

A G E N D A JULY 17, 2025

PLEDGE OF ALLEGIANCE

SUNSHINE LAW “Adequate notice of this meeting has been provided in the local news media and in a place of public notice located at 101 Magnolia Street, Beverly, NJ as required in the Open Public Meeting Act (Chapter 123 P>L>1975).

Time 6:00 PM.

ROLL CALL:

DORSEY___HAAF___RICHARDS___ R. MILLER___ C. MILLER___
H. ROBERTSON___

NO APRIL 2025 OR MAY 2025 MEETING

RE-ORGANIZATION

NOMINATION FOR CHAIR PERSON

_____ Nominated _____ for Chair Person

_____ 2nd the nomination

UPON ROLL CALL: _____ AYES _____ NAYS _____ ABSTAINS

NOMINATION FOR VICE CHAIR PERSON

_____ Nominated _____ for Vice Chair Person

_____ 2nd the nomination

UPON ROLL CALL: _____ AYES _____ NAYS _____ ABSTAINS

APPROVAL OF MINUTES OF MARCH 20, 2025 MEETING

Discussion followed

Motion made by: _____ to accept Minutes of the March 20, 2025 meeting

Seconded by: _____

Upon roll call: _____ AYES _____ NAYS _____ ABSTAINS

BILLS TO BE RATIFIED FOR MARCH 2025

14788	HD SUPPLY	3054.53	MAINTENANCE
14789	MARC NAHRO	150.00	MEMBERSHIP
14790	WESTERN PEST SERVICE	500.18	EXTERMINATION
14791	HD SUPPLY	51.20	OFFICE
14792	POLAR SHREDDING	699.62	OFFICE
14793	CASA PAYROLL	123.00	OFFICE
14794	DAVID CIARROCCA CPA	1200.00	ACCOUNTANT
14795	PSE&G	57.30	UNIT 167
14796	PSE&G	512.03	OFFICE
14797	PSE&G	35.21	SHOP

BILLS TO BE RATIFIED FOR APRIL 2025

14798	STACEY COLWELL	250.00	HEALTH INSURANCE
14799	COMCAST CABLE	277.91	OFFICE
14800	MALAMUT & ASSOCIATES LLC	240.50	ATTORNEY
14801	NATIONAL TENANT NETWORK	390.00	OFFICE
14802	WES BANK (EXXON)	113.09	MAINTENANCE
14803	HD SUPPLY	22.52	MAINTENANCE
14804	SAM'S CLUB	36.94	OFFICE
14805	CASA PAYROLL SERVICE	103.00	OFFICE
14806	LAWN DOCTOR	605.00	LAWN CARE
14807	FERGUSON ENTERPRISES LLC	95.71	MAINTENANCE
14808	NJ AMERICAN WATER	22.65	SHOP
14809	NJ AMERICAN WATER	66.71	OFFICE
14810	NJ AMERICAN WATER	5.96	UNIT 151
14811	NJ AMERICAN WATER	5.96	UNIT 160
14812	NJ AMERICAN WATER	22.65	UNIT 167
14813	PSE&G	441.84	AREA LIGHTS
14814	PSE&G	12.65	STREET LIGHT
14815	VERIZON WIRELESS	51.46	OFFICE
14816	HD SUPPLY	348.01	MAINTENANCE
14817	GREEN EARTH LANDSCAPING	50.00	SHREDDING PREP
14818	EJ'S PAINTING	1010.00	UNIT 167
14819	NICHOLAS PORTELLA PLUMBING	385.00	MAINTENANCE
14820	DAVE CIARROCCA CPA	1275.00	ACCOUNTANT
14821	FERFUSON ENTERPRISES LLC	1735.84	MAINTENANCE
14822	WESTERN PEST SERVICE	500.18	EXTERMINATION
14823	BEVERLY SEWERAGE AUTHORITY	6874.00	QUARTERLY SEWER BILL

BILLS TO BE RATIFIED FOR MAY 2025

14824 EAGLE FLOOR SANDING	1000.00	UNIT 167
14825 CASA PAYROLL SERVICE	103.00	OFFICE
14826 FERGUSON ENTERPRISES LLC	21.35	MAINTENANCE
14827 DAVE CIARROCCA CPA	1275.00	ACCOUNTANT
14828 COMCAST CABLE	277.08	OFFICE
14829 KYOCERA DOCUMENT SOLUTIONS	117.07	OFFICE
14830 ANDREW MOUREY	1225.00	MAINTENANCE
14831 PSE&G	70.12	VACANT UNITS
14832 CASA PAYROLL SERVICE	99.50	OFFICE
14833 WEX BANK (EXXON)	112.95	MAINTENANCE
14834 MALAMUT & ASSOCIATES LLC	55.50	ATTORNEY
14835 HD SUPPLY	301.63	MAINTENANCE
14836 ATLANTIC COAST ALARM	480.00	OFFICE
14837 NICHOLAS PORTELLA PLUMBING	650.00	MAINTENANCE
14838 SAM'S CLUB	54.00	OFFICE
14839 ESTRONZA SERVICES	650.00	LAWN CARE
14840 NJ AMERICAN WATER	56.81	OFFICE
14841 NJ AMERICAN WATER	22.65	SHOP
14842 NJ AMERICAN WATER	22.65	UNIT 151
14843 NJ AMERICAN WATER	32.75	UNIT 160
14844 NJ AMERICAN WATER	22.65	UNIT 167
14845 NJ AMERICAN WATER	22.65	UNIT 170
14846 PSE&G	35.21	SHOP
14847 PSE&G	460.41	OFFICE
14848 NATIONAL TENANT NETWORK	90.00	OFFICE
14849 VOID		
14850 VERIZON WIRELESS	51.46	OFFICE
14851 EJ'S PAINTING	250.00	UNIT 167
14852 FERGUSON ENTERPRISES LLC	1455.84	MAINTENANCE
14853 JOHN BERRY CONCEPTS ONE	2134.14	UNITS 167& 170
14854 FERGUSON ENTERPRISES LLC	124.63	MAINTENANCE
14855 HD SUPPLY	277.08	MAINTENANCE
14856 CASA PAYROLL SERVICE	99.50	OFFICE
14857 NICHOLAS PORTELLA PLUMBING	385.00	UNIT 108
14858 WESTERN PEST SERVICE	275.00	OUTSIDE BOXES
14859 PSE&G	12.55	STREET LIGHT
14860 PSE&G	438.05	AREA LIGHTS
14861 NJ MAERICAN WATER	56.61	OFFICE
14862 NJ AMERICAN WATER	22.65	UNIT 160
14863 NJ AMERICAN WATER	22.65	UNIT 167
14864 NJ AMERICAN WATER	22.65	UNIT 170

BILLS TO BE RATIFIED FOR JUNE 2025

14865 DAVE CIARROCCA CPA	1275.00	ACCOUNTANT
14866 COMCAST CABLE	277.09	OFFICE
14867 HD SUPPLY	23.66	MAINTENANCE
14868 SPRAYS LAWN SERVICE	170.00	IRRIGATION SERVICE
14869 WESTERN PEST SERVICE	500.18	EXTERMINAATION
14870 JIF INSURNACE (2 ND PAYMENT)	23409.50	INSURANCE
14871 GARY J CENTINARO	490.92	TRAINING
14872 SAM'S CLUB	4.99	OFFICE
14873 CASA PAYROLL SERVICE	105.00	OFFICE
14874 MALAMUT & ASSOCIATES LLC	573.50	OFFICE3
14875 REALE PLUMBING LLC	375.00	MAINTENANCE
14876 NJ AMERICAN WATER	22.65	SHOP
14877 PSE&G	255.48	OFFICE
14878 PSE&G	35.30	SHOP
14879 PSE&G	73.31	VACANT UNITS
14880 PSE&G	419.67	AREA LIGHTS
14881 PSE&G	12.18	STREET LIGHT
14882 GABRIELLE JEAN LAURENT	836.00	OVERPAY REFUND
14883 TYANA PARKER	1527.00	OVERPAY REFUND
14884 BRIDGET GUEST MORALES	784.00	OVERPAY REFUND
14885 BEVERLY CITY POST OFFICE	219.00	STAMPS
14886 MAYA BAILEY	989.00	OVERPAY REFUND
14887 DASIAH SADLET	220.00	OVERPAY REFUND
14888 JENNIFER WASHINGTON	124.00	OVERPAY REFUND
14889 JESSICA BASSETT	280.00	OVERPAY REFUND
14890 VERIZON WIRELESS	51.46	OFFICE
14891 WEX BANK (EXXON)	119.23	MAINTENANCE
14892 HD SUPPLY	16.72	MAINTENANCE
14893 FERGUSON ENTERPRISES LLC	38.51	MAINTENANCE
14894 REALE PLUMBING & HVAC LLC	715.00	PLUMBING
14895 ESTRONZA SERVICES	1050.00	LAWN SERVICE
14896 GILBERTS	90.00	OFFICE
14897 FERGUSON ENTERPRISES LLC	48.88	MAINTENANCE
14898 SHERWIN WILLIAMS CO.	316.80	MAINTENANCE
14899 CASA PAYROLL SERVICE	143.50	OFFICE
14900 HD SUPPLY	20.94	MAINTENANCE
14901 KYOCERA DOCUMENT SOLUTIONS	117.07	OFFICE
14902 WESTERN PEST SERVICE	775.18	EXTERMINATION

BILLS TO BE RATIFIED FOR JULY 2025

14903-14912 VOIDED (new program printing error)

OFFICE

SEE ADDITIONAL PAGES FOR VENDOR PAYMENTS THROUGH THE NEW PHA-
WEB COMPUTER SYSTEM

CHECKS

14913-14922

Invoice Audit Report
Program: Public Housing
Posted by Patricia Betts-Welsh on 7/8/2025

Description	Distribution List		PO Number	Cash Basis	
Invoice: 7/8/2025, 07082025-1, ALL DRY of Monmouth and Middlesex, maintenance			Payment Net Due: 7/31/2025		
maintenance			No		
Program	Project	Account	%	Amount	Utility Usage
Public Housing	Delacove Homes	442000 ORD.MAINT.MATERIALS	100.00	\$7,375.00	
CK# 14913			Invoice Total:	\$7,375.00	
Invoice: 7/1/2025, CASA PAYROLL SERVICE, Vendor Invoice Transactions			Payment Net Due: 7/31/2025		
inv # 1274450			No		
Program	Project	Account	%	Amount	Utility Usage
Public Housing	Delacove Homes	419000 SUNDRY	100.00	\$106.50	
CK# 14914			Invoice Total:	\$106.50	
Invoice: 7/1/2025, Comcast Business, Vendor Invoice Transactions May 25			Payment Net Due: 7/31/2025		
monthly payment			No		
Program	Project	Account	%	Amount	Utility Usage
Public Housing	Delacove Homes	419000 SUNDRY	100.00	\$349.04	
CK# 14915			Invoice Total:	\$349.04	
Invoice: 7/1/2025, David Ciarrocca CPA, monthly billing			Payment Net Due: 7/31/2025		
June 2025 billing			No		
Program	Project	Account	%	Amount	Utility Usage
Public Housing	Delacove Homes	417000 ACCOUNTING	100.00	\$1,275.00	
CK# 14916			Invoice Total:	\$1,275.00	
Invoice: 7/8/2025, Home Depot Credit Service, maintenance supplies			Payment Net Due: 7/31/2025		
maintenance supplies			No		
Program	Project	Account	%	Amount	Utility Usage
Public Housing	Delacove Homes	442000 ORD.MAINT.MATERIALS	100.00	\$195.06	
CK# 14917			Invoice Total:	\$195.06	
Invoice: 7/1/2025, 450-0099987-000, Kyocera Document Solutions New York, INC, Copier vendor			Payment Net Due: 7/30/2025		
Copier vendor inv # 450-0099987-000			No		
Program	Project	Account	%	Amount	Utility Usage
Public Housing	Delacove Homes	419000 SUNDRY	100.00	\$117.07	
CK# 14918			Invoice Total:	\$117.07	
Invoice: 7/2/2025, Kyocera Document Solutions New York, INC, Vendor Invoice Transactions May 25			Payment Net Due: 7/31/2025		
inv # 5034905287			No		
Program	Project	Account	%	Amount	Utility Usage
Public Housing	Delacove Homes	419000 SUNDRY	100.00	\$117.07	
CK# 14918			Invoice Total:	\$117.07	
Invoice: 7/1/2025, inv # 1212, Lawn Doctor, lawn care spring and late spring			Payment Net Due: 7/31/2025		
lawn care spring and late spring			No		
Program	Project	Account	%	Amount	Utility Usage
Public Housing	Delacove Homes	443000 CONTRACT COSTS	100.00	\$430.00	
CK # 14919			Invoice Total:	\$430.00	
Invoice: 7/1/2025, inv # 20598, Malamut & Associates LLC, attorney fees for May 2025			Payment Net Due: 7/31/2025		
attorney fees for May 2025			No		
Program	Project	Account	%	Amount	Utility Usage
Public Housing	Delacove Homes	413000 LEGAL EXPENSE	100.00	\$55.50	
CK# 14920			Invoice Total:	\$55.50	

Invoice Audit Report
Program: Public Housing
Posted by Patricia Betts-Welsh on 7/8/2025

Description	Distribution List		PO Number	Cash Basis
Invoice: 7/1/2025, 07072025-1, Sam's Club, monthly billing			Payment Net Due: 7/30/2025	
monthly billing				No
Program	Project	Account	%	Amount
Public Housing	Delacove Homes	419000 SUNDRY	100.00	\$158.01
	CK# 14921		Invoice Total:	\$158.01
Invoice: 7/8/2025, WEX (Exxon Mobile), fuel for vehicle			Payment Net Due: 7/31/2025	
fuel for vehicle				No
Program	Project	Account	%	Amount
Public Housing	Delacove Homes	442000 ORD.MAINT.MATERIALS	100.00	\$54.96
	CK# 14922		Invoice Total:	\$54.96

Account Summary

<i>Program</i>	<i>Account</i>	<i>Count</i>	<i>Amount</i>
Public Housing	442000 ORD.MAINT.MATERIALS	3	\$7,625.02
Public Housing	419000 SUNDRY	5	\$847.69
Public Housing	417000 ACCOUNTING	1	\$1,275.00
Public Housing	443000 CONTRACT COSTS	1	\$430.00
Public Housing	413000 LEGAL EXPENSE	1	\$55.50
		Total:	\$10,233.21

PHA Board Resolution
Approving Operating Budget

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing -
Real Estate Assessment Center (PIH-REAC)

OMB No. 2577-0026
(exp.12/31/2012)

Public reporting burden for this collection of information is estimated to average 10 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

This information is required by Section 6(c)(4) of the U.S. Housing Act of 1937. The information is the operating budget for the low-income public housing program and provides a summary of the proposed/budgeted receipts and expenditures, approval of budgeted receipts and expenditures, and justification of certain specified amounts. HUD reviews the information to determine if the operating plan adopted by the public housing agency (PHA) and the amounts are reasonable, and that the PHA is in compliance with procedures prescribed by HUD. Responses are required to obtain benefits. This information does not lend itself to confidentiality.

PHA Name: Beverly Housing Authority

PHA Code: NJ 018

PHA Fiscal Year Beginning: October 1, 2025 Board Resolution Number: **Resolution # 2025-7**

Acting on behalf of the Board of Commissioners of the above-named PHA as its Chairperson, I make the following certifications and agreement to the Department of Housing and Urban Development (HUD) regarding the Board's approval of (check one or more as applicable):

DATE

- ☒ Operating Budget approved by Board resolution on: June 19, 2025
- ☐ Operating Budget submitted to HUD, if applicable, on: _____
- ☐ Operating Budget revision approved by Board resolution on: _____
- ☐ Operating Budget revision submitted to HUD, if applicable, on: _____

I certify on behalf of the above-named PHA that:

1. All statutory and regulatory requirements have been met;
2. The PHA has sufficient operating reserves to meet the working capital needs of its developments;
3. Proposed budget expenditure are necessary in the efficient and economical operation of the housing for the purpose of serving low-income residents;
4. The budget indicates a source of funds adequate to cover all proposed expenditures;
5. The PHA will comply with the wage rate requirement under 24 CFR 968.110(c) and (f); and
6. The PHA will comply with the requirements for access to records and audits under 24 CFR 968.110(i).

I hereby certify that all the information stated within, as well as any information provided in the accompaniment herewith, if applicable, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012.31, U.S.C. 3729 and 3802)

Print Board Chairperson's Name: Mr. John Haaf	Signature:	Date: 6/19/25

2026 HOUSING AUTHORITY BUDGET RESOLUTION

Beverly Housing Authority

FISCAL YEAR: October 01, 2025 to September 30, 2026

WHEREAS, the Annual Budget for Beverly Housing Authority for the fiscal year beginning October 01, 2025 and ending September 30, 2026 has been presented before the governing body of the Beverly Housing Authority at its open public meeting of June 19, 2025; and

WHEREAS, the Annual Budget as introduced reflects Total Revenues of \$971,820.00, Total Appropriations including any Accumulated Deficit, if any, of \$925,450.00, and Total Unrestricted Net Position planned to be utilized as funding thereof, of \$0.00; and

WHEREAS, the Capital Budget as introduced reflects Total Capital Appropriations of \$184,820.00 and Total Unrestricted Net Position planned to be utilized as funding thereof, of \$0.00; and

WHEREAS, the schedule of rents, fees and other charges in effect will produce sufficient revenues, together with all other anticipated revenues to satisfy all obligations to the holders of bonds of the Authority, to meet operating expenses, capital outlays, debt service requirements, and to provide for such reserves, all as may be required by law, regulation or terms of contracts and agreements; and

WHEREAS, the Capital Budget/Program, pursuant to N.J.A.C. 5:31-2, does not confer any authorization to raise or expend funds; rather it is a document to be used as part of the said Authority's planning and management objectives. Specific authorization to expend funds for the purposes described in this section of the budget must be granted elsewhere; by bond resolution, by a project financing agreement, by resolution appropriating funds from the Renewal and Replacement Reserve or other means provided by law.

NOW, THEREFORE BE IT RESOLVED, by the governing body of the Beverly Housing Authority, at an open public meeting held on June 19, 2025 that the Annual Budget, including all related schedules, and the Capital Budget/Program of the Beverly Housing Authority for the fiscal year beginning October 01, 2025 and ending September 30, 2026, is hereby approved; and

BE IT FURTHER RESOLVED, that the anticipated revenues as reflected in the Annual Budget are of sufficient amount to meet all proposed expenditures/expenses and all covenants, terms and provisions as stipulated in the said Housing Authority's outstanding debt obligations, capital lease arrangements, service contracts, and other pledged agreements; and

BE IT FURTHER RESOLVED, that the governing body of the Beverly Housing Authority will consider the Annual Budget and Capital Budget/Program for Adoption on September 18, 2025.

bha2@comcast.net

6/19/2025

(Secretary's Signature)

(Date)

Governing Body Recorded Vote

Member	Aye	Nay	Abstain	Absent
John Haaf				
Randy Miller				
Sarah Richards				
Tonya Taylor-Dorsey				
Hal Robertson				
Cynthia Hall Miller				
0				