodation to our Tenants.

Projects:

- Food Pantry every Wednesday; We go to pick up the items at East Brunswick.
- Three vacant units have been repaired at the Julius Engle Site.
- Back Storm door for breeze way fixed at A bldg. in Julius Engle site.
- Office Fridge Top door gasket has been fixed at Julius Engle Site.
- Landscaping and mulched at Julius Engle site.
- At Roberty Holmes site: a faucet has been replaced, and a door saddle has been replaced to eliminate the hazard from a leak and a trip respectively.
- Office Parking lanes have been painted at Robert Holmes Site.
- Parking lanes painted by bldg. 10 at Robert Holmes site.
- Tree Removal and stump have been scheduled for next week with Estuardo Tree Removal.
- Two companies came to assess the upgrade of the signs. (Waiting on proposals)
- One company came to assess the irrigation system.
- Two companies came to assess the replacement of the awning, waiting on proposals and we already have two.
- Broken Tree has been removed by basketball court at Robert Holmes Site.

Calls:

- 9C Pantry Leak fixed.

- J1 Toilet tank float replaced.
- E4 Front entrance door strike plate replaced.
- K5 Kitchen cabinet and medicine cabinet installed.
- 9H p-trap under kitchen sink has been taken care of.
- K10 Pantry power was taken care of.
- 12E New stove was installed.
- M3 New stove was installed.
- M5 New stove was installed.
- G3 Fridge doors swapped.
- 11C leak under sink was taken care of by replacing the sprayer hose.
- Highland Park GFCI was replaced.

Pest Control:

- Pest control company came to spray some units and office.

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

5/1/2026

VMS Type Description	# of Vouchers	# of New Vouchers	Amount
All other Vouchers	268	0	\$377,544.00
Tenant Protection Vouchers	33	0	\$25,022.00
Totals	301	0	\$402,566.00

FSS Program 25 Participants
 FSS Escrow Expense \$969
 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: 325
 Number of Port Out Portable Out Vouchers: 20
 Amount of Port Out Portable Out Vouchers: \$28728
 Project-Based vouchers 35
 Port-In Vouchers 73



HIGHLAND PARK
HOUSING AUTHORITY



Board of Commissioners

Ruby Hope
Chair

William Rainwater
Vice Chair

David Copperman
Commissioner

Thuy Bozzetti
Commissioner

Padraic Millet
Commissioner

Seán Hahn
Commissioner

Priscilla Hera
Commissioner

Deborah Hurley
MPA, C PHM
Executive Director
& Secretary

Matthew Hersh
Borough of
Highland Park, Councilman

📍 242 South 6th Avenue, Highland Park 08904

☎ 732.572.4420

📠 732.985.6485

🌐 www.highlandparkhousing.org

Director of Housing - Monthly Operations Report

Reporting Period: **May 2026**

Prepared By: **Denise Blake**

1. Facility Projects:

a. Inspections & Compliance Highlights

- i. **PNC Bank Audit:** On May 19 the buildings exterior and interior (common areas) received significant commendations (“Kudos”).
- ii. However, 15 units were randomly selected of which 5 highlighted severe resident housekeeping and hoarding challenges.
- iii. This has prompted a conversation and a restructuring (please see memorandum to Social Worker) of how social services interacts with residents and is able to mitigate eviction risks.

b. Regulatory & Inspections:

- i. Our Section 8 inspector has cited us for GFI wiring issues in a few units. The issues have been remedy immediately following the citation.
- ii. Elevators passed their annual inspection and are certified for a year.

c. Tax Credit & Finance: 93 out of 100 annual tax credit recertifications have been completed. My quarterly reports have been submitted to PNC; we are waiting on our accountant to submit our balance sheet & income statements.

2. **Restructured Social Services & Resident Relations**

a. To avoid eviction risks and addressing the housekeeping issues highlighted by PNC, I personally conducted a walkthrough of all 100 units in Kronman.

- i. 10 units (10%) require critical intervention.
- ii. I’ve asked our Social Worker to become more proactive. Shifting from passive referrals to a more hands-on approach. Incorporating micro-task cleaning schedules (e.g., focusing on one area/task at a time) paired with positive reinforcement.
- iii. I’ve also encouraged her to pursue Medicare/Medicaid-funding for housekeeping aids for all those that ‘may’ qualify.
- iv. Follow-up home inspections are scheduled via the Social Worker for June 12, 2026.

b. Resident Liaison Roles (Via Easter Seals)

- i. 2 residents have been employed through the Easter Seals program.
- ii. #1 – **Resident Coordinator** – She will champion program attendance. She possesses strong community ties with the Senior Community Senior, which will allow her to present more programming opportunities to our residents via our monthly newsletter. (Her Services end with us on July 23rd)
- iii. #2 – **Resident Liaison** – Starting in June, this person will deliver notices throughout both properties, host open-door resident feedback sessions, and organize casual movie/news watching events type gatherings.

3. Legal and Rent Matters:

a. Delinquent Rents:

- i. 2 residents are currently past due to under reporting of income.
- ii. We continue to receive captured past rent payments collected for us by our Attorney's office.

4. Community Engagement:

a. Meal Services:

- i. Weekly prepared meals continue to be provided to us through Elijah's Promise.

b. Pop-up Pantry:

- i. Hosted monthly by Charlie Tomaro from Hands of Hope. Residents received:
 - 1. Beef, Eggs
 - 2. Proteins, breads, fruits, and assorted dry goods.

5. Resident Activity:

a. Applicants & Move ins:

- i. One – Tax Credit applicant is scheduled to move-in in June.
- ii. We are currently interviewing applicants from Park Terrace waitlist for housing.

6. Maintenance, Capital Projects, & Procurement

a. Completed Repairs:

- i. **Heating System:** Plumbers have successfully repaired the water-heating system. In system# 2 – an exhaust fan was replaced. System #1 – A sensor was replaced, but the plumber is waiting on the manufacturer to confirm configuration instructions.
- ii. **Major Sewer Backup:** This affected several 1st floor units (Plumbing lines B, C, E). All residents affected were compensated for trouble. I, Maintenance, and Edison Maintenance, all worked hard to resolve issue. Non-biodegradable objects, such as sanitary pads, baby-wipes etc. found in

traps. – A written warning notice was sent out to all residents to “**ONLY**” use biodegradable materials when flushing the toilet.

- iii. **A reasonable accommodation request:** Called in plumbers to reroute the pipe work under a sink in unit 1-H to accommodate the height of a wheelchair.
- iv. **Recommendation of Section 8 Inspector:** Called in plumbers to fix shower diverter (unit 1-E) to comply with NSPIRE/Building codes. Also, per inspector, replaced refrigerator due to ‘cracked’ gasket.
- v. **OS&Y Valve 3rd Floor Repaired:** Small valve leak was repaired on May 8th, 2026. (We have a minor leak in the OS&Y valve 2nd floor, waiting on quote to repair).
- vi. **Central Alarm System:** Repaired 2 smoke alarms via AFA alarm company
- vii. **Fasia repair (North-Side) Roof:** Abt. 3ft. of aluminum siding had become slightly detached from the roof. May 15th, issue was fixed.
- viii. **Keri System Upgrade:** Fob system was upgraded on May 11. A minor glitch was fixed/remedied within a week after the initial installation.

b. QPA approved Quotes for our Accountant for:

- i. Camera Upgrade: Park Terrace and Kronman
- ii. Exhaust Fan Replacement: Three broken units at Kronman
- iii. Water Heater Replacement: One water heater tank at – Kronman
- iv. HVAC Removal: Three roof blowers and associated ductwork - Kronman

c. Capital Improvement: QPA is securing RFP's for:

- i. Replacement of 20 Water heaters – Park Terrace
- ii. Adding Ventilation Systems:
 - 1. 21 – Park Terrace Units
 - 2. 10 – 1st floor – Kronman Units
- iii. Electrical Services
- iv. Plumbing Services
- v. Website Maintenance
- vi. Flooring
- vii. Debt Collection
- viii. Elevator Company
- ix. Sprinkler Company

d. Landscaping:

- i. Walked property with the landscaper. We are awaiting a proposal to trim back trees and add pieces that will beautify the landscape.
- ii. Landscapers **must** ensure trees and brushes are at least 6 ft. away from the building so we align with HUD/NSPIRE building standards.

e. Pest Control:

- i. On **Wednesday, May 27th** I walked Kronman with the Pest Control agent. Out of 100 units only 1 unit showed signs of live activity.

- ii. This unit will undergo a **ONE-TIME** pest control clean-out. The residents will not be able to enter their unit for 2 hours.
- f. **July In-House Maintenance Focus:** - Park Terrace
 - i. My desire is to start a **2 unit per month** internal renovation project.
 - ii. Utilizing our maintenance team, I will be working with the families to update flooring as needed, paint units, and fix inside units as needed.

Maintenance Work:

Our maintenance team is currently working on sprucing up our building by:

- a. Painting sidewalks, and parking spaces,
- b. Painting/replacing stained ceiling tiles,
- c. Touch-up paint walls (on-going)
- d. Paint Lobby
- e. Painting Community Room

42 Work Orders have been completed in **May**

- 23 – Route maintenance issues
- 10 – Urgent work orders
- 1 – Preventive
- 1- Emergency
- 2 – Vacant
- 2 – Vendor calls
- 3 – Section 8 inspector findings

Rent Collection & Occupancy:

Kronman Affordable – Occupancy = 99%

iii. **Rents:** 42,144.93

iv. Collected: **41,595.73 (99.9%)**

Park Terrace – Occupancy = 98%

v. **Rents:** 12,117.00

vi. Collected: **9,337.00 (92.3%)**

Thank you!

NJ Housing Authority Open Waitlists - June 2026

County column added. Details are cleaned from the source PDF and handwritten open/closed notes. Rows marked Verify should be confirmed before client-facing use.

Total entries	50
Clearly opening	46
Verify	2
Supportive only	2

County	#	County	#	County	#
Atlantic	1	Bergen	3	Burlington	2
Cumberland	2	Essex	4	Gloucester	2
Middlesex	3	Monmouth	8	Morris	3
Salem	1	Somerset	2	Sussex	1
Warren	2			Union	4

Detailed List

County	City	Housing Authority / Address	Contact	Program / Status	Notes
Atlantic	Atlantic City	Housing Authority and Urban Redevelopment Agency 227 N Vermont Avenue, Atlantic City, NJ 08401 NJ 0814	Phone: (609) 344-1107 Fax: (609) 344-1015 tsaihsn@atlanticcityha.org	Combined Open	Senior/disabled; studio-2 BR.
Bergen	Cliffside Park	Cliffside Park Housing Authority 500 George Road, Cliffside Park, NJ 07010 NJ 070	Phone: (201) 941-0655 Fax: (201) 941-4039 jcapano@cp-ha.org	Section 8 Open	Seniors, veterans or spouses 62+, or disabled applicants; studio-1 BR.
Bergen	Edgewater	Edgewater Housing Authority 300 Undercliff Avenue, Edgewater, NJ 07020 NJ 075	Phone: (201) 943-6000 Fax: (201) 943-0416 jcapano@edgewaterha.org	Combined Open	Seniors; studio-1 BR; veterans; disabled; family; studio-5 BR.
Bergen	Hackensack	Housing Authority of Bergen County One Bergen County Plaza, Hackensack, NJ 07601 NJ 067	Phone: (201) 338-7600 Fax: (201) 338-7660 info@haborj.org	Section 8 Open	Disabled or veterans only.
Burlington	Beverly	Beverly Housing Authority 101 Magnolia Street, Beverly, NJ 08010 NJ 018	Phone: (608) 387-0250 Fax: (608) 387-7349 bha2@comcast.net	Low-Rent Open	Seniors, veterans, and disabled applicants prioritized.
Burlington	Florence	Florence Housing Authority 620 W. Third & Elys Street, Florence, NJ 06518 NJ 038	Phone: (608) 499-0575 Fax: (608) 499-0698 fla1@comcast.net	Low-Rent Open	All unit sizes.
Camden	Camden	Housing Authority of the City of Camden 2021 Watson Street, Camden, NJ 08105 NJ 010	Phone: (856) 968-2700 Fax: (856) 861-1090 mwfiliams@camdenhousing.org	Combined Open	Senior 62+ and senior 50+ noted.
Camden	Clementon	Borough of Clementon Housing Authority 22 Gibbstown Road, Clementon, NJ 08021 NJ 073	Phone: (856) 784-1134 Fax: (856) 784-1324 vlavence@clmhousing.net	Combined Open	Senior 62+.
Camden	Gloucester City	Gloucester City Housing Authority 101 Market Street, Gloucester City, NJ 08030 NJ 218	Phone: (856) 458-5772 x131 Fax: (856) 458-6894 krmogatholunn@jrd.net	Low-Rent Open	Senior 62+; senior 55+; disabled 18+; veterans preference; studio-2 BR.
Camden	Westmont	Haddon Housing Authority 25 Wymewood Avenue, Westmont, NJ 08108 NJ 064	Phone: (856) 854-3700 Fax: (856) 854-7122 rohler.lowers@haddonhousing.com	Low-Rent Open	Senior 62+.
Cumberland	Milville	Milville Housing Authority 1153 Holly Berry Lane, Milville, NJ 08332 NJ 061	Phone: (856) 825-8660 x1004 Fax: (856) 825-5283 ssshivers@milvillehousing.org	Combined Open	Senior/disabled 62+; families studio-4 BR; young disabled 18-49.

County	City	Housing Authority / Address	Contact	Program / Status	Notes
Cumberland	Vineland	Vineland Housing Authority 191 W Chestnut Avenue, Vineland, NJ 08360 NJ 08360	Phone: (856) 691-4098 Fax: (856) 691-9404 jones@vha.org	Combined Open until 8/17/2026	Low-income; 2 and 4 BR.
Essex	East Orange	East Orange Housing Authority 180 Halseid Street, East Orange, NJ 07017 NJ 07053	Phone (973) 766-8886 x20 Fax: (973) 766-8797 vegill@echa.org	Combined Open	Senior/disabled.
Essex	Irvington	Irvington Housing Authority 101 Union Avenue, Irvington, NJ 07111 NJ 07037	Phone (973) 375-2121 Fax: (973) 375-4581	Combined Open	Senior; studio-1 BR.
Essex	Newark	Newark Housing Authority 500 Broad Street, Newark, NJ 07102 NJ 07102	Phone: (973) 273-6677 Fax: (973) 273-6636 ispicer@newarkha.org	Combined Open	Senior; studio-2 BR. General population; studio-5 BR.
Essex	Orange	Housing Authority of the City of Orange 340 Thomas Boulevard, Orange, NJ 07050 NJ 07050	Phone (973) 875-1250 Fax: (973) 875-6843 wmcrae63@aol.com	Combined Open	Senior; studio-1 BR.
Gloucester	Deptford	Gloucester County Housing Authority 100 Pop Moylan Boulevard, Deptford, NJ 08066 NJ 08064	Phone (856) 845-4958 Fax: (856) 348-9044 admin@hagc.org	Combined Open	Veterans; seniors 55+ for 1 BR; seniors 62+ or disabled; disabled 1-2 BR noted.
Gloucester	Glassboro	Glassboro Housing Authority 181 Delasa Manor Drive, Glassboro, NJ 08028 NJ 08051	Phone: (856) 881-5211 Fax: (856) 688-0481 kgobler@hagc.org	Combined Open	Same note as Gloucester City; senior 62+, senior 55+, disabled 18+ with veterans preference; studio-2 BR.
Hudson	Beyonne	Beyonne Housing Authority 549 Avenue A, Beyonne, NJ 07002 NJ 07012	Phone (201) 338-8700 Fax: (201) 438-0965 beyonneha@optonline.net	Combined Open	Senior; studio-2 BR. Family; studio-4 BR.
Hudson	Jersey City	Housing Authority City of Jersey City 400 U.S. Highway #1 (Memon Gardens), Jersey City, NJ 07306 NJ 07009	Phone (201) 708-4638 Fax: (551) 298-7740 scasa@cha.us	Combined Open	Open; no additional eligibility note written.
Hudson	Union City	Union City Housing Authority 3911 Kennedy Boulevard, Union City, NJ 07087 NJ 07075	Phone (201) 864-1515 x114 Fax: (201) 864-7163 ssanger@ucpha.com	Combined Open	Union City residents prioritized.
Hudson	Weehawken	Weehawken Housing Authority 525 Gregory Avenue, Weehawken, NJ 07086 NJ 07077	Phone (201) 348-4188 Fax: (201) 348-4457 weehawkenha@aol.com	Combined Open	Seniors
Hudson	West New York	West New York Housing Authority 6100 Adams Street, West New York, NJ 07093 NJ 07100	Phone: (201) 868-6100 Fax: (201) 868-3393 dheppert@wnyhousing.org	Combined Open	Apply in person; senior and family.
Middlesex	Carteret	Carteret Housing Authority 96 Roosevelt Avenue, Carteret, NJ 07008 NJ 07047	Phone (732) 541-8800 Fax: (732) 541-2887	Combined Open	Open to applicants who live or work in Carteret.
Middlesex	Perth Amboy	Perth Amboy Housing Authority 881 Amboy Avenue, Perth Amboy, NJ 08862 NJ 08860	Phone (732) 828-3110 Fax: (732) 828-3111 dcozme@perthamboyha.org	Combined Open	2-4 BR
Middlesex	South Amboy	South Amboy Housing Authority 250 S Broadway, South Amboy, NJ 08879 NJ 08835	Phone: (732) 721-1831 x10 Fax: (732) 721-0377 scamboyna@aol.com	Combined Open	Head of household must live or work in town.
Monmouth	Freehold	Collaborative Support Programs of NJ 11 Spring Street, Freehold, NJ 07728 NJ 08840	Phone: (732) 780-1175 x4201 Fax: (732) 780-8977 jfariss@capnj.org	Section 8 Supportive entry	Supportive housing only

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Monmouth	Freehold	Community Enterprises Corporation 11 Spring Street, Freehold, NJ 07728 N.J.83	Phone: (732) 780-1175 x33 Fax: (732) 780-8977 butcher-faraso@capnj.org	Section 8 Supportive only	CEC; supportive housing only.
Monmouth	Freehold	Freehold Housing Authority 107 Throckmorton Street, Freehold, NJ 07728 N.J.89	Phone: (732) 462-2421 Fax: (732) 409-7075	Low-Rent Open	Family only; 3 BR; household size 4-5 members.
Monmouth	Freehold	Monmouth County PHA 3000 Kozloek Road, Freehold, NJ 07728 N.J.95	Phone: (732) 431-6000 x8027 Fax: (732) 431-6267 Katrinal.Hewitt@co.monmouth.nj.us	Section 8 Verify	Checked/marked in source, but no open/closed note written.
Monmouth	Highlands	Highlands Housing Authority 215 Shore Drive, Highlands, NJ 07732 N.J.64	Phone: (732) 872-2022 Fax: (732) 291-8743 d4zama@perthamboyra.org	Low-Rent Open	Open; no additional eligibility note written.
Monmouth	Keansburg	Keansburg Housing Authority 1 Church Street, Keansburg, NJ 07734 N.J.80	Phone: (732) 787-6151 x10 Fax: (732) 787-5204 d4zama@perthamboyra.org	Section 8 Open	Senior 62+ / disabled; studio-1 BR.
Monmouth	Long Branch	Long Branch Housing Authority Garfield Court, Long Branch, NJ 07740 N.J.03	Phone: (732) 222-3747 Fax: (732) 222-7501 salfred@lbhousing.org	Combined Open	Senior 62+; low-income 1-3 BR.
Monmouth	Middletown	Housing Authority of the Township of Middletown 1 Oakdale Drive, Middletown, NJ 07748 N.J.63	Phone: (732) 671-2990 Fax: (732) 671-4828 sthoras@mtsej.net	Section 8 Open	Senior 62+.
Morris	Dover	Dover Housing Authority 215 E Blackwell Street, Dover, NJ 07801 N.J.68	Phone: (973) 361-8444 Fax: (973) 361-6204 edmin@doverhousing.org	Combined Open	Senior/disabled; 62+ or 55+ noted.
Morris	Morris	Morris County Housing Authority 98 Ketch Road, Morris, NJ 07960 N.J.52	Phone: (973) 540-0389 Fax: (973) 540-1914 katyphere@morriscountyha.org	Combined Open	Senior 55+ or 65+; 1-2 BR; family 1-3 BR.
Morris	Morris	Morris County Housing Authority 200 South Street, Morris, NJ 07960 N.J.23	Phone: (973) 538-6343 Fax: (973) 292-4191 edturnam@morristownha.com	Combined Open	Senior 62+.
Ocean	Bayville	Berkeley Housing Authority 44 Frederick Drive, Bayville, NJ 08721 N.J.56	Phone: (732) 269-2312 Fax: (732) 268-7709 bha@berkeleyhousing.org	Combined Open	Senior/disabled; 1 BR in STR, Magnolia Avenue
Ocean	Brick Township	Brick Housing Authority 185 Chambers Bridge Road, Brick Town, NJ 08723 N.J.55	Phone: (732) 920-9400 x111 Fax: (732) 920-7604	Combined Open	Senior 62+ / disabled.
Ocean	Lakewood	Housing Authority of the Township of Lakewood 317 Sampson Avenue, Lakewood, NJ 08701 N.J.54	Phone: (732) 384-1300 x109 Fax: (732) 387-3299 spansone@lakewoodha.org	Combined RAD open	Seniors 62+ / disabled 18+; ages 50-61 after waitlist exhausted.
Salem	Penns Grove	Penns Grove Housing Authority Penn Towers South, Penns Grove, NJ 08069 N.J.74	Phone: (856) 259-0101 Fax: (856) 289-6736 cruiland@pennsgroveha.org	Combined Open	Senior/disabled 1 BR; family 4-5 BR.
Somerset	Marville	Marville Housing Authority 325 Main Street, Marville, NJ 08835 N.J.11	Phone: (908) 725-8943 x111 Fax: (908) 231-8820 housing@marvillanj.org	Section 8 Open	18+; must live or work in Marville.
Somerset	Somerville	Somerville Housing Authority 25 West End Avenue, Somerville, NJ 08876 N.J.37	Phone: (908) 725-2300 Fax: (908) 725-2859 tomk@msand.net	Section 8 Open	Senior; return application in person
Sussex	Newton	Newton Housing Authority 32 Liberty Street, Newton, NJ 07960 N.J.76	Phone: (973) 363-5191 Fax: (973) 363-1181 bitnyder1952@gmail.com	Low-Rent Open	Senior 62+; disabled 55+.

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Union	Elizabeth	Union County Housing Authority 1 Elizabethtown Plaza, 5th Floor, Elizabeth, NJ 07207 NJ113	Phone: (732) 382-8100 Fax: (732) 382-7800 Robin@developmentdirectional.com	Section 8 Operating/Open	Opening noted as 8/1/2026.
Union	Linden	Housing Authority City of Linden 1601 Dill Avenue, Linden, NJ 07036 NJ066	Phone: (908) 298-3820 x203 Fax: (908) 298-6960 lsanders@lindenha.org	Combined Open	Seniors 62+/disabled 18+.
Union	Plainfield	Plainfield Housing Authority 510 E Front Street, Plainfield, NJ 07060 NJ039	Phone: (908) 769-6335 x605 Fax: (908) 753-2232	Combined Open	Senior, studio-1 BR.
Union	Summit	Summit Housing Authority 512 Springfield Avenue, Summit, NJ 07901 NJ017	Phone: (908) 273-6413 Fax: (908) 273-3818 kthard@morristownha.com	Low-Rent Open	Residents of Summit prioritized; seniors 62+.
Warren	Phillipsburg	Phillipsburg DCD 120 Falmore Street, Phillipsburg, NJ 08865 NJ088	Phone: (908) 454-5500 x342 Fax: (908) 213-9214 gray@phillipsburgnj.org	Section 8 Open	In-person only. Paper applications Mon-Thu, 10:00-12:00 and 12:30-2:00.
Warren	Phillipsburg	Phillipsburg Housing Authority 530 Heckman Street, Phillipsburg, NJ 08865 NJ074	Phone: (908) 859-0122 x102 Fax: (908) 454-8267 jensign@phillipsburgha.com	Low-Rent Verify	Address circled in source; verify whether same in-person application process applies.

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RESOURCES AND MORE!!

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or call 732-646-4055 for more
information.

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