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

Tuesday, September 15, 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 public housing authority properties in the main lobby. 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 July 21, 2026, Regular Meeting Minutes

6. Resolutions:

1-9-2026	Resolution to approve vouchers for payment of invoices in the amount of $186,911.50 for the months of August and September.
2-9-2026	Resolution by the commissioners of the Edison Housing Authority to authorize the approval of Fair Market Rents for the Edison Housing Authority.
3-9-2026	Resolution authorizing the Executive Director to enter into a Memorandum of Understand with ABC Landscaping for Landscaping Services

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

EDISON HOUSING AUTHORITY
BOARD MEETING
July 21, 2026
6:00 PM
MINUTES

The Regular Meeting of the Board of Commissioners of the Edison Housing Authority was held at Robert E Holmes at 14 Reverend Samuel Carpenter Blvd, Edison, NJ in the Community room. The meeting was called to order at 6:10 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: Vice Chair Deborah Andrews, Commissioner Barry Telesnick, Commissioner Toni Johnson, Commissioner Brent Scott, Deborah Hurley Executive Director, and Terrance Corriston, Esq. EHA

Absent: Chairman William Thomas, Commissioner Sonali Patel

Approval of Minutes:
Minutes of June 16, 2026 meeting.

Motion: Commissioner Brent Scott
Second: Commissioner Toni Johnson

Discussions: No Discussions.

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

1-7-2026 Resolution to approve vouchers for payment of invoices in the amount of <u>$120,857.41</u> for the month of July.

Motion: <u>Commissioner Barry Telesnick</u>
Second: <u>Commissioner Toni Johnson</u>

<u>Discussion</u>: Executive Director Deborah Hurley pointed out that the bill list is routine, but there are increased costs due to RAD and major work completed at the Julius Engle property.

The bill list is standard, with increased expenses related to ongoing work at Julius Engle. Following a preliminary REAC inspection conducted with Inspire Services, several items were addressed, resulting in a strong inspection score. The maintenance team is continuing to work through the remaining items while preparing for the RAD conversion.

Several invoices from Home Depot and other service providers are related to materials and repairs at Julius Engle. The largest expense listed was for RAD consultant services, covering work completed during April and May.

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

2-7-2026 Resolution to ratify the late introduction and submission of the Edison Housing Authority Budget for the Fiscal Year Ended July 1, 2026 to June 30, 2027.

Motion: <u>Commissioner Brent Scott</u>
Second: <u>Commissioner Toni Johnson</u>

<u>Discussion:</u> Executive Director Deborah Hurley introduced Ralph Polcari Fee Accountant and discussed the Budget for the fiscal year 2026/27.

Major revenue sources include rental income, HUD subsidies, grants, management fees, and shared service agreements. The budget will be submitted for state review, with any necessary revisions addressed before final adoption. Key financial sections reviewed include the budget summary, revenues, and expenses.

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

3-7-2026 Resolution by the Commissioners of the Edison Housing Authority authorizing the Executive Director to execute an Agreement with NetConnect for Computer Maintenance and Cyber Security Services, beginning August 1, 2026 and terminating July 31,2028.

Motion: Commissioner Brent Scott
Second: Commissioner Toni Johnson

Discussion: Executive Director Deborah Hurley mentioned that the NetConnect contract was renewed through the RFP process, with support from the QPA to ensure a thorough and compliant evaluation, and NetConnect remained the lowest-cost provider.

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

4-7-2026 Resolution by the Commissioners of the Edison Housing Authority authorizing the Executive Director to execute an Agreement with Breslin and Breslin for General Legal Services beginning August 1, 2026 and terminating on July 31, 2028.

Motion: Commissioner Barry Telesnick
Second: Commissioner Toni Johnson

Discussion: No Discussions.

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

5-7-2026 Resolution by the Commissioners of the Edison Housing Authority authorizing the Executive Director to execute an Agreement with McLaughlin Stauffer & Shaklee, P.C. for General Legal Services beginning August 1, 2026 and terminating on July 31, 2028.

Motion: Commissioner Barry Telesnick
Second: Commissioner Toni Johnson

Discussion: No Discussions.

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

6-7-2026 Housing Authority of the Township of Edison Resolution Rejecting All Bids Received for Grounds Maintenance and Landscaping Services and Authorizing the Executive Director Commence Negotiations Pursuant to NJSA 40A:11-5(3).

Motion: Commissioner Brent Scott
Second: Commissioner Toni Johnson

Discussion: Executive Director Deborah Hurley mentioned that this is the second landscaping bid and the RFPS exceeded the budget, but with QPA support and board approval, the authority can negotiate directly with vendors instead of issuing another RFP. The goal is to work with the current landscaper to reach a cost that aligns with the approved budget.

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

7-7-2026 Resolution of the Board of Commissioners of the Housing Authority of the Township of Edison, Authorizing the creation of the positions of Housing Choice Voucher (HCV) Rental assistance Demonstration(RAD) Coordinator/Tenant interviewer.

Motion: Commissioner Toni Johnson
Second: Commissioner Brent Scott

Discussion: Executive Director Deborah Hurley explained that the RAD conversion will require preparation for unit intake and managing the waiting list as vacant units become available. Due to the increased workload from RAD, Section 8 growth, and additional programming, the authority has budgeted for an additional staff member to provide support.

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

Old Business:

a) Staff Reports:
1. Staff reports included in packet and will include the Highland Park Director of Housing's report to ensure board members have complete updates and information available.
2. The Section 8 report is included in the packet.
3. Executive Director Deborah Hurley welcomed Dennis Williams and he provided an update on property improvements, highlighting efforts in maintenance, landscaping, and enhancing the overall appearance of the properties.
The authority is working on upgrading property signage with digital lettering and new branding, as well as updating building awnings. Landscaping and maintenance efforts

continue, including clearing overgrown areas, improving visibility o□signs, and re□reshing parking signs and lane markings across all properties□
The maintenance team is continuing improvement projects, including repairs to railings and breezeways, cleaning vacant units, and installing bathroom exhaust systems (HPHA) to address moisture concerns□Staff are also expanding their skills through basic plumbing training to handle minor repairs in-house and reduce outside service costs□
4.) The Family Self-Sufficiency Program continues to grow, with ongoing support for current participants and a waiting list of additional families interested in joining. A Family Self-Sufficiency Fair will be held in August, connecting residents with resources such as education, employment support, financial literacy, credit assistance, reentry services, and other community programs.

New Business
Executive Director Deborah Hurley Report:
Executive Director Deborah Hurley reported that the RAD conversion is nearing completion, with closing anticipated in early September as the remaining checklist items continue to be finalized. A major challenge was the unexpected cost of building permits, but with support from the Mayor and Township, funding assistance is being secured to cover the expense and keep the project on schedule.

Prudential's closing requirements have been addressed through support from the Edison Affordable Committee, and resident intake is complete with follow-up needed for right-sizing, lease compliance, and occupancy matters.

Motion to Open and close Public Comment 6:59 PM
Motion : Commissioner Barry Telesnick
Seconded: Commissioner Brent Scott
Close the Public Comment 6:59 PM
Motion : Commissioner Barry Telesnick
Seconded: Commissioner Brent Scott

Motion to adjourn
Motion : Commissioner Toni Johnson
Seconded: Commissioner Barry Telesnick

All commissioners present voted to adjourn at 7:00 PM

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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
08/20/2026	7738	CHK	738008082026	answering service and Patch charges - 08/08/26 to 09/04/26	$90.64	$90.64
09/11/2026	7792	CHK	738009052026	answering service and Patch charges - 09/05/26 to 10/02/26 Labor day	$107.84	$107.84
Totals For Vendor: AB Universal Messaging						**$198.48**

Aflac PO Box 535178 Pittsburgh PA 15253-5178

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
08/10/2026	7720	CHK	759125	insurance premium - July 2026	$264.50	$264.50
09/11/2026	7793	CHK	067421	insurance premium - August 2026	$264.50	$264.50
Totals For Vendor: Aflac						**$529.00**

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

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
08/10/2026	7721	CHK	14NQ-9MH6-MXW3	office supplies- Double Windows envelope -2	$87.36	$87.36
08/20/2026	7739	CHK	1WLG-TNV9-TQGG	office supplies- Zep Antibacterial Hand Soap	$57.55	
			1MP7-C7RK-QVLR	office supplies- ID card Printer Bundle-USB Camera	$699.99	
			1P1R-QFKR-6PK3	Kids bookbags and Supplies for Back to school event on 8/27/26	$1,348.94	$2,106.48
Totals For Vendor: Amazon Capital Services, Inc						**$2,193.84**

April Aiken 7 Catherine St Carteret NJ 07008

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
08/20/2026	7740	CHK	073126	Mileage for Food Pantry 96 miles for July 2026	$69.12	$69.12
09/11/2026	7794	CHK	083126	Mileage for Food Pantry 172.20 miles for August 2026	$123.97	$123.97
Totals For Vendor: April Aiken						**$193.09**

Atlantic Fire Protection 53 Blevins Ave Middletown NJ 07748

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
09/11/2026	7795	CHK	12476104	REH annual fire extinguisher inspection 2026	$300.00	
			12476101	JEG annual fire extinguisher inspection service fee 2026	$206.00	$506.00
Totals For Vendor: Atlantic Fire Protection						**$506.00**

BR Housing Solutions LLC | 39-4733602 | 31 Reynen Ct Ridgewood NJ 07450

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total

08/20/2026	7741	CHK	239	QPA Consulting Services for July 2026	$1,666.67	$1,666.67

Totals For Vendor: BR Housing Solutions LLC **$1,666.67**

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
08/20/2026	7742	CHK	073126	legal services for July 2026	$2,580.00	$2,580.00
09/11/2026	7796	CHK	083126	legal services for August 2026	$2,800.00	$2,800.00

Totals For Vendor: Breslin and Breslin, P.A. **$5,380.00**

Brothers Lock & Safe, Inc. 2161 Woodbridge Avenue Edison NJ 08817

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
09/11/2026	7797	CHK	63430	9 duplicate keys	$50.00	$50.00

Totals For Vendor: Brothers Lock & Safe, Inc. **$50.00**

Cafe Gallo 26-3516239 1153 Inman Ave Edison NJ 08820

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
08/24/2026	7770	CHK	052116-STEM	6 large Pizza -STEM	$92.00	$92.00

Totals For Vendor: Cafe Gallo **$92.00**

Carmen Amalbert 11 Vermeer Drive South Amboy NJ 08879

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
07/24/2026	7709	CHK	072026	Staples-cables for Staff Computer bought -reim	$20.25	$20.25

Totals For Vendor: Carmen Amalbert **$20.25**

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

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
08/03/2026	7718	CHK	19	Administrative fee for Social worker at HPHA-July 2026	$1,968.70	$1,968.70

Totals For Vendor: Cozette L Randolph **$1,968.70**

Dennis Williams Banegas 9 Woolley Avenue Long Branch NJ 07740-6110

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
08/10/2026	7735	CHK	62271326	HAVC course/certification fee for Dennis Williams -	$3,250.00	$3,250.00
08/20/2026	7743	CHK	073126	Maintenance lunch exp & Mileage for July 2026	$300.57	
			072826	Mileage for July 2026	$25.92	$326.49

Totals For Vendor: Dennis Williams Banegas **$3,576.49**

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

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
08/20/2026	7744	CHK	3793	REH lawn maint. for 6/28,7/5,7/11,7/18/26 @$1,250/Per week	$5,000.00	$5,000.00
09/11/2026	7798	CHK	3799	REH lawn maint. for 7/25,8/2,8/8,8/16/26 @$1,250/Per week	$5,000.00	
			3800	REH lawn maint. for 08/22/26,08/29/26@$1,250/Per week	$2,500.00	$7,500.00

Totals For Vendor: DWC Enterprises Inc **$12,500.00**

Edison Housing Authority
Vendor Payment History Report

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
08/10/2026	7722	CHK	698804	REH - Apt 2A & 1D Special Roach clean out	$180.00	$180.00
09/11/2026	7799	CHK	702203	REH -unit 17A Bed bugs clean out	$600.00	
			702204	REH & JEG monthly Pest Control contract- August 2026	$655.00	$1,255.00
Totals For Vendor: E&G Exterminators, Inc						**$1,435.00**

Elizabethtown Gas PO Box 6031 Bellmawr NJ 08099

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
08/10/2026	7723	CHK	3922309254-072026	REH gas-15 beaver Ave-06/18/2026 - 07/20/2026	$998.97	$998.97
08/10/2026	7724	CHK	0577138900-072026	JEG Vacant apt gas 06/18/2026 - 07/20/2026	$11.50	$11.50
08/10/2026	7725	CHK	0577138900-062326	JEG Vacant apt gas 06/18/2026 - 06/23/2026	$1.92	$1.92
08/20/2026	7745	CHK	3996554541-073126	REH gas 5 Weston Forbes -06/30/2026 - 07/31/2026	$2,712.73	$2,712.73
09/11/2026	7800	CHK	3922309254-081926	REH gas-15 beaver Ave-07/2/2026 - 08/19/2026	$902.57	$902.57
09/11/2026	7801	CHK	3996554541-083126	REH gas 5 Weston Forbes -07/31/2026 - 08/31/2026	$2,642.64	$2,642.64
Totals For Vendor: Elizabethtown Gas						**$7,270.33**

Enes Service Center LLC 247 Central Avenue Metuchen NJ 08840

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
09/11/2026	7802	CHK	0726-83126	Gas fuel - July & August 2026	$633.51	$633.51
Totals For Vendor: Enes Service Center LLC						**$633.51**

Estuardo Tree Services 86-239022 46 Kirby Hamilton NJ 08610

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
08/20/2026	7746	CHK	061826	REH & JEG Remove Big oak tree and Electrical pole	$3,000.00	$3,000.00
Totals For Vendor: Estuardo Tree Services						**$3,000.00**

General Plumbing Supply PO Box 980 Edison NJ 08818-0980

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
08/20/2026	7747	CHK	S013742552.001	Maintenance materials	$741.03	$741.03

Totals For Vendor: General Plumbing Supply **$741.03**

General Security 271 Cox Street Roselle NJ 07203

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
08/20/2026	7748	CHK	2280145	alarm monitoring & service contract 09/01/2026-11/30/2026	$307.83	$307.83
Totals For Vendor: General Security						**$307.83**

Giselle Manbodh 146-78-0821 530 South Wood Ave A1 Linden NJ 07036

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total

Edison Housing Authority
Vendor Payment History Report

08/27/2026	7787	CHK	082726	3 hours DJ services 8/27/26 back to school event	$450.00	$450.00
Totals For Vendor: Giselle Manbodh						**$450.00**

HH Floors LLC 82-3419311 692 Elizabeth St. Perth Amboy NJ 08861

Pay Date	*Pay Num*	*Pay Type*	*Inv Num*	*Invoice Description*	*Amount*	*Doc Total*
08/20/2026	7749	CHK	101710	REH-6F Floor replaced-Capital Fund	$13,200.00	$13,200.00

Totals For Vendor: HH Floors LLC **$13,200.00**

Hilltop Commercial 36-4915739 27 Hobson Ave Wayne NJ 07470 No

Pay Date	*Pay Num*	*Pay Type*	*Inv Num*	*Invoice Description*	*Amount*	*Doc Total*
09/11/2026	7803	CHK	1390	Administrative office Bld roof repair	$5,620.00	$5,620.00
Totals For Vendor: Hilltop Commercial Roofing LLC						**$5,620.00**

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

Pay Date	*Pay Num*	*Pay Type*	*Inv Num*	*Invoice Description*	*Amount*	*Doc Total*
08/20/2026	7750	CHK	0629072626	JEG &REH maint materials -06/29/26-07/26/2026	$3,540.87	$3,540.87
09/11/2026	7804	CHK	0728082726	JEG &REH maint materials -07/28/26-08/27/2026	$3,214.91	$3,214.91
Totals For Vendor: Home Depot Credit Services						**$6,755.78**

InterGlobe 4295 Arthur Kill Road Staten Island NY 10309

Pay Date	*Pay Num*	*Pay Type*	*Inv Num*	*Invoice Description*	*Amount*	*Doc Total*
08/20/2026	7751	CHK	78972	REH telephone service - August 2026	$1,191.14	$1,191.14
09/11/2026	7805	CHK	79895	REH telephone service - Sep 2026	$1,092.72	$1,092.72
Totals For Vendor: InterGlobe Communications, Inc.						**$2,283.86**

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

Pay Date	*Pay Num*	*Pay Type*	*Inv Num*	*Invoice Description*	*Amount*	*Doc Total*
08/10/2026	7726	CHK	0012940960	REH trash service-August 2026 Account #766660	$2,120.00	$2,120.00
08/20/2026	7752	CHK	0012968075	REH 30yd Rolloff-Trash-Account #766660 on 07/23/26	$481.00	
			0012968074	REH 30yd Rolloff-Trash-Account #766660 on 07/01/26,07/18/26	$481.00	$962.00
09/11/2026	7806	CHK	0013028697	REH 30yd Rolloff-Trash-Account #766660 on 08/10/26	$481.00	
			0013054874	REH trash service-September 2026 Account #766660	$2,120.00	$2,601.00
Totals For Vendor: Interstate Waste Services of New Jersey						**$5,683.00**

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

Pay Date	*Pay Num*	*Pay Type*	*Inv Num*	*Invoice Description*	*Amount*	*Doc Total*
07/24/2026	7710	CHK	071726	Part time Maintenance help 12 hours @$16/hr. 07/06/2026 to 07/17/2026	$192.00	$192.00
08/14/2026	7736	CHK	073126	Part time Maintenance help 12 hours @$16/hr. 07/20/2026 to 07/31/2026	$192.00	$192.00

08/20/2026	7753	CHK	081426	Part time Maintenance help 12 hours @$16/hr. 08/03/2026 to 08/14/2026	$192.00	$192.00
Totals For Vendor: James Holliman						**$576.00**

Jolanta Kubacka 40 Koyen Street Fords NJ 08863

Pay Date	*Pay Num*	*Pay Type*	*Inv Num*	*Invoice Description*	*Amount*	*Doc Total*
08/27/2026	7786	CHK	08272026	Mileage & exp reim for back to school event -08/27/2026	$616.45	$616.45
09/11/2026	7807	CHK	090126	Mileage & exp reim for back to school event at JEG-09/01/2026	$147.76	$147.76
Totals For Vendor: Jolanta Kubacka						**$764.21**

Management Computer PO BOX 523 Sparta WI 54656-0523

Pay Date	*Pay Num*	*Pay Type*	*Inv Num*	*Invoice Description*	*Amount*	*Doc Total*
09/11/2026	7808	CHK	083126	Add 1 New user License (Aug-Dec 2026)	$415.00	$415.00
Totals For Vendor: Management Computer Services, Inc.						**$415.00**

Marczak's 247 Central Avenue Metuchen NJ 08840 No

Pay Date	*Pay Num*	*Pay Type*	*Inv Num*	*Invoice Description*	*Amount*	*Doc Total*
08/20/2026	7754	CHK	080702	2013 GMC truck state inspection-2026	$82.50	
			080703	2013 GMC Truck oil change & State Inspection	$676.49	$758.99
09/11/2026	7809	CHK	09022	2013 GMC Truck Front tire repair	$45.00	$45.00
Totals For Vendor: Marczak's						**$803.99**

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

Pay Date	*Pay Num*	*Pay Type*	*Inv Num*	*Invoice Description*	*Amount*	*Doc Total*
07/24/2026	7711	CHK	071526	Food pantry help-part time 11.80 hrs.@ $16 07/09/26 to 07/15/26	$302.95	$302.95
08/05/2026	7719	CHK	072426	Food pantry help-part time 11.80 hrs.@ $16 07/20/26 to 07/24/26	$205.33	$205.33
08/20/2026	7737	CHK	081226	Food pantry help-part time 29.433 hrs.@ $16 07/27/26 to 08/12/26	$470.93	$470.93
09/04/2026	7791	CHK	082526	Food pantry help-part time 29.433 hrs.@ $16 08/13/26 to 08/25/26	$256.00	$256.00
09/11/2026	7810	CHK	09226	Food pantry help-part time 29.433 hrs.@ $16 08/25/26 to 09/02/26	$280.00	$280.00
Totals For Vendor: Miaili Wilson						**$1,515.21**

Middlesex Water PO Box 826538 Philadelphia PA 19182-6538

Pay Date	*Pay Num*	*Pay Type*	*Inv Num*	*Invoice Description*	*Amount*	*Doc Total*
07/24/2026	7712	CHK	5535300000-071526	Water bill for JEG for 06/12/2026 to 07/15/2026	$7,240.12	$7,240.12
09/11/2026	7811	CHK	5535300000-081426	Water bill for JEG for 07/15/2026 to 08/14/2026	$5,902.85	$5,902.85
Totals For Vendor: Middlesex Water Company						**$13,142.97**

Millers's Rentals, Inc 22-1898900 160 Fieldcrest Avenue Suite D Edison NJ 08837

Pay Date	*Pay Num*	*Pay Type*	*Inv Num*	*Invoice Description*	*Amount*	*Doc Total*
08/27/2026	7790	CHK	156399	Tent for the Back school event 0n 08/27/26	$1,930.00	$1,930.00
Totals For Vendor: Millers's Rentals, Inc						**$1,930.00**

NAHRO PO Box 749105 Atlanta GA 30374-9105

Pay Date	*Pay Num*	*Pay Type*	*Inv Num*	*Invoice Description*	*Amount*	*Doc Total*

Edison Housing Authority
Vendor Payment History Report

07/24/2026	7713	CHK	INV-112308	Maintenance Program Training and Certification exam for Dennis Williams -	$795.00	$795.00
Totals For Vendor: NAHRO						**$795.00**

National Center for Housing M... 115 Solana Drive, Unit D Ponte Vedra Beach FL 32082

Pay Date	*Pay Num*	*Pay Type*	*Inv Num*	*Invoice Description*	*Amount*	*Doc Total*
09/11/2026	7812	CHK	RWL26-5274743,RWL26-40343	Tax Credit Active Certification Renewal - Sarayu, Zena	$310.00	$310.00
Totals For Vendor: National Center for Housing Management						**$310.00**

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*
08/20/2026	7755	CHK	N11504	remote & onsite maint. of networks-August 2026	$1,176.58	
			N11547	Jolanta's computer setup service fee	$750.00	
			N11567	Maria computer & printer setup service fee	$568.35	
			N11564	Lenovo desktop computer & Printer for New Employee Maria	$1,971.95	
			N11546	Lenovo desktop computer 4th generation for Jolanta	$1,493.95	$5,960.83
09/11/2026	7813	CHK	N11626	remote & onsite maint. of networks-September 2026	$1,176.58	
			N11375	Dell webcam LED monitor and USB Type C	$567.95	$1,744.53
Totals For Vendor: NetConnect, Inc.						**$7,705.36**

New Jersey American Wat... PO BOX 371331 Pittsburgh PA 15250-7331

Pay Date	*Pay Num*	*Pay Type*	*Inv Num*	*Invoice Description*	*Amount*	*Doc Total*
08/24/2026	7771	CHK	1018 210018967338-0728	1 wintergreen Ave. WB - 06/26/2026-07/28/2026	$370.44	$370.44
08/24/2026	7772	CHK	1018 210021604954 072826	14 rev Samuel carpenter 06/26/2026-07/28/2026	$151.13	$151.13
08/24/2026	7773	CHK	1018-210021656696-072826	15 LYLE PLACE H EDISON-06/26/2026-07/28/2026	$1,432.11	$1,432.11
08/24/2026	7774	CHK	1018210021657798-072826	11 LYLE PL A -06/26/2026-07/28/2026	$385.47	$385.47
08/24/2026	7775	CHK	1018-210021837112-072826	3 WESTON FORBES CT D-06/26/2026-07/28/2026	$270.75	$270.75
08/24/2026	7776	CHK	1018-210021837815-072826	2 WESTON FORBES CT C-06/26/2026-07/28/2026	$490.05	$490.05
08/24/2026	7777	CHK	1018210021838511-072826	4 WESTON FORBES CT C-06/26/2026-07/28/2026	$270.75	$270.75
08/24/2026	7778	CHK	1018-210021839385-072826	5 WESTON FORBES CT B -06/26/2026-07/28/2026	$2,121.08	$2,121.08
08/24/2026	7779	CHK	1018-210021840699-072826	6 WESTON FORBES CT D-06/26/2026-07/28/2026	$290.77	$290.77
08/24/2026	7780	CHK	1018-210021901341-072826	8 Weston Forbes CT C - 06/26/2026-07/28/2026	$549.87	$549.87

08/24/2026	7781	CHK	1018 210021901730-072826	7 Weston Forbes CT. D -06/26/2026-07/28/2026	$310.62	$310.62
08/24/2026	7782	CHK	1018210021902436-072826	8 Weston Forbes CT E -06/26/2026-07/28/2026	$181.04	$181.04
08/24/2026	7783	CHK	1018-210021902795 072826	12 Wintergreen Ave WE -06/26/2026-07/28/2026	$1,048.27	$1,048.27
08/24/2026	7784	CHK	1018-210021605605-072826	17 Beaver Street A-06/26/2026-07/28/2026	$740.82	$740.82
08/24/2026	7785	CHK	1018-210021836324-072826	9 LYLE PL H -06/26/2026-07/28/2026	$853.92	$853.92
09/11/2026	7814	CHK	1018-210021837112-082726	3 WESTON FORBES CT D-07/29/2026-08/27/2026	$301.58	$301.58
09/11/2026	7815	CHK	1018 210021901730-082726	7 Weston Forbes CT. D -07/29/2026-08/27/2026	$291.55	$291.55
09/11/2026	7816	CHK	1018-210021836324-082726	9 LYLE PL H -07/29/2026-08/27/2026	$757.30	$757.30
09/11/2026	7817	CHK	1018210021902436-082726	8 Weston Forbes CT E -07/29/2026-08/27/2026	$181.26	$181.26
09/11/2026	7818	CHK	1018-210021656696-082726	15 LYLE PLACE H EDISON-07/29/2026-08/27/2026	$1,308.68	$1,308.68
09/11/2026	7819	CHK	1018 210021604954 082726	14 rev Samuel carpenter 07/29/2026-08/27/2026	$221.37	$221.37
09/11/2026	7820	CHK	1018 210018967338-082726	1 wintergreen Ave. WB - 07/29/2026-08/27/2026	$351.70	$351.70
09/11/2026	7821	CHK	1018-210021839385-082726	5 WESTON FORBES CT B -07/29/2026-08/27/2026	$1,928.67	$1,928.67
09/11/2026	7822	CHK	1018-210021902795 082726	12 Wintergreen Ave WE -07/29/2026-08/27/2026	$1,213.86	$1,213.86
09/11/2026	7823	CHK	1018210021657798-082126	11 LYLE PL A -07/29/2026-08/27/2026	$346.27	$346.27
09/11/2026	7824	CHK	1018-210021840699-082726	6 WESTON FORBES CT D-07/29/2026-08/27/2026	$331.66	$331.66
09/11/2026	7825	CHK	1018210021838511-082726	4 WESTON FORBES CT C-07/29/2026-08/27/2026	$261.47	$261.47
09/11/2026	7826	CHK	1018-210021837815-082726	2 WESTON FORBES CT C-07/29/2026-08/27/2026	$381.78	$381.78
09/11/2026	7827	CHK	1018-210021605605-082726	17 Beaver Street A-07/29/2026-08/27/2026	$757.30	$757.30
09/11/2026	7828	CHK	1018-210021901341-082726	8 Weston Forbes CT C - 07/29/2026-08/27/2026	$492.05	$492.05
Totals For Vendor: New Jersey American Water						**$18,593.59**

Nexacomm LLC 333 Mamaroneck Ave #341 White Plains NY 10605

Pay Date	*Pay Num*	*Pay Type*	*Inv Num*	*Invoice Description*	*Amount*	*Doc Total*
08/20/2026	7756	CHK	0006827	JEG telephone service - Aug 2026	$95.57	$95.57
09/11/2026	7829	CHK	0006762	JEG telephone service - August 2026	$94.63	$94.63

Totals For Vendor: Nexacomm LLC **$190.20**

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

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
09/11/2026	7830	CHK	052226-Balance	dues union 6 labor-Balance -Local 55	$30.58	$30.58
Totals For Vendor: NJ BLD. Laborers Statewide Welfare Fund						**$30.58**

Optimum — PO Box 70340 Philadelphia PA 19176-0340

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
08/05/2026	07875-386464-01-1-082126	INV		REH office internet 07/22/2026-08/21/2026	$200.99	$200.99
08/05/2026	07875-453477-01-2-82126	INV		maintenance internet service 07/22/2026-08/21/2026 Weston Forbes APT C Basement	$176.99	$176.99
08/05/2026	07875-207961-03-9-082126	INV		JEG Internet 07/22/2026-08/21/2026	$190.94	$190.94
Totals For Vendor: Optimum						**$568.92**

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

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
08/20/2026	7757	CHK	17503	Accounting services -July 2026	$3,500.00	$3,500.00
09/11/2026	7831	CHK	17536	Accounting services -August 2026	$3,500.00	$3,500.00
Totals For Vendor: Polcari & Co.						**$7,000.00**

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

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
08/10/2026	7727	CHK	1300007818-072426	REH Electric 06/24/2026-07/23/2026	$3,540.18	$3,540.18
08/10/2026	7728	CHK	7837940806-7837940806	Vacant Apt K5 -JEG electric-06/23/2026 - 07/21/2026	$13.91	$13.91
08/10/2026	7729	CHK	7822396102-072126	Vacant Apt C5 -JEG electric 06/23/2026 - 07/21/2026	$98.53	$98.53
08/10/2026	7730	CHK	7823095807-072126	Vacant Apt H1 -JEG electric 06/23/2026 - 07/21/2026	$276.39	$276.39
08/10/2026	7731	CHK	7716007807-072726	Vacant Apt 15C -REH electric-06/25/2026 - 07/23/2026	$14.48	$14.48
08/10/2026	7732	CHK	6691572106-072126	JEG gas & electric 06/23/2026 - 07/21/2026	$2,248.16	$2,248.16
08/10/2026	7733	CHK	7855982507-072126	Vacant Apt M3 -JEG electric 06/23/2026 - 07/21/2026	$15.03	$15.03
09/11/2026	7832	CHK	1300007818-082126	REH Electric 07/23/2026-08/21/2026	$3,362.62	$3,362.62
09/11/2026	7833	CHK	6691572106-081926	JEG gas & electric 07/21/2026 - 08/19/2026	$2,160.35	$2,160.35
09/11/2026	7834	CHK	7823095807-081926	Vacant Apt H1 -JEG electric 07/22/2026 - 08/19/2026	$232.57	$232.57
09/11/2026	7835	CHK	7822396102-081926	Vacant Apt C5 -JEG electric 07/22/2026 - 08/19/2026	$71.84	$71.84
Totals For Vendor: PSE&G CO						**$12,034.06**

Pye Barker Fire & Safety, — PO BOX 735358 Dallas TX 75373-5358

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total

08/20/2026	7758	CHK	8704128	REH- Troubleshoot Cameras offline- Replaced long reach ethernet on Beaver Street	$1,389.95	$1,389.95
Totals For Vendor: Pye Barker Fire & Safety, LLC						**$1,389.95**

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

Pay Date	*Pay Num*	*Pay Type*	*Inv Num*	*Invoice Description*	*Amount*	*Doc Total*
08/10/2026	7734	CHK	PPLN01-62926	postage meter refill for June 2026	$510.35	$510.35
Totals For Vendor: Quadient Finance USA, Inc.						**$510.35**

Quadient Leasing USA, Dept 3682, PO BOX 123682 Dallas TX 75312-3682

Pay Date	*Pay Num*	*Pay Type*	*Inv Num*	*Invoice Description*	*Amount*	*Doc Total*
07/24/2026	7714	CHK	Q2447354	postage meter Lease payment-08/10/26 - 11/09/26	$196.50	$196.50
Totals For Vendor: Quadient Leasing USA, Inc						**$196.50**

Rutgers University Ctr. for Govt Serv, 3 Rutgers Plaza, 3rd Fl New Brunswick NJ

Pay Date	*Pay Num*	*Pay Type*	*Inv Num*	*Invoice Description*	*Amount*	*Doc Total*
07/24/2026	7715	CHK	9700	Reg fee for Dennis Williams -Ethics training	$217.00	$217.00
Totals For Vendor: Rutgers University						**$217.00**

Sarayu Sameera 254 Nebula Road Piscataway NJ 08854

Pay Date	*Pay Num*	*Pay Type*	*Inv Num*	*Invoice Description*	*Amount*	*Doc Total*
08/20/2026	7759	CHK	081226	Exp Reim-DMV for duplicate registration card for 2013 GMC truck	$26.08	$26.08
Totals For Vendor: Sarayu Sameera						**$26.08**

Savory Selections 26-4620047 33 Trenton Avenue Fanwood NJ 07023

Pay Date	*Pay Num*	*Pay Type*	*Inv Num*	*Invoice Description*	*Amount*	*Doc Total*
08/27/2026	7788	CHK	001291	Food for Back school event on 08/27/2026	$1,287.00	$1,287.00

Totals For Vendor: Savory Selections Catering **$1,287.00**

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

Pay Date	*Pay Num*	*Pay Type*	*Inv Num*	*Invoice Description*	*Amount*	*Doc Total*
08/20/2026	7760	CHK	1321610	JEG APT M3,M5 Electrical Stove - replaced	$1,440.00	
			1321609	REH -APT 12E Gas range bought	$720.00	$2,160.00
Totals For Vendor: See-More TV & Appliance						**$2,160.00**

SIRV Mobile Barbershop 157-82-7875 817 Amboy Ave Edison NJ 08837

Pay Date	*Pay Num*	*Pay Type*	*Inv Num*	*Invoice Description*	*Amount*	*Doc Total*
08/27/2026	7789	CHK	082726	barber for the back to school event on 8/27/26	$1,035.00	$1,035.00
Totals For Vendor: SIRV Mobile Barbershop						**$1,035.00**

Staples PO Box 70242 Philadelphia PA 19176-0242

Pay Date	*Pay Num*	*Pay Type*	*Inv Num*	*Invoice Description*	*Amount*	*Doc Total*
07/24/2026	7716	CHK	7010571368	office supplies-water and other supplies	$291.87	$291.87
08/20/2026	7761	CHK	7010842988	office supplies-water, desk, cabinet	$2,036.35	
			7010921287	office supplies-Mod wall for desk	$738.37	$2,774.72
09/11/2026	7836	CHK	7011179706	office supplies-Water 24 case	$166.54	
			7010999462	office supplies-Blank purchase orders	$87.38	

			7011075751	office supplies-Desk org, perk paper & other office supplies	$250.80	$504.72
Totals For Vendor: Staples						**$3,571.31**

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

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
08/20/2026	7762	CHK	063026	Website maintenance for EHA June 2026	$150.00	$150.00
Totals For Vendor: Steven Galante						**$150.00**

Tastee Family Ice of NJ LLC 47-5479780 2303 Woodbride Ave Edison NJ 08817

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
09/11/2026	7837	CHK	Inv# 24	Italian Ice for Back to school supplies event on 8/27/2026	$500.00	$500.00
Totals For Vendor: Tastee Family Ice of NJ LLC						**$500.00**

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

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
08/20/2026	7763	CHK	114730	Message credit 28,454@ 0.015 mass calling & texting service	$426.81	$426.81
09/11/2026	7838	CHK	115279	Message credit 36624 @ 0.015 mass calling & texting service	$549.36	$549.36
Totals For Vendor: text-em-all						**$976.17**

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

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
08/20/2026	7764	CHK	EHA-GD06-2026,EHA-Relo6-2	RAD Consulting - June 2026	$15,396.25	$15,396.25
09/11/2026	7839	CHK	EHA-GD07-2026,EHA-Relo7-2	RAD Consulting - July 2026	$11,916.25	$11,916.25
Totals For Vendor: The Brooke Group LLC						**$27,312.50**

The Sherwin Williams Co. 226 Talmadge Road Edison NJ 08817-2824

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
08/20/2026	7765	CHK	17090216320726	JEG & REH 2 gals Blue paint	$81.90	$81.90

Totals For Vendor: The Sherwin Williams Co. **$81.90**

TRIAD Associates 1301 W. Forest Grove Road Vineland NJ 08360-1501

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
07/24/2026	7717	CHK	67388	Consulting fee for Safety & Security Grant implementation-February 2025	$1,050.00	$1,050.00
Totals For Vendor: TRIAD Associates						**$1,050.00**

TROVAL Services LLC 92-1521942 17 Randolph St, Randolph NJ 07869

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
08/20/2026	7766	CHK	EDISON-0001	Carpet Cleaning and Shampooing admin building	$1,343.44	$1,343.44
09/11/2026	7840	CHK	EDISON-0003	Carpet Cleaning and Shampooing additional service	$550.00	$550.00
Totals For Vendor: TROVAL Services LLC						**$1,893.44**

Verizon Wireless PO Box 408 Newark NJ 07101-0408

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
08/20/2026	7767	CHK	6149808983	Cell phone service 06/29/2026-07/28/2026	$411.52	$411.52

09/11/2026	7841	CHK	6152211227	Cell phone service 07/29/2026-08/28/2026	$427.15	$427.15
Totals For Vendor: Verizon Wireless						**$838.67**

Xerox Corporation 16-0468020 PO Box 827598 Philadelphia PA 19182-7598

Pay Date	*Pay Num*	*Pay Type*	*Inv Num*	*Invoice Description*	*Amount*	*Doc Total*
08/20/2026	7768	CHK	025592141	copies contract Printing charge 03/30/26-04/30/26	$39.69	
			025763438	copies contract Printing charge 04/30/26-05/30/26	$52.99	
			025909157	copies contract Printing charge 05/30/26-06/25/26	$301.58	
			026007494	copies contract Printing charge 06/25/26-07/21/26	$39.67	$433.93
09/11/2026	7842	CHK	026242409	copies contract Printing charge 07/21/26-08/20/26	$114.63	$114.63
Totals For Vendor: Xerox Corporation						**$548.56**

Zena Sutton 944 West 5th St Plainfield NJ 07063

Pay Date	*Pay Num*	*Pay Type*	*Inv Num*	*Invoice Description*	*Amount*	*Doc Total*
08/20/2026	7769	CHK	081026	reim. Exp Lunch Staff meeting, FSS fair 07/29/26 to 08/10/26	$502.10	$502.10
09/11/2026	7843	CHK	081226	Mileage for going to Conference to Newark and Parking-08/12/26	$35.02	$35.02
Totals For Vendor: Zena Sutton						**$537.12**

Totals Bill list for August and September 2026 $186,911.50

RESOLUTION # 1-9-2026

VOUCHERS FOR PAYMENT OF INVOICES

WHEREAS, the Commissioners of the Edison Housing Authority approves voucher for payment of invoices for the months of August and September in the amount of $_186,911.50.

NOW, THEREFORE, Be It Resolved by the Board of Commissioner of the Edison Housing Authority that Resolution 1-9-2026 shall be approved.

MOVED: _____Commissioner Barry Telesnick__

SECONDED: __Commissioner Brent Scott______

Member Recorded Vote	**Ayes**	**Nays**	**Abstain**	**Absent**
Chairman William Thomas	X			
Vice Chair Deborah Andrews	X			
Commissioner Brent Scott	X			
Commissioner Toni Johnson				X
Commissioner Barry Telesnick	X			

PASSED AND ADOPTED THE _15_ day of September, 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 September 15, 2026

Deborah M. Hurley, Secretary, Executive Director

EDISON
HOUSING AUTHORITY
Creating a Community Where Everyone Thrives

Robert E. 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, C-PHM
Executive Director

Voucher Payment Standards

The voucher payment standards (VPS) schedule represents the maximum number of subsidies that the Edison Housing Authority (EHA) will pay to the owner on behalf of a Housing Choice Section 8 voucher holder. EHA payment standard schedule is based on the Fair Market Rent (FMR) for each HUD-established unit size.

Voucher Payment Standards effective October 1, 2025, for new rentals, transfers, and annual recertifications:

BEDROOM SIZE	PAYMENT STANDARD
Efficiency	$1984
One Bedroom	$2176
Two Bedroom	$2,715
Three Bedroom	$3279
Four Bedroom	$3,626
Five Bedroom	$4170
Six Bedroom	$4714

Payment standards are set at 110% of FMRs published by HUD.
*NOTE: The utility allowances apply to Section 8 tenants who are responsible for paying their own HEAT, HOT WATER, GAS, ELECTRIC & WATER. It should be noted that the above figures do not include utility allowance.

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Deborah M. Hurley, C-PHM
Executive Director

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Voucher Payment Standards effective October 1, 2026, for new rentals, transfers, and annual recertifications:

BEDROOM SIZE	PAYMENT STANDARD
Efficiency	$1953
One Bedroom	$2103
Two Bedroom	$2,623
Three Bedroom	$3125
Four Bedroom	$3,508
Five Bedroom	$4034
Six Bedroom	$4560

Payment standards are set at 100% of FMRs published by HUD.
*NOTE: The utility allowances apply to Section 8 tenants who are responsible for paying their own HEAT, HOT WATER, GAS, ELECTRIC & WATER. It should be noted that the above figures do not include the utility allowance.

RESOLUTION NO. 2-9-2026

Approve 2027 Fair Market Rents

RESOLUTION BY THE COMMISSIONERS OF THE EDISON HOUSING AUTHORITY AUTHORIZING THE APPROVAL OF FAIR MARKET RENTS FOR THE EDISON HOUSING AUTHORITY

WHEREAS, the Commissioners of the Edison Housing Authority are responsible for establishing and approving fair market rents in accordance with the U.S. Department of Housing and Urban Development (HUD) guidelines; and

WHEREAS, the fee accountant of the Edison Housing Authority has established payment standards that are set at one hundred percent (100%) of the Fair Market Rents (FMRs) as published by HUD; and

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Edison Housing Authority that the fair market rents and corresponding payment standards, as set forth by the fee accountant and in accordance with HUD regulations, are hereby approved; and

BE IT FURTHER RESOLVED that this Resolution shall be known as

Resolution No. 2-9-2026 and shall take effect immediately upon its adoption.

MOVED: Commissioner Barry Telesnick
SECONDED: Commissioner Brent Scott

Member Recorded Vote	Ayes	Nays	Abstain	Absent
Chairman William Thomas	X			
Vice Chair Deborah Andrews	X			
Commissioner Toni Johnson				X
Commissioner Brent Scott	X			
Commissioner Barry Telesnick	X			

PASSED AND ADOPTED THE 15 day of September 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 September 15, 2026

Deborah M. Hurley, Secretary, Executive Director

Memorandum of Understanding

ABC Landscaping
(908)-202-6127
North Plainfield,NJ, 07060
www.ABCLandscaping.Design
ABCLandscaping.Design@gmail.com
Contractor License #13VH13556300

PREPARED FOR

Dennis Williams Banegas

14 Reverend Samuel Carpenter Boulevard, Edison NJ 08820

PREPARED DATE
September 15th, 2026

MEMORANDUM OF UNDERSTANDING

Date: September 15, 2026

This Memorandum of Understanding confirms the temporary landscape maintenance arrangement between ABC1 Landscaping LLC and the Edison Housing Authority

Weekly landscape maintenance services began on Saturday, September 12, 2026, and will continue on a weekly basis through the week of October 20, 2026 at the agreed upon weekly rate of $1,650

Services during this temporary period will include the previously agreed-upon weekly maintenance scope, including grass cutting, edging, and blowing/cleanup. Any additional services, including shrub trimming, fall cleanup or other landscape work, will be performed only as separately agreed upon.

RESOLUTION # 3-9-2026

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A MEMORANDUM OF UNDERSTANDING WITH ABC LANDSCAPING FOR LANDSCAPING SERVICES

WHEREAS, the Edison Housing Authority ("Authority") is responsible for maintaining its properties and grounds in a safe, clean, and well-maintained condition for the benefit of its residents, staff, and visitors; and

WHEREAS, the Authority has determined that landscaping services are necessary to maintain the grounds and exterior areas of its properties; and

WHEREAS, ABC Landscaping has agreed to provide landscaping services to the Edison Housing Authority for the period commencing September 12, 2026 through October 20, 2026, at a weekly cost of One Thousand Six Hundred Fifty Dollars ($1,650.00); and

WHEREAS, the Board of Commissioners desires to authorize the Executive Director to enter into a Memorandum of Understanding ("MOU") with ABC Landscaping for the provision of such services, subject to applicable Authority policies, procurement requirements, and all applicable federal, state, and local laws and regulations; and

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Edison Housing Authority hereby authorizes the Executive Director to enter into a Memorandum of Understanding with ABC Landscaping for landscaping services for the period of September 12, 2026 through October 20, 2026, at a rate of $1,650.00 per week; and

BE IT FURTHER RESOLVED, that the Executive Director is authorized to execute the MOU and any documents reasonably necessary to implement this Resolution, subject to review and approval by Authority Counsel as to form and compliance with applicable requirements; and

MOVED: ____Commissioner Barry Telesnick__________
SECONDED: __Commissioner Brent Scott___________

Member Recorded Vote	**Ayes**	**Nays**	**Abstain**	**Absent**
Chairman William Thomas	X			
Vice Chair Deborah Andrews	X			
Commissioner Brent Scott	X			
Commissioner Toni Johnson				X
Commissioner Barry Telesnick	X			

RESOLUTION # 3-9-2026

PASSED AND ADOPTED THE _15_ day of September, 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
September 15, 2026

____

Deborah M. Hurley, Secretary, Executive Director

Edison Housing Authority
Summary for Section 8 Voucher

8/1/2026

VMS Type Description	# of Vouchers	# of New Vouchers	Amount
All other Vouchers	261	0	$370,071.00
Tenant Protection Vouchers	33	0	$24,810.00
Totals	294	0	$394,881.00

FSS Program 27 Participants

FSS Escrow Expense $978

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: 318

Number of Port Out Portable Out Vouchers: 18

Amount of Port Out Portable Out Vouchers: $27369

Project-Based vouchers 36

Port- In Vouchers 79

EDISON
HOUSING AUTHORITY
Creating a Community
Where Everyone Thrives

Robert E. 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, C-PHM
Executive Director

Public Housing Report

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

- Food Pantry every Wednesday; We go to pick up the items at East Brunswick.

- The Maintenance Team enthusiastically participated in the FSS Day on August 8th and Back to School program on August 27th.

- Bulk Trash has been monitored weekly.

- Painting breeze ways in Julius Engle site.

- Railings have been painting at Julius Engel site.

- At Roberty Holmes site: Weed mower by the Fence.

- Trees have been removed after storms.

- Two companies came to assess the upgrade of the signs. (Waiting on third proposal)

- 23 of 24 Units were cleaned and exterminated.

- Awning final layout approved.

- Shed Garage 30ft x 40ft x 12ft Two door Garage (4 quotes have been received)

- Signage 8ft x 3ft LED box with the Logo and site information plus 8ft x 1ft lettering (2 quotes have been received).

-Working on the quotes for the brick frame and electrical supply.

-Table lift quotes for Maintenance provided.

- Uniforms quotes provided.

-Salt Sprayer quotes provided.

A total of 34 work orders were completed:

- Robert E. Holmes Apartments: 14 work orders
- Julius Engle Gardens: 20 work orders
-

  ☑ All work orders were complete
- **Robert E. Holmes** 24 units remain vacant. **Julius Engle Gardens:** 3 Vacant Units

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Deborah M. Hurley, C-PHM
Executive Director

Occupancy and Financial Overview:
As of August 2026, Edison Public Housing had 133 occupied units.

- Total Charges for July: $79,529.00
- Rent Collected: $52,277.00
- Outstanding Rent: $27,277.00
- Total Charges for August: $78,452.00
- Rent collected: $44,639.00
- Outstanding Rent: $33,813.00

Prepared by:
Jolanta Kubacka, PHM
Director of Property Management

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

Director of Housing - Monthly Operations Report

Reporting Period: **August 2026**
Prepared By: **Denise Blake**

1. <u>Facility Projects:</u>

a. <u>Compliance Highlights</u>

1. **NJHMFA** – Audited Tax Credit data entered into the Mitas system.
    1. All files were in order
    2. Property passed as its Annual Tax Credit compliance test.
2. **PNC** - 2nd Quarter reports (site-level) have been submitted.
    1. Asset manager is waiting on the following items from our fee accountant.
        a. Income Statement
        b. Balance Sheet

2. **Annual Building Maintenance – Scheduled Services**
    1. **Generator** – Scheduled for **10/06/2026**
    2. **Electrician** – Fire Alarms/Battery test **(Park Terrace) – 09/18/26**
    3. **Sprinkler System – October**
        1. 5-year internal valve
        2. 4" standpipe system
        3. 4" wet sprinkler – Entire building
        4. Wet Sprinkler system
        5. 2" drain test
        6. Antifreeze Loop
        7. Portables
        8. Annual Fire Pump test
    4. **Laundry Dryer Vent Cleaning** – Pending 3 quotes
    5. **Fire Alarm Systems – October**
        1. Annual Smoke Detector Inspection

3. **Social Services & Resident Relations**

a. Our Social Worker **Patricia Tamburello** has successfully met with residents in the building, and is currently assisting them by offering:

   1. One-One Counseling
   2. Help with Anchor applications
   3. Help with Snap applications
   4. Help with Doctor appointments/referrals
   5. Developed Housekeeping plans
   6. Offered referrals for back-rent assistance
   7. Offered conflict management advice
   8. Deescalated resident conflicts

4. <u>Legal and Rent Matters:</u>

a. **Delinquent Rents:**

   1. We continue to receive back payment through our Attorney's office from a previously housed resident.
   2. We are also working closely with two residents who have outstanding back-payment of rent issues.
      1. Our Social Worker continues to work closely to identify available funding sources and community resources that may assist these residents and potentially help avoid eviction.
   3. Additionally, we are working with our Attorney regarding two **Cease Notices:**
      1. A resident allowing a pet displaying aggressive behavior towards other residents to remain unmuzzled in our common area.
      2. A resident has been displaying lewd behavior in communal areas and disturbing the peace and quiet enjoyment of other residents.

5. <u>Community Engagement:</u>

a. **Meal Services:**

   1. Weekly prepared meals continue to be provided to us through **Elijah's Promise**.

b. **Pop-up Pantry:**

   1. Hosted monthly by **Charlie Tomaro** from Hands of Hope.

*These services provide residents with additional food resources and opportunities to connect with community organizations.

6. Resident Activity:

a. On **August 13th** I planned a community activity between Patricia **(our Social Worker)** and BoldAge Pace Facility in East Brunswick NJ. This event was a Hugh Success! Residents enjoyed:

   1. A bus ride to the facility
   2. Lunch, games, and a full tour of this facility.
   3. And met with an array of different Health Care Practitioners

b. **Game Night – Name that Tune**

   1. A successful Game Night was hosted by residents from Unit 2-P, & 3-P
   2. About 15 residents were in attendance

c. **Spades – Dirty Spades** (For a good laugh, cheating is mandatory)

   1. A successful spades event was hosted by residents from unit 4-B.
   2. This game offers; Socialization, memory training, and a belly of laughs.
   3. Allows residents the ability to get to know each other and laugh with the Highland Park Staff members

d. **Movie Night – Wicked – #1**

   1. Approximately 20 residents attended.
   2. Movie was a hit. Residents socialized and enjoyed their time together.
      1. HPHA supplied all materials necessary to make the event comfortable and successful:
         a. Projector, Screen, Popcorn, Drinks, Candy

7. Maintenance & Capital Projects

a. Outstanding Job!!:

   1. They are currently working on a bathroom renovation of unit 614.
      1. Ventilation System will be added
      2. Tiled Tub surround

   2. The maintenance team has been particularly focused on addressing repairs and improvements to the interiors of individual units:

Maintenance Work:

27 Work Orders have been completed in **August**

- 9 – Route maintenance issues – Requested by Residents
- 5 – Urgent work orders – Served by various reasons and vendors
- 11- Emergency – Maintenance/Plumbing
- 1 – Vacant – Unit Turn by Maintenance
- 1 – Preventive – General fence repair

Rent Collection & Occupancy:

Kronman Affordable – Occupancy = 100%

3. **Rents**: 42,395.00
4. Collected: ***42,272.00*** (**99.7%**)

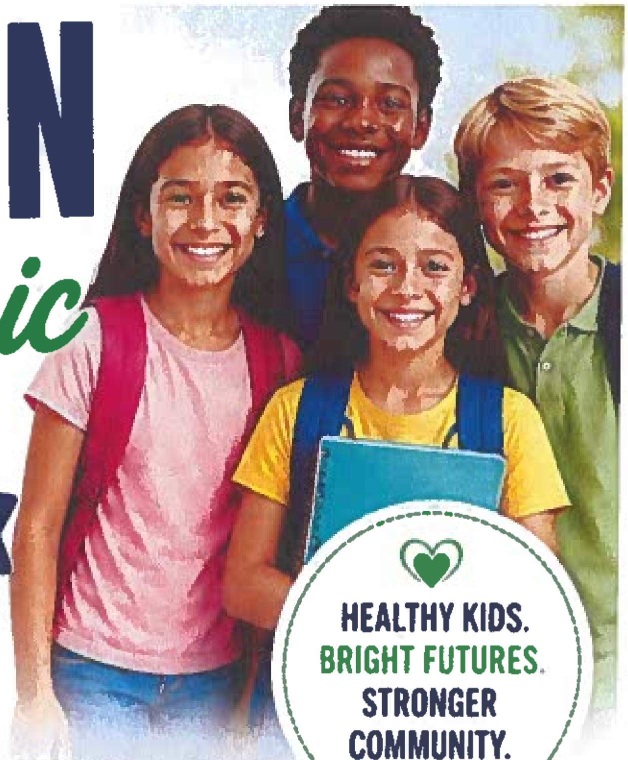
Park Terrace – Occupancy = 99%

5. **Rents**: 10,480.00
6. Collected: ***8,876.00*** (**84.7%**)

This concludes my Housing Report for the month of August!!!

EDISON Health Clinic

CARING FOR OUR COMMUNITY



HEALTHY KIDS.
BRIGHT FUTURES.
STRONGER COMMUNITY.

WEDNESDAY
OCTOBER
28TH

3:30 PM

EDISON SENIOR CENTER
2963 Woodbridge Avenue
Edison, NJ 08837

SCHOOL PHYSICALS ONLY

School physicals to help kids stay healthy and ready to learn!

SCHOOL PHYSICALS ONLY

IF YOU HAVE NO INSURANCE

We're here to help! Your child can get the school physical they need.

Please call TO MAKE AN APPOINTMENT

732-248-7285

Spots are limited. Call today!

Email: nursing@edisonnj.gov

HEALTHY KIDS. BRIGHT FUTURES. STRONGER COMMUNITY.

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HOUSING RESOURCE FAIR

Resources. Opportunity. Community.

Building a stronger future together.

NOVEMBER 21ST, 2026
10:00AM TO 1:00PM

14 REV. SAMUEL CARPENTER BLVD
EDISON, NJ

PRESENTATION STARTS AT 10:30AM

HOSTING

- First-Time Homebuyer
- Credit Repair and Credit Management

FREE ADMISSION

SERVICES AVAILABLE

- Home Insurance
- Real Estate
- Low-to-Moderate Income Housing Assistance Programs
- Bank & Mortgage Options
- Home Inspection
- Financial Management
- Rental Counseling
- Energy Assistance

FOR QUESTIONS PLEASE CONTACT

Carmen Amalbert
Assistant Executive Director
Tel.: 908-561-2525 x210
camalbert@edisonha.org

COMMUNITY RESOURCE GUIDE

IMPORTANT RESOURCES FOR HELP & SUPPORT

NEED IMMEDIATE ASSISTANCE?

2·1·1

DIAL 2-1-1 – Available 24 hours a day, 7 days a week to connect you with housing, shelter, food, healthcare, and other essential community resources.

HOUSING & SHELTER | FOOD | HEALTHCARE | MENTAL HEALTH & SUPPORT | TRANSPORTATION & MORE

HOMELESS HOTLINES

Middlesex County Board of Social Services

181 How Lane
PO Box 509
New Brunswick, NJ 08903

(732) 745-3500

Fax: (732) 745-4558

Hours: 8:30 AM – 4:15 PM M-F

DISABILITY ASSISTANCE

Division of Developmental Disability
1-800-832-9173
www.nj.gov/humanservices/ddd

Middlesex County Office of Aging & Disabled Services
(732) 745-3295

Community Health Law Project
(Free Legal Assistance for People with disabilities)
1-888-838-3180

COOLING / WARMING STATION

DUE TO EXTREME TEMPERATURE & POOR AIR QUALITY

Call first for Availability

NEW BRUNSWICK COOLING CENTER
6 Kirkpatrick St
New Brunswick, NJ 08901
Call 2-1-1

EDISON SENIOR CENTER (732) 248-7345
2963 Woodbridge Ave
Edison, NJ 08837
8:00 AM – 8:00 PM

EDISON CLARA BARTON BRANCH LIBRARY (732) 738-0096
141 Hoover Ave
Edison, NJ 08837
Mon, Tues, Wed & Thurs 9:30 AM – 9:00 PM
Fri & Sat 9:30 AM – 6:00 PM

EDISON MAIN LIBRARY (732) 287-2298
340 Plainfield Ave
Edison, NJ 08817
Mon, Tues, Wed & Thurs 9:30 AM – 9:00 PM
Fri & Sat 9:30 AM – 6:00 PM
Sun 12:00 PM – 5:00 PM

MINNIE B. VEAL RECREATION CENTER (732) 248-7316
1070 Grove Ave
Edison, NJ 08820
Please call for availability

EDISON TOWNSHIP YOUTH COUNCIL (COMMUNITY SERVICE PROGRAM)
Grades 6-12, Edison Students Only
(732) 248-7316

DOMESTIC VIOLENCE VICTIMS

Women Aware
250 Livingston Avenue
New Brunswick, NJ 08901
(732) 249-4900

EMERGENCY SHELTER – 24-HOUR HOTLINE
(732) 249-4504
TOLL-FREE: 833-249-4504

VETERANS SERVICES

NATIONAL CALL CENTER FOR HOMELESS VETERANS
1-877-424-3838

NJ SOS VETERANS
For veterans in Middlesex and surrounding Central & Northern New Jersey counties
1-855-289-8527

VA NEW JERSEY HEALTH CARE HOMELESS OUTREACH COORDINATOR
(908) 367-0004

COMING HOME – ACCESS NAVIGATOR (IN PERSON SITES)

COMING HOME

Connecting individuals and families experiencing homelessness to resources, shelter, and supportive services in Middlesex County.

Middlesex College Community Resource Hub & Food Pantry
Room CC 170A
2600 Woodbridge Avenue
Edison, NJ 08818-3050
Thursdays 12:00 PM – 5:00 PM

Center for Support, Success & Prosperity
392 Smith Street
Perth Amboy, NJ 08861
Monday – Friday
9:00 AM – 5:00 PM

Reformed Church of Highland Park
19 So. 2nd Avenue
Highland Park, NJ 08904
Tuesdays 2:00 PM – 4:00 PM

Unity Square Community Center
81 Remsen Avenue
New Brunswick, NJ 08901
Monday – Thursday
9:00 AM – 3:00 PM

Hands of Hope For The Community, Inc
Food Pantry & Soup Kitchen

HANDS OF HOPE FOOD PANTRY
Woodbridge Ave
Edison, NJ 08817

Providing food assistance and meals with compassion and dignity to individuals and families in need

Edison Police Department
Community Policing Unit
COP@edisonpd.org | 732.248.6463

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