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

Tuesday, October 20, 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 September 15, 2026, Regular Meeting Minutes

6. Resolutions:

1-10-2026	Resolution to approve vouchers for payment of invoices in the amount of $123,425.40 for the month of October.
2-10-2026	Resolution by the Board of Commissioners of the Edison Housing Authority Approving the staff and commissioners to attend the 2026 NJNAHRO Fall Training Conference from November 16th-November 19th at the Tropicana Hotel, Atlantic City.
3-10-2026	Resolution for Renewal of Membership in New Jersey Public Housing Authority Joint Insurance Fund.

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

Tuesday, October 20, 2026
6:00 pm

4-10-2026	Resolution Rejecting all Bids for as-needed tenant moving services and authorizing readvertisement and rebidding.
5-10-2026	Resolution approval of Executive Director to extend the landscaping services agreement with ABC1Landscaping LLC through a Memorandum of Understanding (MOU) until a new request for proposals (RFP) is issued for the 2027 Landscaping season.
6-10-2026	Resolution authorizing the Executive Director to Enter Into a contract with US Housing Consultants to Provide Tax-Credit Certification Services for the Highland Park Housing Authority.

7. Old Business:
   a.) RAD Update
   b.) FSS Program Update
   c.) Highland Park Update

8. New Business: Executive Director Report

9. Public Portion

10. Adjournment

EDISON HOUSING AUTHORITY
BOARD MEETING
September 15, 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 6:07 pm.

Please note that adequate notice of this meeting as required by the Open Public Meetings Act of 1975, has been provided by notice and sent to the 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 Brent Scott, Deborah Hurley Executive Director, and Terrance Corriston, Esq. EHA

Absent: Commissioner Toni Johnson, Commissioner Sonali Patel

Approval of Minutes:
Minutes of July 21, 2026 meeting.

Motion: Commissioner Barry Telesnick
Second: Commissioner Brent Scott

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	

1-9-2026 Resolution to approve vouchers for payment of invoices in the amount of $186,911.50 for the month of August and September 2026.

Motion: Commissioner Barry Telesnick
Second: Commissioner Brent Scott

Discussion: Executive Director Deborah Hurley pointed out that Dennis Williams, the Director of Maintenance and Operations, is pursuing intensive HVAC, boiler, and mini-split training to strengthen his skills and obtain additional licensing as the community transitions to new HVAC systems. Management agreed to provide financial support for one portion of the training as a worthwhile investment in the maintenance team.

	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	

2-9-2026 Resolution by the Commissioners of the Edison Housing Authority to authorize the approval of Fair Market Rents for the Edison Housing Authority.

Motion: Commissioner Brent Scott
Second: Commissioner Barry Telesnick

Discussion: Executive Director Deborah Hurley noted HUD has issued the annual payment standards at 100% funding for this year, and management is seeking Board approval to implement the updated standards effective October 1.

	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	

3-9-2026 Resolution authorizing the Executive Director to enter into a Memorandum of Understand with ABC Landscaping for Landscaping Services.

Motion: Commissioner Barry Telesnick
Second: Commissioner Brent Scott

Discussion: The Board agreed to enter into a temporary MOU (Memorandum of Understand) through October 20 while management obtains and evaluates longer-term options. Three quotes were obtained, and the selected vendor provided the lowest bid and has performed satisfactorily to date.

	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	

Staff Reports:
Executive Director Deborah Hurley noted that staff reports included in the packet indicate steady progress across maintenance, Highland Park Housing Authority, and Section 8, with no significant concerns or red flags. Staff are preparing for the RAD conversion, Section 8 is focused on effectively managing voucher utilization.

Old Business:

a) RAD Update:
The maintenance team thoroughly inspected, cleared, and treated all vacant units, including removing cats, Pest control, Bug treatments allowing GG team to begin cleaning without delays. The team was commended for their work, and management also addressed unexpected building permit costs that were not included in the budget.
The administration provided an additional funds, increasing the funding to support the project. Management thanked the administration for its assistance, and demolition began this week.

b) FSS Grant Update
The discussion highlighted Edison Township's community programs, including the annual November housing resource fair and upcoming holiday assistance with turkeys, chickens, and toys.
The recent back-to-school event was a major success despite heavy rain, offering free services such as school supplies and mobile barbershop haircuts, with a health clinic available for township residents and children.

New Business

Executive Director Deborah Hurley Report:

-Programs are continuing existing programs remain active, and new programs have started.

-Commissioner Sonali Patel has resigned – she was the Governor's appointment to the Board.

-Closing completed successfully closed on the project, closing required significant coordination, document preparation, signatures, and last-minute assistance from the town and chair.

Partners recognized:

Counsel Terry was thanked for extensive help with documents.

Rick and the consulting team were praised for their work.

Gary Gardner was recognized as an excellent development partner.

Donovan Architects was praised as a strong architectural firm.

Chairman William Thomas was thanked for being consistently available for required signatures.

Staff teamwork: The internal team was praised for stepping in and helping whenever needed.

Building rollout: Work is beginning with the entire 15 building, starting from 15A and moving building by building.

-Winter costs: Preparing for spending every winter on recurring expenses/issues.

Julius Engle project: Once the current work is cleared, paperwork is expected to begin for Julius Engle, which will involve tax credits.

Residents generally pay 30% of their income, with the remaining portion covered through the applicable housing assistance.

Motion to Open and close Public Comment 6:31 PM
Motion : Commissioner Barry Telesnick
Seconded: Commissioner Deborah Andrews

Motion to adjourn
Motion : Commissioner Barry Telesnick
Seconded: Commissioner Brent Scott

All commissioners present voted to adjourn at 6:31 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
10/07/2026	7845	CHK	73801003202 6	answering service and Patch charges - 10/03/26 to 10/30/26 Columbus day	$100.64	$100.64
Totals For Vendor: AB Universal Messaging						**$100.64**

ABC 1 Landscaping LLC 26-0117815 141 West End Avenue North Plainfield NJ 07060

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
10/16/2026	7864	CHK	1650	REH & JEG lawn maint. for WE 09/12/26 @	$1,650.00	
			1660	REH & JEG lawn maint. for 09/19/26@$1,650/Per week & Trimming of	$5,050.00	
			1661	REH & JEG lawn maint. for 09/26/26@$1,650/Per week	$1,650.00	
			1662	REH & JEG lawn maint. for 10/03/26 @$1,650/Per week	$1,650.00	$10,000.00
Totals For Vendor: ABC 1 Landscaping LLC						**$10,000.00**

Aflac PO Box 535178 Pittsburgh PA 15253-5178

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
10/07/2026	7846	CHK	375328	insurance premium - September 2026	$223.46	$223.46
Totals For Vendor: Aflac						**$223.46**

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

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
10/16/2026	7865	CHK	1D9T-6JJD-4KX3	office supplies- 4 Paper Grocery bags 125	$163.96	
			1HWM-FX1J-CQPM	Office Supplies-Essentials Prime	$179.00	$342.96
Totals For Vendor: Amazon Capital Services, Inc						**$342.96**

April Aiken 7 Catherine St Carteret NJ 07008

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
10/16/2026	7866	CHK	093026	Mileage for Food Pantry 120 miles for Sep	$86.40	$86.40
Totals For Vendor: April Aiken						**$86.40**

Awning Concepts and 22-3485116 1014 Route 33 Freehold NJ 07728

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
10/16/2026	7867	CHK	283371	New Awning for REH Administrative office	$7,030.00	$7,030.00
Totals For Vendor: Awning Concepts and Design, Inc						**$7,030.00**

BR Housing Solutions LLC 39-4733602 31 Reynen Ct R dgewood NJ 07450

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
10/16/2026	7868	CHK	245	QPA Consulting Services for August 2026	$1,666.67	
			250	QPA Consulting Services for September	$1,666.67	$3,333.34
Totals For Vendor: BR Housing Solutions LLC						**$3,333.34**

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
10/16/2026	7869	CHK	093026	legal services for September 2026	$2,800.00	$2,800.00
Totals For Vendor: Breslin and Breslin, P.A.						**$2,800.00**

Central Jersey Trailer & 45-3576142 45 4th Street Somerville NJ 08876

Edison Housing Authority
Vendor Payment History Report

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
10/16/2026	7870	CHK	08272026	Tempest Steel Salt spreader for Ford Truck	$6,515.52	
			082726-installation	Tempest Steel Salt spreader for Ford Truck-installation charges	$440.00	$6,955.52
Totals For Vendor: Central Jersey Trailer & Hitch LLC						**$6,955.52**

Deborah Hurley — 1434 Maplewood Terrace Plainfield NJ 07060

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
10/16/2026	7871	CHK	092826,100726	staff Lunch meeting -exp reimbursed 10/07/2026 RAD meeting 09/22/26 & board	$131.63	$131.63
Totals For Vendor: Deborah Hurley						**$131.63**

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
10/07/2026	7847	CHK	704318	JEG H1 for Treat for Hornet Nest	$175.00	$175.00
10/16/2026	7872	CHK	704722	REH & JEG monthly Pest Control contract-September 2026	$655.00	$655.00
Totals For Vendor: E&G Exterminators, Inc						**$830.00**

Edison Sewer Collector — 100 Municipal Boulevard Edison NJ 08817

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
10/07/2026	7848	CHK	2026 2nd half Sewer	2026-2nd half Sewer	$24,117.44	$24,117.44
Totals For Vendor: Edison Sewer Collector						**$24,117.44**

Elizabethtown Gas — PO Box 6031 Bellmawr NJ 08099

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
10/07/2026	7849	CHK	3922309254-091826	REH gas-15 beaver Ave 08/19/2026 09/18/2026	$1,831.06	$1,831.06
10/16/2026	7873	CHK	3996554541-093026	REH gas 5 Weston Forbes 08/31/2026 09/30/2026	$2,698.33	$2,698.33
Totals For Vendor: Elizabethtown Gas						**$4,529.39**

Enes Service Center LLC — 247 Central Avenue Metuchen NJ 08840

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
10/16/2026	7874	CHK	0726-093026	Gas fuel September 2026	$371.00	$371.00
Totals For Vendor: Enes Service Center LLC						**$371.00**

General Plumbing Supply — PO Box 830100 Philadelphia PA 19182-0100

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
10/07/2026	7850	CHK	S013852929.001	Maintenance materials	$171.38	$171.38
10/16/2026	7875	CHK	S013912368.001	Maintenance materials	$14.82	$14.82
Totals For Vendor: General Plumbing Supply						**$186.20**

Genserve, LLC — PO BOX 23974 New York NY 10087-3974

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
10/16/2026	7876	CHK	0650430-IN	Administrative office AC service done	$800.00	$800.00
Totals For Vendor: Genserve, LLC						**$800.00**

Happy Brooms Cleaning Service — 10 Park Place Metuchen NJ 08840

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
10/16/2026	7877	CHK	3380	REH & JEG office cleaning 10/12/2026	$470.00	$470.00

Edison Housing Authority
Vendor Payment History Report

Totals For Vendor: Happy Brooms Cleaning Service **$470.00**

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

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
10/16/2026	7878	CHK	0831091826	JEG maint materials -08/31/26 09/18/2026	$2,023.76	$2,023.76

Totals For Vendor: Home Depot Credit Services **$2,023.76**

InterGlobe Communications — 4295 Arthur Kill Road Staten Island NY 10309

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
10/16/2026	7879	CHK	83600	REH telephone service - Oct 2026	$1,190.39	$1,190.39

Totals For Vendor: InterGlobe Communications, Inc. **$1,190.39**

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

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
10/07/2026	7851	CHK	0013284538	RFH trash service-October 2026 Account #766660	$2,120.00	
			0013253683	RFH 30yd Roll off-Trash-Account #766660 on 09/08/2026	$481.00	
			0012968074-Balance	REH 30yd Rolloff-Trash-Account #766660 on 07/01/26,07/18/26-Balance	$791.00	$3,392.00
10/16/2026	7880	CHK	0013423593	REH 30yd Roll off-Trash-Account #766660 on 09/23/2026	$481.00	$481.00

Totals For Vendor: Interstate Waste Services of New Jersey **$3,873.00**

Law Office Of Louis A. — 53 Paterson Street 2nd Floor New Brunswick NJ 08901

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
10/16/2026	7881	CHK	FV-12 000477-27	legal services for Denise Blake Vs Miguel Tapia Docket No FV-12-000477-27	$2,500.00	$2,500.00

Totals For Vendor: Law Office Of Louis A. Mangione Jr. **$2,500.00**

Management Computer — PO BOX 523 Sparta WI 54656-0523

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
10/16/2026	7882	CHK	093026	Training for FSS case worker Forms and	$250.00	$250.00

Totals For Vendor: Management Computer Services, Inc. **$250.00**

McLaughlin Stauffer & — 4814 Outlook Drive Unit: Suite 112 Wall Township NJ

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
10/16/2026	7883	CHK	09-22432	legal services (labor matters) Sep 2026	$420.00	$420.00

Totals For Vendor: McLaughlin Stauffer & Shaklee, PC **$420.00**

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

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
10/02/2026	7844	CHK	091626	Food pantry help-part time 13.50 hrs @ $16 09/02/26 to 09/16/26	$216.00	$216.00
10/16/2026	7862	CHK	101526	Food pantry help-part time 13.50 hrs @ $16 09/17/26 to 09/30/26 & 10/6/26 to 10/15/26	$517.33	$517.33
10/16/2026	7863	CHK	101101526 STEM	Part time work 4.50 hrs @$16 10/1/26 & 10/8/26	$72.00	$72.00

Totals For Vendor: Miaili Wilson **$805.33**

Middlesex Water Company — PO Box 826538 Philadelphia PA 19182-6538

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
10/07/2026	7852	CHK	5535300000-091526	Water bill for JEG for 08/14/2026 to 09/15/2026	$6,412.39	$6,412.39

Totals For Vendor: Middlesex Water Company **$6,412.39**

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

© 2026 Management Computer Services, Inc.

Edison Housing Authority
Vendor Payment History Report

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
10/16/2026	7884	CHK	N11700	remote & onsite maint of networks October	$1,183 58	$1 183 58
Totals For Vendor: NetConnect, Inc.						**$1,183.58**

NJ Motor Vehicle Commission — Revenue Processing Center PO Box 008 Trenton NJ

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
10/07/2026	7853	CHK	New Truck 11302027	2026-2027 New Ford Truck registration	$162 50	$162 50
Totals For Vendor: NJ Motor Vehicle Commission						**$162.50**

Patricia Tamburello — 147-58-1032 — 102 Atlantic Avenue Matawan NJ 07747

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
10/16/2026	7885	CHK	001,002,003	Administrative fee for Social worker at HPHA July, Aug and September 2026	$6,000 00	$6 000 00
Totals For Vendor: Patricia Tamburello						**$6,000.00**

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

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
10/16/2026	7886	CHK	17582	Accounting services September 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
10/07/2026	7854	CHK	7837940806-091826	Vacant Apt K5 -JEG e ectric 08/20/2026 09/18/2026	$1 85	$1 85
10/07/2026	7855	CHK	7823095807-091826	Vacant Apt H1 -JEG electric 08/20/2026 09/18/2026	$165 39	$165 39
10/07/2026	7856	CHK	7822396102-091826	Vacant Apt C5 -JEG electric 08/20/2026 09/18/2026	$85.69	$85 69
10/07/2026	7857	CHK	7855982507-091826	Vacant Apt M3 JEG electric 08/20/2026 09/18/2026	$6 13	$6 13
10/07/2026	7858	CHK	6691572106-091826	JEG gas & electric 08/20/2026 09/18/2026	$2,294 55	$2 294 55
10/07/2026	7859	CHK	7716007807-092226	Vacant Apt 15C REH electric 08/22/2026 09/22/2026	$2 14	$2 14
10/07/2026	7861	CHK	1300007818-093026	REH Electric 08/21/2026-09/22/2026	$3,321 20	$3 321 20
Totals For Vendor: PSE&G CO						**$5,876.95**

Quadient Finance USA, Inc. — PO Box 6813 Carol Stream IL 60197 6813

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
10/16/2026	7887	CHK	PPLN01-092726	postage meter refill for September 2026	$1,192 88	$1 192 88
Totals For Vendor: Quadient Finance USA, Inc.						**$1,192.88**

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
10/16/2026	7888	CHK	EHA-GD08-2026,EHA Relo8-2	RAD Consulting August 2026	$17,728 75	$17,728 75
Totals For Vendor: The Brooke Group LLC						**$17,728.75**

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

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
10/16/2026	7889	CHK	EDISON-0004	Clean up & Remediation from Building 15 Crawlspace	$4,150 00	
			EDISON-0006	Cleaning and Sanitation Bld 6 Crawlspaces	$1,383 34	

			EDISON-0007	Cleaning and Sanitation Bld 17 Crawlspaces	$1,037.50	
			EDISON-0005	Cleaning and Sanitation Bld 4 Crawlspaces	$1,383.34	$7,954.18
Totals For Vendor: TROVAL Services LLC						**$7,954.18**
Xerox Corporation		16-0468020	PO Box 827598 Philadelphia PA 19182-7598			
Pay Date	*Pay Num*	*Pay Type*	*Inv Num*	*Invoice Description*	*Amount*	*Doc Total*
10/07/2026	7860	CHK	025592141-Balance	copies contract Printing charge 03/30/26-04/30/26-Balance	$43.71	$43.71
Totals For Vendor: Xerox Corporation						**$43.71**

Total Bill List for October 2026	**$123,425.40**

RESOLUTION # 1-10-2026

APPROVE VOUCHERS FOR PAYMENT OF INVOICES

WHEREAS, the Commissioners of the Edison Housing Authority approves voucher for payment of invoices for the month of October in the amount of $123,425.40.

NOW, THEREFORE, Be It Resolved by the Board of Commissioner of the Edison Housing Authority that Resolution 1-10-2026 shall be approved.

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 Barry Telesnick			X	

PASSED AND ADOPTED THE 20 day of October, 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 October 20, 2026.

Deborah M. Hurley, Secretary, Executive Director

RESOLUTION # 2-10-2026

RESOLUTION BY THE BOARD OF COMMISSIONERS OF THE EDISON HOUSING AUTHOIRTY APPROVING THE STAFF AND COMMISSIONERS TO ATTEND THE 2026 NJNAHRO FALL TRAINING CONFERENCE FROM NOVEMBER 16 – NOVEMBER 19 AT THE TROPICANA HOTEL, ATLANTIC CITY, NEW JERSEY.

WHEREAS, NJNAHRO will be hosting its annual Fall Training Conference from November 16 – November 19, 2026, at the Tropicana Hotel in Atlantic City, New Jersey; and

WHEREAS, the Edison Housing Authority recognizes the importance of professional training and development for both staff and commissioners to remain informed of HUD regulations, state requirements, best practices, and emerging trends in the field of public housing and community development; and

WHEREAS, attendance at the conference will provide valuable educational sessions, networking opportunities, and resources that will enhance the Authority's ability to fulfill its mission and better serve its residents; and

WHEREAS, the Board of Commissioners has determined that it is in the best interest of the Authority to authorize staff and commissioners to attend this conference.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Edison Housing Authority, that staff and commissioners are hereby approved to attend the NJNAHRO Fall Training Conference to be held November 16 – November 19, 2026, at the Tropicana Hotel in Atlantic City, New Jersey.

BE IT FURTHER RESOLVED, that all related expenses shall be paid in accordance with the Authority's policies and procedures governing travel and training.

MOVED: Commissioner Toni Johnson
SECONDED: Commissioner Deborah Andrews

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

PASSED AND ADOPTED THE 20th day of October, 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 October 20, 2026

Deborah M. Hurley, Secretary, Executive Director

RESOLUTION# 3-10-2026

RESOLUTION FOR RENEWAL OF MEMBERSHIP IN THE NEW JERSEY PUBLIC HOUSING AUTHORITY JOINT INSURANCE FUND

WHEREAS, **Edison Housing Authority** is a member of the New Jersey Public Housing Authority Joint Insurance Fund; and

WHEREAS, said renewed membership terminates as of 12/31/2026 unless earlier renewed by agreement between the Authority and the Fund; and

WHEREAS, the Authority desires to renew said membership;

NOW THEREFORE, be it resolved as follows:

1. The Edison Housing Authority agrees to renew its membership in the New Jersey Public Housing Authority Joint Insurance Fund and to be subject to the Bylaws, Rules and Regulations, coverages, and operating procedures thereof as presently existing or as modified from time to time by lawful act of the Fund.

2. The Executive Director shall be and hereby are authorized to execute the agreement to renew membership annexed hereto and made a part hereof and to deliver same to the New Jersey Public Housing Authority Joint Insurance Fund evidencing the Authority's intention to renew its membership.

MOVED: Commissioner Brent Scott

SECONDED: Commissioner Toni Johnson

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

PASSED AND ADOPTED THE 20th day of October, 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 October 20, 2026.

Deborah M. Hurley, Secretary, Executive Director

RESOLUTION # 4-10-2026

RESOLUTION REJECTING ALL BIDS FOR AS-NEEDED TENANT MOVING SERVICES AND AUTHORIZING READVERTISEMENT AND REBIDDING

WHEREAS, the Edison Housing Authority (the "Authority") advertised a solicitation for As-Needed Tenant Moving Services, with bids scheduled to be opened on Wednesday, October 14, 2026, at 1:00 p.m.; and

WHEREAS, four (4) prospective bidders requested the bid documents for the aforementioned solicitation; and

WHEREAS, despite the interest expressed by the four (4) prospective bidders, no bids were received by the established deadline of 1:00 p.m. on Wednesday, October 14, 2026; and

WHEREAS, the Authority has determined that it is in its best interest to reject all bids due to the absence of any submissions and to readvertise the solicitation in accordance with applicable law and procurement requirements;

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Edison Housing Authority, as follows:

1. The Board hereby acknowledges that no bids were received for As-Needed Tenant Moving Services by the October 14, 2026, deadline and formally rejects all bids for the solicitation.
2. The Board hereby authorizes the Authority to readvertise and rebid the solicitation for As-Needed Tenant Moving Services in accordance with applicable law and the Authority's procurement policies.

MOVED: Commissioner Toni Johnson

SECONDED: Commissioner Deborah Andrews

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

PASSED AND ADOPTED THE __ day of October 2026

I, Deobrah 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 October 20, 2026

Deborah M. Hurley, Secretary, Executive Director

RESOLUTION NO. # 5-10-2026

EXECUTIVE DIRECTOR TO EXTEND THE LANDSCAPING SERVICES AGREEMENT WITH ABC1 LANDSCAPING LLC THROUGH A MEMORANDUM OF UNDERSTANDING (MOU) UNTIL A NEW REQUEST FOR PROPOSALS (RFP) IS ISSUED FOR THE 2027 LANDSCAPING SEASON

WHEREAS, the Edison Housing Authority (the "Authority") requires ongoing landscaping and grounds maintenance services to maintain its properties in a safe, clean, orderly, and aesthetically pleasing condition for residents, visitors, and staff; and

WHEREAS, ABC1 Landscaping LLC has been providing landscaping services to the Authority pursuant to an existing service arrangement; and

WHEREAS, the Authority seeks to ensure continuity of landscaping services while preparing to issue a new Request for Proposals (RFP) for landscaping services for the 2027 season; and

WHEREAS, the Authority deems it necessary and in the best interest of the Authority to extend the existing landscaping services arrangement with ABC1 Landscaping LLC through a Memorandum of Understanding (MOU) on a temporary basis until a new RFP is issued and a new contract is awarded; and

WHEREAS, the extension shall be limited to the terms, conditions, and compensation established in the MOU approved by the Authority, and shall remain in effect only until the new procurement process is completed or the MOU is otherwise terminated in accordance with its terms.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Edison Housing Authority, the Executive Director is hereby authorized to execute the resolution that shall take effect immediately upon adoption by the Board of Commissioners.

Motion: ___Commissioner Brent Scott__
Second: ___Commissioner Toni Johnson_

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 NO. # 5-10-2026

PASSED AND ADOPTED THE _20_ day of October, 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 October 20, 2026.

Deborah M. Hurley, Secretary, Executive Director

RESOLUTION NO. # 6-10-2026

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH US HOUSING CONSULTANTS TO PROVIDE TAX-CREDIT CERTIFICATION SERVICES FOR THE HIGHLAND PARK HOUSING AUTHORITY

WHEREAS, the Edison Housing Authority (EHA) provides administrative and management oversight to the Highland Park Housing Authority (HPHA); and

WHEREAS, the Highland Park Housing Authority requires assistance with tax-credit certifications and related compliance requirements while staff develop the knowledge and skills necessary to perform these functions independently; and

WHEREAS, US Housing Consultants has proposed to provide tax-credit certification services at a cost of $40.00 per certification for an anticipated 100 residents, for an estimated total cost of $4,000.00; and

WHEREAS, the Board of Commissioners finds that engaging US Housing Consultants on an interim basis is in the best interest of the Authority to support compliance and provide assistance while EHA staff become knowledgeable in the tax-credit certification process.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Edison Housing Authority, hereby authorizes the Executive Director to enter into a contract with US Housing Consultants to provide tax-credit certification services for the Highland Park Housing Authority.

Motion: _____Commissioner Toni Johnson_
Second: ____Commissioner Deborah Andrews__

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 _20_ day of October, 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 October 20, 2026.

_____
Deborah M. Hurley, Secretary, Executive Director

EDISON
HOUSING AUTHORITY
Creating a Community Where Everyone Thrives

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

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.
- Bulk Trash has been monitored weekly.

- At Roberty Holmes site: Cleared the crawlspaces.
- Awning has been installed.
- Uniforms for the maintenance received.
-Salt Sprayer installed.

A total of 14 work orders were completed:

- Robert E. Holmes Apartments: 10 work orders
- Julius Engle Gardens: 4 work orders
- ☑ All work orders were complete
- **Robert E. Holmes** 24 units remain vacant.
- **Julius Engle Gardens:** 5 Vacant Units

Occupancy and Financial Overview:
As of September 2026, Edison Public Housing had 131 occupied units.

- Total Charges for September: $76,169.00
- Rent Collected: $69,793.00
- Outstanding Rent: $6,376.00

Prepared by:
Jolanta Kubacka, PHM
Director of Property Management

U.S. Department of Housing and Urban Development
Newark Field Office- Region II
One Newark Center 13th Floor
Office of Public Housing
Newark, New Jersey 07102-5260

September 15, 2026

Ms. Deborah Hurley, Executive Director
Edison Housing Authority
14 Rev. Samuel Carpenter Blvd.
Edison, NJ 08820

Dear Ms. Hurley:

Thank you for completing your Section 8 Management Assessment Program (SEMAP) certification for the **Edison HA**. We appreciate your time and attention to the SEMAP assessment process. SEMAP enables HUD to better manage the Section 8 tenant-based program by identifying PHA capabilities and deficiencies related to the administration of the Section 8 program. As a result, HUD will be able to provide more effective program assistance to PHAs.

The **Edison HA** final SEMAP score for the fiscal year ended **6/30/2026** is **100**. The following are your scores on each indicator:

Indicator	1	Selection from Waiting List (24 CFR 982.54(d)(1) and 982.204(a))	**15**
Indicator	2	Reasonable Rent (24 CFR 982.4, 982.54(d)(15), 982.158(f)(7) and 982.507)	**20**
Indicator	3	Determination of Adjusted Income (24 CFR part 5, subpart F and 24 CFR 982.516)	**20**
Indicator	4	Utility Allowance Schedule (24 CFR 982.517)	**5**
Indicator	5	HQS Quality Control (24 CFR 982.405(b))	**5**
Indicator	6	HQS Enforcement (24 CFR 982.404)	**10**
Indicator	7	Expanding Housing Opportunities	**5**
Indicator	8	Payment Standards(24 CFR 982.503)	**5**
Indicator	9	Timely Annual Reexaminations(24 CFR 5.617)	**10**
Indicator	10	Correct Tenant Rent Calculations(24 CFR 982, Subpart K)	**5**
Indicator	11	Pre-Contract HQS Inspections(24 CFR 982.305)	**5**
Indicator	12	Annual HQS Inspections(24 CFR 982.405(a))	**10**
Indicator	13	Lease-Up	**20**
Indicator	14	Family Self-Sufficiency (24 CFR 984.105 and 984.305)	**NA**
Indicator	15	Deconcentration Bonus	**0**

Thank you for your cooperation with the SEMAP process. If you have any questions, please call me at (973) 776-7211 or via email at **fatimah.a.holder@hud.gov**

Sincerely,

Fatimah Holder

Mrs. Fatimah A. Holder
Portfolio Management Specialist
Office of Public Housing

Enclosures: MTCS Extract Details

Hub: **2HNWK Newark Hub**
Field Office: **2FPH NEWARK HUB OFFICE**
Housing Agency: **NJ043 Edison HA**
PHA Fiscal Year End: **6/30/2026**

Multifamily Tenant Characteristics System

SEMAP Indicators

Program type: **SEMAP**
Extract date: **06/30/2026**

Reporting Rate	
Percent Reported	100
Late Reexamination	
Percent Late Reexamination	0
Tenant Rent Discrepancies	
Percent of Family Rent Discrepancy	0
HQS - Newly Leased Units(% of Units)	
Passed Inspection Before Contract Effective	100
Late HQS Inspections	
Percent Late HQS Inspections	2
Family Self-Sufficiency	
Number of Families Enrolled	15
Percent With Escrow Balance	0
Family Self-Sufficiency (FO Input)	
Number of Mandatory FSS Slots	0
Lease-up (FO Input)	
Percent Leased	100

Edison Housing Authority
Summary for Section 8 Voucher

9/1/2026

VMS Type Description	# of Vouchers	# of New Vouchers	Amount
All other Vouchers	264	0	$380,956.00
Tenant Protection Vouchers	33	0	$24,447.00
Totals	297	0	$405,403.00

FSS Program 30 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: 319

Number of Port Out Portable Out Vouchers: 22

Amount of Port Out Portable Out Vouchers: $35752

Project-Based vouchers 38

Port- In Vouchers 76

HIGHLAND PARK
HOUSING AUTHORITY

Board of Commissioners
Ruby Hope, Chair
Padraic Miller, Vice Chair
Thuy Bozzett, Commissioner
David Copperman, Commissioner
Seth Hahn, Commissioner
Priscilla Hera, Commissioner
William Rainwater, Commissioner
Deborah Hurley, MPA, C-PHM, Executive Director & Secretary
Matthew Hersh, Borough of Highland Park Liaison

242 South 6th Avenue, Highland Park 08904 | 732 572 4420 | 732.985.6485 | www.highlandparkhousing.org

Director of Housing /Social Worker Reports
Month of September
2026

Resident Community:
Several resident events occurred in the month of September.
Part-time Social Worker, Patricia Tamburello has begun to meet with residents and providing support where needed. Pat's hours are Wednesday's and Thursday's from 10:00 am until 4 pm. Recently, the Edison Housing Authority purchased software that will assist Ms. Tamburello in tracking resident's progress.

Maintenance & Capital Projects:

- The maintenance department continues to work towards improving and beautifying the properties.
- The maintenance team has been addressing works orders and at present all work orders are closed.
- Bathroom units at Park Terrace are in need of ventilation. Of the 24 units, the team has addressed (7) units and will continue the project until all are complete.

(Please note that there are several bathrooms that have need complete overall at Park Terrace. See attached images.)

Rent Collection for September:

- Park Terrace 75.1%
- Kronman 93.7%

We will be working with residents to collect rents to bring the percentage to %100. Units at both location are Occupied to 90%.

Staff: Drector of Housing search is underway, as there are two candidates that will be interviewed this week to fill the vacancy. Presently, Reema Rege will be our Acting Director of Housing, Zena Sutton will step in as Director of Section 8, and Pat Tamburello, Part-Time, Social Worker.

Respectfully Submitted, Deborah Hurley, Exec. Dir.

NOVEMBER TRAINING REGISTRATION

REGISTRATION FORM

Please print clearly. Complete a separate form for each registrant. Form may be copied as needed.

Mail Registration form to: NJNAHRO, L. Riccio, 455 Diamond Spring Road, Denville, NJ 07834

For Room Reservations – 888 516-2215 – Use Code ST11N6 · Tropicana Atlantic City.

On-Line: https://book.passkey.com/go/ST11NJ6

For Purchase Order send to: ACGroupReservations@caesars.com

$121+ applicable tax & fees, $27 Resort Fee (rate only guaranteed until 11/9/26)

Name _____

Title _____

Agency _____

Address _____

City _____ State_____ Zip_____

Daytime Phone _____Fax _____E-Mail _____

One day registrations and Ethics only class-does not include reception and meals

	Member	Non-Member
General Registration (1st Registration))	$495 _____	$600 _____
Each Additional Member	$450 _____	$550 _____
On-Site Registration	$650 _____	$750 _____
One-Day Registrations	$375 _____	$500 _____
Late Registration (After November 4th)	$550 _____	$700 _____
Guest(s)	$150 _____	$250 _____
Vendors	$895 _____	$950 _____

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*Procurement (State Mandated Training) $295.00_____

You must be registered to attend this training and receive credit-. This is part of the state mandated training for Executive Directors & Commissioners. NJNAHRO is an approved trainer for the required training

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TOTAL AMOUNT ENCLOSED $_____

If you plan on attending the NJ League of Municipalities Conference, you must purchase a badge at:
https://events.tpni.com/GCMMaintenance/NJLM/Html files/30008628/menu.html

Sorry No Refunds after October 30th!!!

Make Checks payable to:

NJNAHRO

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

2026 NJNAHRO ANNUAL FALL TRAINING CONFERENCE AGENDA
(This is a Draft Agenda subject to change)

Monday, November 16, 2026

3:30 PM–4:30 PM Early Registration – Havana Registration Area

Tuesday, November 17, 2026

8:30 AM-11:30 AM **Registration**-Havana Registration Area

9:00 AM-3:00 PM ***State Mandated Training-Procurement-Samba (Separate Registration & Fee)**
You must be separately registered for this training to attend.
You may attend for free if you don't take the exam-no certificate given!
William Snyder & William Katchen, CPA

9:00 AM-11:30 AM **Ethics for Local Govt Employees (include the Local Public Contract Law**-Bongo
Paul Shives, Sr. Director of Services, MEL Safety Institute
This session is recommended for all Housing Authority
Employees and Commissioners. Topics will include Local Government Ethics Law.

12:00 PM-1:00 PM **Lunch (Sponsored by Provident Bank)** – Mambo
Vender Introductions
Guest Speaker-Senator Andy Kim (Invited)

1:45 PM-3:00 PM **Open Public Meetings & Open Public Records Acts**-Tango
Frank Borin, Esq.-Decotiis, Fitzpatrick & Cole, LLC
This session is recommended for both Staff & Commissioners to better understand changes to OPMA & OPRA.

1:45 PM-3:00 PM **Roundtable Discussion-Work Requirements & Term limits** - Tambora
The Work & Dignity Coalition-HUD Staff
HUD staff will discuss some of the new requirements for Applicants & Residents
There will be an open question and answer period.

3:00 PM-4:00 PM **NJ Public Housing Authority Joint Insurance Fund**-Tambora
NJPHAJIF Board of Trustees Meeting

3:00 PM **League of Municipalities**-AC Convention Center

5:00 PM-7:00 PM **Reception- (TICKETS REQUIRED!!!) - Rooftop Lounge**
Come and enjoy some music, food & drink while networking with your peers.

2026 NJNAHRO ANNUAL FALL TRAINING CONFERENCE AGENDA
(This is a Draft Agenda subject to change)

Wednesday, November 18, 2026

8:30 AM-9:30 AM **Registration** - Havana Registration Area

8:30 AM-9:30 AM **Breakfast (Sponsored by Laborers Local 155)** - Mambo

9:30 AM-10:30 PM **Washington Update-Bongo**
Come and join PHADA staff for a conversation about HUD's staff reductions, the latest on HOTMA, the HUG's system and other industry happenings. A Q&A Session will also be conducted.
Crystal Wojciechowski & Michael Webb - PHADA

10:30 AM-12:00 PM **HOTMA-Drastic Changes coming soon!** - Bongo
This session will discuss how your Housing Authority software will be changing effective January 1st, 2027. This session will be hosted by PHA-web and Housing Authority staff.

10:30 AM-12:00 PM **Maintenance Issues (Plumbing, HVAC & IOQ Solutions)**-Tambora
This session will be presented by Ferguson Plumbing Supply. It will be a hand-on session emphasizing the how-to-resolve plumbing, HVAC & Indoor Air quality issues.

12:00 AM-12:30 PM **NJNAHRO Executive Board Meeting** –Tango

12:30 PM-2:00 PM **Luncheon (Sponsored by SEBCO Laundry Services)** - Mambo
NJNAHRO President-Kimberly Gober
Remarks by Jason Loughran, HUD's Region II Administrator

2:00 PM-3:15 PM **Changes in Technology & How it Affects you-Bongo**
Come and listen to how artificial intelligence (AI) will affect how you service your residents in the future. HUD staff members will present unique opportunities for the future

3:15 PM **League of Municipalities**-AC Convention Center

Thursday, November 19, 2026

9:00 AM-10:30 AM **Breakfast and Closing Session** - Mambo
Introduction & Remarks
Jason Loughran, HUD Region II Administrator
Benjamin Hobbs– HUD Deputy Assistant Secretary (Invited)

11:00 AM **League of Municipalities (on your own)**

Building Stronger Families.
Building a Brighter Future.

PURGE DAY

EDISON
HOUSING AUTHORITY
Creating a Community Where Everyone Thrives

Preparing to Move

Clean out unwanted household items and join us for a family cookout as we prepare for upcoming moves.



LOCATION:
Playground Area

DATE:
10-31-2026

TIME:
12PM to 3PM

Family COOKOUT



We look forward to seeing you. If you have further questions, please contact Carmen Amalbert, Executive Assistant - 908-561-2525 x 210

www.edisonha.org