

**HOUSING AUTHORITY OF THE BOROUGH OF FORT LEE**

**RESOLUTION NO. 2478**

**BE IT RESOLVED BY THE HOUSING AUTHORITY OF THE BOROUGH OF FORT LEE**, upon the recommendation and approval of the Executive Director, that the following claims on the current bills, list attached, amounting to \$ **31,892.04** and an FSS disbursement of **\$584.00**, is hereby approved.

<b>PROJECT (FLASH) - BILLS FOR NOVEMBER 2025 TOTALS:</b>	<b>\$22,384.63</b>
<b>SECTION 8 (HCV) - BILLS FOR NOVEMBER 2025 TOTALS:</b>	<b>\$ 9,507.41</b>
<b>Family Self Sufficient Program (FSS)</b>	
<b>- DISBURSEMENT FOR NOVEMBER 2025 TOTALS:</b>	<b>\$584.00</b>

Introduced by: *Dolores Steinberg*

Offered by: *[Signature]*

**Housing Authority Borough of Fort Lee**  
**Vendor Accounting Cash Payment/Receipt Register**  
**Housing Choice Voucher**

Filter Criteria Includes: 1) Program: Housing Choice Voucher 2) Project: All Projects 3) Payment Date: 11/1/2025 to 11/30/2025 4) Financial Period: November 2025  
5) Payments Over: All 6) Check Numbers: All 7) Cleared Period: All 8) Check Status: All 9) Payment Status: Unvoided Only 10) Show Payments: Yes 11) Show Deposits: Yes  
12) Order By: Payment/Receipt Number

**Bank: Provident Bank, Bank Account: 650409154, GL Account: 1111.2**

*Posted Payments*

<u>Doc Num</u>	<u>Payment Date</u>	<u>Voided</u>	<u>Type</u>	<u>Document Recipient</u>	<u>Document Description</u>	<u>Cleared</u>	<u>Amount</u>
1015	11/17/2025	No	CHK	H&H Driving School	Lankford,Samiya (3-2hr lessons and	No	\$584.00
					Cleared: 0		\$0.00
					Uncleared: 1		\$584.00
					Total Payments: 1		\$584.00

**Project Summary**

**Bank: Provident Bank, Bank Account: 650409154, GL Account: 1111.2**

<u>Program - Project</u>	<u>Payments</u>	<u>Deposits</u>
Housing Choice Voucher - Housing Choice Vouchers	\$584.00	\$0.00
Total:	\$584.00	\$0.00

**Document Type Summary**

**Bank: Provident Bank, Bank Account: 650409154, GL Account: 1111.2**

<u>Document Type</u>	<u>Count</u>	<u>Amount</u>
Check (CHK)	1	\$584.00
Total:	1	\$584.00

**Transaction Type Summary**

**Bank: Provident Bank, Bank Account: 650409154, GL Account: 1111.2**

<u>Transaction Type</u>	<u>Count</u>	<u>Amount</u>
Vendor Accounting - Payment	1	\$584.00
Vendor Accounting Total	1	\$584.00
Total:	1	\$584.00

**Bank: Provident Bank, Bank Account: 650409111, GL Account: 1111.4**

*Posted Payments*

<u>Doc Num</u>	<u>Payment Date</u>	<u>Voided</u>	<u>Type</u>	<u>Document Recipient</u>	<u>Document Description</u>	<u>Cleared</u>	<u>Amount</u>
4455	11/12/2025	No	CHK	AS Consulting Inc.	COMPUTER SERVICES SECURITY	No	\$1,145.00
4456	11/12/2025	No	CHK	AS Consulting Inc.	COMPUTER MONTHLY VULNERA	No	\$2,470.00
4457	11/12/2025	No	CHK	Christopher DePalma	Mileage for Inspections Jan-Oct 202	No	\$396.00
4458	11/12/2025	No	CHK	Lisa Cartagena	PAYCHEX PAYROLL CORRECTIO	No	\$919.17
4459	11/12/2025	No	CHK	NTN- Philadelphia	BACKGROUND CHECKS	No	\$89.57
4460	11/12/2025	No	CHK	Thomas Furlong, C.P.A.	ACCOUNTING SERVICES NOV 20	No	\$3,300.00
4461	11/12/2025	No	CHK	Verizon Wireless	ACCT#642212010-00001 OFFICE L	No	\$453.37
4462	11/17/2025	No	CHK	NJAHRA	FLHA 2026 Membership	No	\$175.00

**Housing Authority Borough of Fort Lee**  
**Vendor Accounting Cash Payment/Receipt Register**  
**Housing Choice Voucher**

Filter Criteria Includes: 1) Program: Housing Choice Voucher 2) Project: All Projects 3) Payment Date: 11/1/2025 to 11/30/2025 4) Financial Period: November 2025  
 5) Payments Over: All 6) Check Numbers: All 7) Cleared Period: All 8) Check Status: All 9) Payment Status: Unvoided Only 10) Show Payments: Yes 11) Show Deposits: Yes  
 12) Order By: Payment/Receipt Number

**Bank: Provident Bank, Bank Account: 650409111, GL Account: 1111.4**

*Posted Payments*

<i>Doc Num</i>	<i>Payment Date</i>	<i>Voided</i>	<i>Type</i>	<i>Document Recipient</i>	<i>Document Description</i>	<i>Cleared</i>	<i>Amount</i>	
4463	11/17/2025	No	CHK	Verizon FIOS	Acct#452494976-000156 Office Bun	No	\$559.30	
							Cleared: 0	\$0.00
							Uncleared: 9	\$9,507.41
							Total Payments: 9	\$9,507.41

**Project Summary**

**Bank: Provident Bank, Bank Account: 650409111, GL Account: 1111.4**

<i>Program - Project</i>	<i>Payments</i>	<i>Deposits</i>
Housing Choice Voucher - Housing Choice Vouchers	\$9,507.41	\$0.00
Total:	\$9,507.41	\$0.00

**Document Type Summary**

**Bank: Provident Bank, Bank Account: 650409111, GL Account: 1111.4**

<i>Document Type</i>	<i>Count</i>	<i>Amount</i>
Check (CHK)	9	\$9,507.41
Total:	9	\$9,507.41

**Transaction Type Summary**

**Bank: Provident Bank, Bank Account: 650409111, GL Account: 1111.4**

<i>Transaction Type</i>	<i>Count</i>	<i>Amount</i>
Vendor Accounting - Payment	9	\$9,507.41
<i>Vendor Accounting Total</i>	9	\$9,507.41
Total:	9	\$9,507.41

*End of Report*

**Housing Authority Borough of Fort Lee**  
**Vendor Accounting Cash Payment/Receipt Register**  
**FLASH Corp.**

Filter Criteria Includes: 1) Program: FLASH Corp. 2) Project: Project 03, Project 05, Project 07, Flash Corp. 8, Flash Corp. 9, Flash Corp. 10, FLASH 1st Street  
 3) Payment Date: 11/1/2025 to 11/30/2025 4) Financial Period: November 2025 5) Payments Over: All 6) Check Numbers: All 7) Cleared Period: All 8) Check Status: All  
 9) Payment Status: Unvoided Only 10) Show Payments: Yes 11) Show Deposits: Yes 12) Order By: Payment/Receipt Number

**Bank: Provident Bank, Bank Account: 650409103, GL Account: 1111.4**

**Posted Payments**

<u>Doc Num</u>	<u>Payment Date</u>	<u>Voided</u>	<u>Type</u>	<u>Document Recipient</u>	<u>Document Description</u>	<u>Cleared</u>	<u>Amount</u>
8253	11/12/2025	No	CHK	Anchor Pest Control	Location:100954 / Monthly Pest Con	No	\$67.14
8254	11/12/2025	No	CHK	Coppa Montalbano Architects	25007 (Life Safety System) Phase II	No	\$1,116.00
8255	11/12/2025	No	CHK	Coppa Montalbano Architects	25007 HJHH LIFE SAFETY EXP PO	No	\$47.60
8256	11/12/2025	No	CHK	Gannett New York-NewJersey Lo	ACCT# 1183942-RFP NEWSPAPE	No	\$129.52
8257	11/12/2025	No	CHK	Haig Services Corporation	HJHH-Life Safety Improvement/CDB	No	\$10,390.00
8258	11/12/2025	No	CHK	Home Depot Credit Services	Acct#6035322006257335	No	\$645.30
8259	11/12/2025	No	CHK	KRAFT POWER CORPORATION	CONTRACT#101378 WORK ORDE	No	\$460.00
8260	11/12/2025	No	CHK	P.S.E. & G.	ACCT#6759444906 SERVICE 9/26-	No	\$1,786.12
8261	11/12/2025	No	CHK	PSE & G	ACCT#6768536303 SERVICE 9/26-	No	\$433.93
8262	11/12/2025	No	CHK	PSE & G	ACCT# 6520316105 SERVICE 10/3-	No	\$174.54
8263	11/12/2025	No	CHK	PSE & G	ACCT#7260667508 SERVICE 9/26/	No	\$207.02
8264	11/12/2025	No	CHK	Staten Island Media Group	ACCT#511540 INV# 3591441 ORD	No	\$331.72
8265	11/12/2025	No	CHK	Veolia Water New Jersey	ACCT#10002427312222 SERVICE	No	\$2,302.27
8266	11/12/2025	No	CHK	Veolia Water New Jersey	ACCT#10002427312222 SERVICE	No	\$2,122.93
8267	11/17/2025	No	CHK	GE Appliances, A Haier Company	Acct#117344752 (PO#HJHH-11062	No	\$1,172.00
8268	11/17/2025	No	CHK	Staples Business Advantage	CustID#NYC1060106 Order# 76684	No	\$185.04
8269	11/17/2025	No	CHK	Verizon FIOS	Acct#556776715000140 Office Fax I	No	\$128.50
8270	11/17/2025	No	CHK	SLADE INDUSTRIES, INC.	Acct#C000477 /Maintenance for Oct	No	\$235.00
8271	11/18/2025	No	CHK	Sargenti's	Seniors Thanksgiving Luncheon 11.	No	\$450.00
Cleared: 0							\$0.00
Uncleared: 19							\$22,384.63
Total Payments: 19							\$22,384.63

**Project Summary**

**Bank: Provident Bank, Bank Account: 650409103, GL Account: 1111.4**

<u>Program - Project</u>	<u>Payments</u>	<u>Deposits</u>
FLASH Corp. - Flash Corp. 10	\$22,384.63	\$0.00
Total:	\$22,384.63	\$0.00

**Document Type Summary**

**Bank: Provident Bank, Bank Account: 650409103, GL Account: 1111.4**

<u>Document Type</u>	<u>Count</u>	<u>Amount</u>
Check (CHK)	19	\$22,384.63
Total:	19	\$22,384.63

**Transaction Type Summary**

**Bank: Provident Bank, Bank Account: 650409103, GL Account: 1111.4**

<u>Transaction Type</u>	<u>Count</u>	<u>Amount</u>
Vendor Accounting - Payment	19	\$22,384.63
Vendor Accounting Total	19	\$22,384.63
Total:	19	\$22,384.63

*End of Report*

**HOUSING AUTHORITY OF THE BOROUGH OF FORT LEE**

**RESOLUTION NO. 2479**

**RESOLUTION BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF THE BOROUGH OF FORT LEE AUTHORIZING THE EXECUTIVE DIRECTOR TO PUBLISH THE MONTHLY BOARD OF COMMISSIONERS' MEETINGS IN THE VARIOUS NEWSPAPERS AS FOLLOWS:**

**WHEREAS**, The Record, a newspaper published in Bergen County, New Jersey, and circulated in the Borough of Fort Lee, and The Star Ledger, a newspaper published in Hudson County, New Jersey, and circulated in the Borough of Fort Lee, be and are hereby designated as the official newspapers for the Fort Lee Housing Authority, in which all legal advertisements and notices of this Housing Authority shall be published, except as otherwise provided by law.

**WHEREAS**, pursuant to the Open Public Meetings Act (C. 231, PL of N.J. 1975) the following named newspapers be and same are hereby designated as the newspapers to receive the notices of meetings of this Authority, because the hereinafter designated newspapers have the greatest likelihood of informing the public within the Borough of Fort Lee of the meetings of this Housing Authority:

- a. **The Record**, a newspaper published in Hackensack, Bergen County, New Jersey, and circulated in the Borough of Fort Lee.
- b. **The Star Ledger**, a newspaper which is digital- only publication.

**WHEREAS**, the bulletin board, located in the Municipal Building, 309 Main Street, Fort Lee, New Jersey, be and the same is hereby designated as the official public place where all notices of meetings of this Housing Authority, together with all other notices which may be required by law or by designation of this Authority to be posted, shall be posted pursuant to the aforesaid Open Public Meetings Act.

**WHEREAS**, the regular monthly meetings of the Housing Authority of the Borough of Fort Lee for the **2026** year be held on **Wednesdays, at 6:00 p.m. at the Offices of the Housing Authority, 1403 Teresa Drive, Fort Lee, New Jersey**, on the following dates:

**Wednesday, January 7, 2026**  
**Wednesday, February 4, 2026**  
**Wednesday, March 4, 2026**  
**Monday, April 6, 2026**  
**Wednesday, May 6, 2026**  
**Wednesday, June 3, 2026**

**Wednesday, July 1, 2026**  
**Wednesday, August 5, 2026**  
**Wednesday, September 2, 2026**  
**Wednesday, October 7, 2026**  
**Wednesday, November 4, 2026**  
**Wednesday, December 2, 2026**

Official and formal action may be taken at the aforesaid meetings.

**WHEREAS**, pursuant to Section 14 of the Open Public Meetings Act, the sum of \$ 10.00 be and the same is hereby established as the annual fee, payable in advance, to be charged to any individual or organization requesting notification of the Housing Authority Meetings, other than those required to be notified by law, except that no fee shall be charged to requesting news media serving the Borough of Fort Lee.

**WHEREAS**, the Executive Director of the Housing Authority, within seven (7) days following this meeting, is hereby authorized and directed to (a) post and maintain posted throughout the year on the officially designated public bulletin board for the Housing Authority the schedule of the regular meetings as described in Paragraph 4 above; (b) mail a copy of said schedule of meetings to The Record and The Star Ledger, newspapers circulated in the Borough of Fort Lee; (c) file a copy of said schedule of meetings with the Clerk of the Borough of Fort Lee; and (d) do all that is necessary to comply with the Open Public Meetings Act (Chapter 231, Laws of 1975) to the end that adequate notice of such public meetings, pursuant to such statute, be given according to law.

**WHEREAS**, in addition to the aforesaid meeting, the Housing Authority of the Borough of Fort Lee will hold such other meetings as the public business may require, but pursuant to and with such additional notice as is required by the said Open Public Meetings Act.

**OFFERED BY:** Dolores Steinberg

**SECONDED BY:** [Signature]

**HOUSING AUTHORITY OF THE BOROUGH OF FORT LEE**

**RESOLUTION NO. 2480**

**RESOLUTION BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF THE BOROUGH OF FORT LEE AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A CONTRACT FOR LANDSCAPING AND GROUND MAINTENANCE SERVICES FOR CALENDAR YEARS 2026 AND 2027 WITH BETTER IMAGE LANDSCAPES, INC**

**WHEREAS** on October 29, 2025, the Fort Lee Housing Authority ("FLHA") advertised a Public Notice seeking sealed bids for Landscaping and Ground Maintenance Services for Holtje House and 2423 First Street with a bid opening date of November 18, 2025; and

**WHEREAS**, as a result of said advertisement the Housing Authority received one (1) bid from Better Image Landscapes, Inc. in the amount of \$5024.00 per year for Holtje House and \$2419.00 for 2423 First Street; and

**WHEREAS**, Better Image Landscapes, Inc. has previously provided satisfactory services to the FLHA for many years; and

**WHEREAS**, based upon our current contracts, the cost of the bid is reasonable.

**NOW, THEREFORE, BE IT RESOLVED, BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF THE BOROUGH OF FORT LEE:**

- 1. That the Executive Director is hereby authorized to execute a contract with Better Image Landscaping, Inc. for landscaping and ground maintenance services for calendar years 2026 and 2027 (with two one year options) for Holtje House for the sum of \$5,024.00 payable in eight equal monthly payments and for 2423 1<sup>st</sup> Street in the sum of \$2,594.00 payable in eight equal monthly payments;**
- 2. That this Resolution shall take effect immediately.**

Introduced by: *Dawres Steinberg*

Offered by: *[Signature]*

**HOUSING AUTHORITY OF THE BOROUGH OF FORT LEE**

**RESOLUTION NO. 2481**

**RESOLUTION BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF THE BOROUGH OF FORT LEE AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A CONTRACT WITH KRAFT POWER CORPORATION FOR MAINTENANCE OF THE STANDBY GENERATOR SYSTEM AT THE HARRY J. HOLTJE HOUSE IN THE AMOUNT OF \$2,520.00 PER YEAR.**

**WHEREAS** on October 29, 2025 the Housing Authority did advertise by public notice seeking bids for Standby Generator Maintenance Services with an opening date of November 18, 2025; and

**WHEREAS**, as a result of said advertisement the Housing Authority received one (1) bid from Kraft Power Corporation for \$2,520 per year; and

**WHEREAS**, Kraft Power Corporation is our current provider and has provided satisfactory services.

**WHEREAS**, the contract term would commence on January 1, 2026, and terminate on December 31, 2027, with an option for an additional two-year term with the same terms as the original contract and with price increase not exceeding two percent (2%) in the renewal period; and,

**NOW, THEREFORE BE IT RESOLVED**, by the Commissioners of the Housing Authority of the Borough of Fort Lee as follows:

- 1 That the Executive Director is hereby authorized to execute a contract with KRAFT POWER CORPORATION for the total sum of \$2,520 per year to be paid in quarterly payments of \$632.50 commencing on January 1, 2026, and terminating on December 31, 2027 with an option for two additional years.
- 2 That this Resolution shall take effect immediately

**OFFERED BY:** *Dolores Steinberg*

**SECONDED BY:** *[Signature]*

**HOUSING AUTHORITY OF THE BOROUGH OF FORT LEE**

**RESOLUTION NO. 2482**

**RESOLUTION BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF THE BOROUGH OF FORT LEE AUTHORIZING THE SUBMISSION OF A LATE BUDGET TO THE NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS**

**WHEREAS, New Jersey Law requires that a public housing authority must submit its budget to the New Jersey Department of Community Affairs sixty (60) days prior to the start of the January 1<sup>st</sup> fiscal year; and**

**WHEREAS, the Fort Lee Housing Authority submitted its budget to the Financial Submission Tracking System ("FAST") on November 6<sup>th</sup>, 2025 after the sixty day requirement (November 1<sup>st</sup>, 2025); and**

**WHEREAS, there were unforeseen administrative delays because the Housing Authority's audit for FY 12/31/24 could not be completed until September 30, 2025 as the audit firm was awaiting the State of New Jersey's OBEB and NJPERS report before issuing the final report; and**

**WHEREAS, the aforesaid delays left insufficient time to submit the Annual Budget by the required deadline; and**

**WHEREAS, N.J.A.C. 5:31 requires that in the event the submission is not timely, the authority must adopt a late budget resolution; and**

**NOW THEREFORE BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE FORT LEE HOUSING AUTHORITY THAT:**

- 1. The Board hereby authorizes the submission of the late Annual Budget to the New Jersey Department of Community Affairs; and**
- 2. The Board acknowledges and confirms that the late submission was due to legitimate administrative and operational circumstances beyond the Authority's control.**

**INTRODUCED BY:** Dolores Steinberg

**SECONDED BY:** [Signature]

**DATED: December 3, 2025**

HOUSING AUTHORITY OF THE BOROUGH OF FORT LEE

RESOLUTION NO. 2483

**RESOLUTION BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF THE BOROUGH OF FORT LEE APPROVING PAYMENT OF ADDITIONAL INSURANCE PREMIUMS FOR A PORTION OF EMPLOYEES' 2026 STATE HEALTH BENEFITS**

**WHEREAS, the New Jersey State Health Benefit's premiums for local government employees significantly increased by 32.7% for medical and 62.9% for prescriptions; and**

**WHEREAS, as part of its effort to retain staff, the Housing Authority has determined to offset the affected employees' increased premiums by paying 75% of the difference between the employees' 2025 and 2026 health insurance premiums for a total cost of approximately \$ 7,725.**

**NOW THEREFORE BE IT RESOLVED that the Board of Commissioners of the Fort Lee Housing Authority approves the payment of the additional amount of the required employer portion of the 2026 health insurance premium in an amount not to exceed \$ 7725.00.**

INTRODUCED BY: Danorus Steinberg

SECONDED BY: Bonnelly

DATED: December 3, 2025