

MINUTES OF THE REGULAR MEETING
OF THE HOUSING AUTHORITY
OF THE CITY OF RAHWAY, HELD FEBRUARY 13, 2025 AT
165 EAST GRAND AVENUE, RAHWAY, NEW JERSEY

The meeting was called to order at 7:30 pm. The Pledge of Allegiance was recited by all in attendance. Chairman Pekarofski stated that adequate meeting notice requirements, as prescribed by NJ Sunshine Law, had been met.

Roll Call:

Upon roll call Commissioners, Lesinski, Pekarofski, Brooks, and Simon answered present. Commissioner Thomas and Gonzalez were absent. Also in attendance were Attorney Testino and Accountant Ciarrocca.

Approval of Minutes:

Chairman Pekarofski requested a mover and seconder for approval of minutes of December 14, 2024. Upon a motion by Commissioner Simon, seconded by Commissioner Lesinski, the minutes were approved by a vote of four (4) Ayes and two (2) Absent.

Director's Report: Ms. Wenson Maier reported on the proposed 2025 FY Budget.

Bills List: Bills list was sent by email to all Commissioners on February 14 for approval.

Resolutions: None

Public Comment:

There being no members of the public present; this portion of the meeting was closed.

Finance: No comment

Legal Matters: Ed Testino is in the process of defending Rahway Housing from charges from Windstream.

Old Business: There being no Old Business; this portion of the meeting was closed.

New Business: There being no New Business; this portion of the meeting was closed.

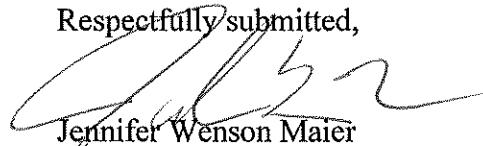
Chairman Comments:

Chairman Pekarofski thanked everyone for attending the meeting.

Adjournment:

There being no further business before the Board of Commissioners, upon a motion by Commissioner Lesinski, seconded by Commissioner Simon, the meeting was adjourned at 8:00 pm, by unanimous consent.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Jennifer Wenson Maier', written over the printed name.

Jennifer Wenson Maier
Executive Director/Recording Secretary

MINUTES OF THE REGULAR MEETING
OF THE HOUSING AUTHORITY
OF THE CITY OF RAHWAY, HELD MARCH 13, 2025 AT
165 EAST GRAND AVENUE, RAHWAY, NEW JERSEY

The meeting was called to order at 7:30 pm. The Pledge of Allegiance was recited by all in attendance. Vice-Chairman Simon stated that adequate meeting notice requirements, as prescribed by NJ Sunshine Law, had been met.

Roll Call:

Upon roll call Commissioners Lesinski, Pekarofski, Kerobo, and Simon answered present. Commissioner Thomas, Brooks and Gonzalez were absent. Also in attendance were Attorney Testino and Accountant Ciarrocca.

Approval of Minutes:

Vice-Chairman Simon requested a mover and seconder for approval of minutes of February 13, 2025. Upon a motion by Commissioner Pekarofski, seconded by Commissioner Kerobo, the minutes were approved by a vote of four (4) Ayes and three (3) Absent.

Director's Report: Ms. Wenson Maier reported on the proposed start date of June for Demolition of Phase I at the Family Site, including relocation of tenants to buildings A&C at the Kennedy Complex.

Bills List: Vice-Chairman Simon requested a mover and seconder for approval of Bills lists for January and February. Upon a motion by Commissioner Lesinski, seconded by Commissioner Pekarofski, the minutes were approved by a vote of four (4) Ayes and three (3) Absent.

Resolutions:

Vice-Chairman Simon requested a mover and seconder for approval of **RESOLUTION NO. 1738: CONFIRMATION AND APPROVAL OF THE 2025 FLAT RENTS TO UPDATE THE 2024 FLAT RENTS IN ACCORDANCE WITH HUD PUBLIC HOUSING RENT PROGRAMS FOR THE TWELVE MONTH PERIOD STARTING JANUARY 1, 2025, TO DECEMBER 31, 2025.** Upon a motion by Commissioner Lesinski, seconded by Commissioner Pekarofski, the minutes were approved by a vote of four (4) Ayes and three (3) Absent.

Vice-Chairman Simon requested a mover and seconder for approval of **RESOLUTION NO. 1739: APPROVING SHARED SERVICE AGREEMENT BETWEEN THE LAKEWOOD HOUSING AUTHORITY AND THE RAHWAY HOUSING**

JWM

Approved March 13, 2025
Regular Meeting

AUTHORITY FOR BOOKKEEPING/TRAINING SERVICES. Upon a motion by Commissioner Pekarofski, seconded by Commissioner Lesinski, the minutes were approved by a vote of four (4) Ayes and three (3) Absent.

Vice-Chairman Simon requested a mover and seconder for approval of **RESOLUTION NO. 1740: AUTHORIZING THE EXECUTIVE DIRECTOR TO ACCEPT THE RFP SUBMITTED BY MIRKEL IT SOLUTIONS TO SUPPLY RHA WITH IT SERVICES** Upon a motion by Commissioner Simon, seconded by Commissioner Lesinski, the minutes were approved by a vote of four (4) Ayes and three (3) Absent.

Public Comment:

There being no members of the public present; this portion of the meeting was closed.

Finance: Due to anticipated closing with HMFA on March 20, 2025, the Housing Authority should obtain their portion of funding to reimburse funds spent on RAD pre-development costs. There has been an increase in occupancy of vacant units.

Legal Matters: Ed Testino is in the process of defending Rahway Housing from charges from Windstream.

Old Business: There being no Old Business; this portion of the meeting was closed.

New Business: There being no New Business; this portion of the meeting was closed.

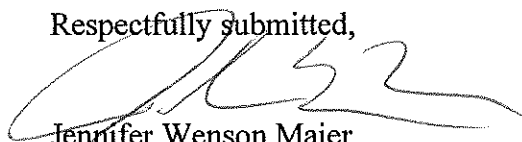
Chairman Comments:

Vice-Chairman Simon thanked everyone for attending the meeting.

Adjournment:

There being no further business before the Board of Commissioners, upon a motion by Commissioner Lesinski, seconded by Commissioner Pekarofski, the meeting was adjourned at 8:00 pm, by unanimous consent.

Respectfully submitted,



Jennifer Wenson Maier

Executive Director/Recording Secretary

MINUTES OF THE REGULAR MEETING
OF THE HOUSING AUTHORITY
OF THE CITY OF RAHWAY, HELD APRIL 10, 2025 AT
165 EAST GRAND AVENUE, RAHWAY, NEW JERSEY

The meeting was called to order at 7:30 pm. The Pledge of Allegiance was recited by all in attendance. Vice-Chairman Simon stated that adequate meeting notice requirements, as prescribed by NJ Sunshine Law, had been met.

Roll Call:

Upon roll call Commissioners, Pekarofski, Kerobo, Brooks, Gonzalez and Simon answered present. Commissioner Lesinski and Thomas, were absent. Also in attendance were Attorney Testino and Accountant Ciarrocca.

Approval of Minutes:

Chairman Pekarofski requested a mover and seconder for approval of minutes of March 13, 2025. Upon a motion by Commissioner Simon, seconded by Commissioner Kerobo, the minutes were approved by a vote of five (5) Ayes and two (2) Absent.

Director's Report: Ms. Wenson Maier reported on HUD's 2025 revision to the DDTF funds and the approval granted for this project to utilize the 2024 DDTF methodology resulting in more funding for the Housing Authority. There is a proposed start date of July for Demolition of Phase I at the Family Site, including relocation of tenants to buildings A&C at the Kennedy Complex.

Bills List: Chairman Pekarofski requested a mover and seconder for approval of Bills lists for March. Upon a motion by Commissioner Simon, seconded by Commissioner Gonzalez, the bills list was approved by a vote of five (5) Ayes and two (2) Absent.

Resolutions:

Chairman Pekarofski requested a mover and seconder for approval of **RESOLUTION No. 1741 AUTHORIZING ADOPTION OF A 5-YEAR PLAN, ANNUAL PLAN, AND FY2025 CAPITAL FUND PROGRAM**. Upon a motion by Commissioner Simon, seconded by Commissioner Brooks, the minutes were approved by a vote of five (5) Ayes and two (2) Absent.

Public Comment:

There being no members of the public present; this portion of the meeting was closed.

Finance: David Ciarrocca stated that RHA is awaiting the Federal Government allocation of funds for the July 1, 2025 to June 30, 2026 budget.

JWM
April 10, 2025
Regular Meeting

Legal Matters: Ed Testino is in the process of defending Rahway Housing from charges from Windstream. It was agreed that RHA not settle at this time.

Old Business: There being no Old Business; this portion of the meeting was closed.

New Business: There being no New Business; this portion of the meeting was closed.

Chairman Comments:

Chairman Lesinski thanked everyone for attending the meeting.

Adjournment:

There being no further business before the Board of Commissioners, upon a motion by Commissioner Simon, seconded by Commissioner Gonzalez, the meeting was adjourned at 8:00 pm, by unanimous consent.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'J. Wenson Maier', written over a horizontal line.

Jennifer Wenson Maier

Executive Director/Recording Secretary

DATE: June 12, 2025

**MINUTES OF THE REGULAR MEETING
OF THE HOUSING AUTHORITY
OF THE CITY OF RAHWAY, HELD JUNE 12, 2025 AT
165 EAST GRAND AVENUE, RAHWAY, NEW JERSEY**

The meeting was called to order at 7:30 pm. The Pledge of Allegiance was recited by all in attendance. Vice-Chairman Simon stated that adequate meeting notice requirements, as prescribed by NJ Sunshine Law, had been met.

Roll Call:

Upon roll call Commissioners, Pekarofski, Kerobo, Brooks, Gonzalez and Simon answered present. Commissioner Lesinski and Thomas, were absent. Also in attendance were Attorney Testino and Accountant Ciarrocca.

Approval of Minutes:

Chairman Pekarofski requested a mover and seconder for approval of minutes of April and May, 2025. Upon a motion by Commissioner Simon, seconded by Commissioner Kerobo, the minutes were approved by a vote of five (5) Ayes and two (2) Absent.

Director's Report:

Ms. Wenson Maier reported on progress of the renovations at Buildings A&C at the Kennedy Complex and the proposed moves of Family Site tenants to that location.

Bills List: Chairman Pekarofski requested a mover and seconder for approval of Bills lists for March. Upon a motion by Commissioner Simon, seconded by Commissioner Gonzalez, the bills list was approved by a vote of five (5) Ayes and two (2) Absent.

Resolutions:

RESOLUTION 1742

Ratifying The Late Introduction And Submission Of Rahway Housing Authority's Annual Budget For The Fiscal Year July 1, 2025 To June 30, 2026. Upon a motion by Commissioner Gonzalez, seconded by Commissioner Kerobo, the minutes were approved by a vote of five (5) Ayes and two (2) Absent.

JWM

Regular Meeting Minutes

Approved September 11, 2025

RESOLUTION NO. 1743

Adoption of the Annual Budget and Capital Budget for the fiscal year beginning July 01, 2025 and ending June 30, 2026 Upon a motion by Commissioner Simon, seconded by Commissioner Kerobo, the minutes were approved by a vote of five (5) Ayes and two (2) Absent.

RESOLUTION NO. 1744

Award contract to Polcari & Co. for the Authority's Annual Audit for the Fiscal Year ending June 30, 2025 Upon a motion by Commissioner Simon, seconded by Commissioner Gonzalez, the minutes were approved by a vote of five (5) Ayes and two (2) Absent.

RESOLUTION NO. 1745

Award contract to David Ciarrocca, CPA for Accounting Services for a 12 month period commencing July 1, 2025 and terminating June 30, 2026 Upon a motion by Commissioner Simon, seconded by Commissioner Brooks, the minutes were approved by a vote of five (5) Ayes and two (2) Absent.

RESOLUTION NO. 1746

Award contract to Edward Testino, Attorney at Law for General Counsel for a 12 month period commencing July 1, 2025 and terminating June 30, 2026 Upon a motion by Commissioner Gonzalez, seconded by Commissioner Kerobo, the minutes were approved by a vote of five (5) Ayes and two (2) Absent.

RESOLUTION NO. 1747

Approval to hire NW Financial Group, LLC for RAD Financial Consulting Services for a 12 month period commencing July 1, 2025 and terminating June 30, 2026 Upon a motion by Commissioner Simon, seconded by Commissioner Brooks, the minutes were approved by a vote of five (5) Ayes and two (2) Absent.

RESOLUTION NO. 1748

Approval to hire the Metro Company, LLC for RAD Housing, Redevelopment and Financial Advising Services for a 12 month period commencing July 1, 2025 and terminating June 30, 2026 Upon a motion by Commissioner Gonzalez, seconded by Commissioner Kerobo, the minutes were approved by a vote of five (5) Ayes and two (2) Absent.

RESOLUTION NO. 1749

Approval to hire Nixon Peabody LLP for RAD Attorney for HUD regulatory advice for RAD conversion and PHA Repositioning for a 12 month period commencing July 1, 2025 and terminating June 30, 2026 Upon a motion by Commissioner Simon, seconded by Commissioner Gonzalez, the minutes were approved by a vote of five (5) Ayes and two (2) Absent.

RESOLUTION NO. 1750

Approval to write-off accounts receivable for prior tenants who ceased tenancy with amounts still due Upon a motion by Commissioner Gonzalez, seconded by Commissioner Brooks, the minutes were approved by a vote of five (5) Ayes and two (2) Absent.

JWM

Regular Meeting Minutes

Approved September 11, 2025

RESOLUTION NO. 1751

Approve Annual Audit Report Upon a motion by Commissioner Simon, seconded by Commissioner Gonzalez, the minutes were approved by a vote of five (5) Ayes and two (2) Absent.

RESOLUTION NO. 1752

Approval to Submit Emergency Safety And Security Grant (ESSG) Grant Application To Hud Upon a motion by Commissioner Simon, seconded by Commissioner Gonzalez, the minutes were approved by a vote of five (5) Ayes and two (2) Absent.

RESOLUTION NO. 1753

Approval of salary increases effective July 1, 2025 Upon a motion by Commissioner Gonzalez, seconded by Commissioner Kerobo, the minutes were approved by a vote of five (5) Ayes and two (2) Absent.

7. PUBLIC COMMENT**PUBLIC NOTICE**

Housing Authority of the City of Rahway

Notice is hereby given that a Meeting of the Housing Authority of the City of Rahway will be held in the Community Room at 165 East Grand Avenue, Rahway, NJ on Thursday, June 12, 2025 at 7:30 PM for the Following

Purpose of Adoption of the Annual Budget and Capital Budget for the Fiscal Year beginning July 01, 2025 and ending June 30, 2026

Jennifer Wenson Maier

Executive Director

5/20/2025

5/23/25 \$22.36

Public Comment:

There being no members of the public present; this portion of the meeting was closed.

Finance: David Ciarrocca stated that RHA is awaiting the Federal Government allocation of funds for the July 1, 2025 to June 30, 2026 budget.

Legal Matters: Ed Testino is in the process of defending Rahway Housing from charges from Windstream. It was agreed that RHA not settle at this time.

Old Business: There being no Old Business; this portion of the meeting was closed.

New Business: There being no New Business; this portion of the meeting was closed.

Chairman Comments:

Chairman Lesinski thanked everyone for attending the meeting.

Adjournment:

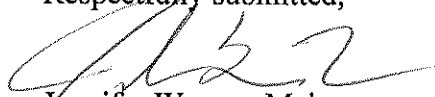
JWM

Regular Meeting Minutes

Approved September 11, 2025

There being no further business before the Board of Commissioners, upon a motion by Commissioner Simon, seconded by Commissioner Gonzalez, the meeting was adjourned at 8:00 pm, by unanimous consent.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'JW Maier', written over a horizontal line.

Jennifer Wenson Maier

Executive Director/Recording Secretary

MINUTES OF THE REGULAR MEETING
OF THE HOUSING AUTHORITY
OF THE CITY OF RAHWAY, HELD SEPTEMBER 11, 2025 AT
165 EAST GRAND AVENUE, RAHWAY, NEW JERSEY

The meeting was called to order at 7:30 pm. The Pledge of Allegiance was recited by all in attendance. Chairman Lesinski stated that adequate meeting notice requirements, as prescribed by NJ Sunshine Law, had been met.

Roll Call:

Upon roll call Commissioners Lesinski, Pekarofski, Brooks, Kerobo, and Simon answered present. Commissioner Thomas and Gonzalez were absent. Also in attendance were Attorney Testino and Accountant Ciarrocca.

Approval of Minutes:

Chairman Pekarofski requested a mover and seconder for approval of minutes of June 12, 2025. Upon a motion by Commissioner Simon, seconded by Commissioner Lesinski, the minutes were approved by a vote of five (5) Ayes and two (2) Absent.

Director's Report: Ms. Wenson Maier reported on the proposed start date of November for Demolition of Phase I at the Family Site. Relocation of tenants to buildings A&C at the Kennedy Complex and Section 8 is nearly complete.

Bills List: Chairman Pekarofski requested a mover and seconder for approval of Bills lists for August 2025. Upon a motion by Commissioner Lesinski, seconded by Commissioner Simon, the minutes were approved by a vote of five (5) Ayes and two (2) Absent.

Resolutions:

RESOLUTION # 1754

SUBJECT: APPROVAL OF THE 2026 FAIR MARKET RENT (FMR) TO UPDATE THE 2025 FMR AT THE 40TH PERCENTILE AS PAYMENT STANDARD FOR THE SECTION 8 RENT SUBSIDY PROGRAM FOR THE TWELVE MONTH PERIOD STARTING OCTOBER 1, 2025 TO SEPTEMBER 30, 2026. Chairman Pekarofski requested a mover and seconder for approval of **RESOLUTION # 1754**. Upon a motion by Commissioner Simon, seconded by Commissioner Lesinski, the minutes were approved by a vote of five (5) Ayes and two (2) Absent.

RESOLUTION # 1755

SUBJECT: ADOPTION OF 2026 BUDGET RESOLUTION FOR FISCAL YEAR: JULY 01, 2025 TO JUNE 30, 2026. Chairman Pekarofski requested a mover and seconder for approval of **RESOLUTION # 1755**. Upon a motion by Commissioner Simon, seconded by Commissioner Brooks, the minutes were approved by a vote of five (5) Ayes and two (2) Absent.

RESOLUTION # 1756

SUBJECT: APPROVAL OF SALARY INCREASE FOR COMPLETION OF TRAINING. SEE ATTACHED OFFER LETTER FOR DEIDRA HARRIS AND SHARED SERVICE TERMINATION WITH LAKEWOOD FOR MARTHA VILLAGRAN. Chairman Pekarofski requested a mover and seconder for approval of **RESOLUTION # 1756**. Upon a motion by Commissioner Simon, seconded by Commissioner Lesinski, the minutes were approved by a vote of five (5) Ayes and two (2) Absent.

RESOLUTION # 1757

SUBJECT: APPROVAL TO SUBMIT THE COMMUNITY DEVELOPMENT BLOCK GRANT YEAR 52 APPLICATION FOR ADA PUBLIC RESTROOM IMPROVEMENTS AT RAHWAY HOUSING AUTHORITY CASE APARTMENTS. Chairman Pekarofski requested a mover and seconder for approval of **RESOLUTION # 1756**. Upon a motion by Commissioner Lesinski, seconded by Commissioner Simon, the minutes were approved by a vote of five (5) Ayes and two (2) Absent.

Public Comment: There being no members of the public wishing to speak; this portion of the meeting was closed.

Finance: David Ciarrocca reported that the Voucher Management System is down.

Legal Matters: Ed Testino is in the process of defending Rahway Housing from Park Appliance.

Old Business: There being no Old Business; this portion of the meeting was closed.

New Business: There being no New Business; this portion of the meeting was closed.

Chairman Comments: Chairman Pekarofski thanked everyone for attending the meeting.

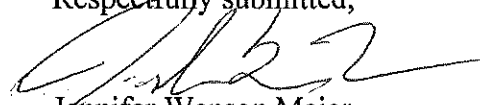
Adjournment:

There being no further business before the Board of Commissioners, upon a motion by

JWM
September 11, 2025
Regular Meeting

Commissioner Lesinski, seconded by Commissioner Kerobo, the meeting was adjourned at 8:00 pm, by unanimous consent.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'JW Maier', written over the printed name.

Jennifer Wenson Maier

Executive Director/Recording Secretary

JWM
September 11, 2025
Regular Meeting

MINUTES OF THE REGULAR MEETING
OF THE HOUSING AUTHORITY
OF THE CITY OF RAHWAY, HELD OCTOBER 9, 2025 AT
165 EAST GRAND AVENUE, RAHWAY, NEW JERSEY

The meeting was called to order at 7:30 pm. The Pledge of Allegiance was recited by all in attendance. Chairman Pekarofski stated that adequate meeting notice requirements, as prescribed by NJ Sunshine Law, had been met.

Roll Call:

Upon roll call Commissioners Lesinski, Pekarofski, Brooks, Kerobo, Thomas and Simon answered present. Commissioner Gonzalez was absent. Also in attendance were Attorney Testino and Accountant Ciarrocca.

Approval of Minutes:

Chairman Pekarofski requested a mover and seconder for approval of minutes of September 11, 2025. Upon a motion by Commissioner Simon, seconded by Commissioner Lesinski, the minutes were approved by a vote of six (6) Ayes and one (1) Absent.

Director's Report: Ms. Wenson Maier reported on the closing date of December 3, 2025 on the RAD/Section 18 Glendenning project. Demolition will begin after the closing. Relocation of tenants to buildings A&C at the Kennedy Complex and Section 8 is complete.

Bills List: Chairman Pekarofski requested a mover and seconder for approval of Bills lists for September 2025. Upon a motion by Commissioner Lesinski, seconded by Commissioner Simon, the minutes were approved by a vote of six (6) Ayes and one (1) Absent.

Resolutions:

RESOLUTION # 1758

SUBJECT: APPROVE AGREEMENT TO RENEW MEMBERSHIP IN THE NEW JERSEY PUBLIC HOUSING AUTHORITY JOINT INSURANCE FUND

Chairman Pekarofski requested a mover and seconder for approval of **RESOLUTION #1758**. Upon a motion by Commissioner Lesinski, seconded by Commissioner Kerobo, the minutes were approved by a vote of six (6) Ayes and one (1) Absent.

RESOLUTION # 1759

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

Chairman Pekarofski requested a mover and seconder for approval of **RESOLUTION #1759**. Upon a motion by Commissioner Lesinski, seconded by Commissioner Simon, the minutes were approved by a vote of six (6) Ayes and one (1) Absent.

RESOLUTION # 1760

SUBJECT: APPROVAL OF REVISED TENANT LEASE EFFECTIVE JANUARY 1, 2025

Chairman Pekarofski requested a mover and seconder for approval of **RESOLUTION #1760**. Upon a motion by Commissioner Simon, seconded by Commissioner Kerobo, the minutes were approved by a vote of six (6) Ayes and one (1) Absent.

RESOLUTION # 1761

SUBJECT: RESOLUTION AMENDING, SUPERCEEDING, AND APPROVING THE BY-LAWS OF THE HOUSING AUTHORITY OF THE CITY OF RAHWAY

Chairman Pekarofski requested a mover and seconder for approval of **RESOLUTION #1761**. Upon a motion by Commissioner Lesinski, seconded by Commissioner Simon, the minutes were approved by a vote of six (6) Ayes and one (1) Absent.

Public Comment: There being no members of the public wishing to speak; this portion of the meeting was closed.

Finance: RHA has received the 46 Section 8 vouchers for the new project.

Legal Matters: Ed Testino prepared updated By-laws.

Old Business: There being no Old Business; this portion of the meeting was closed.

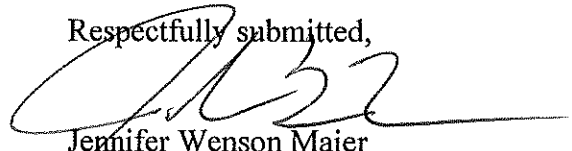
New Business: There being no New Business; this portion of the meeting was closed.

Chairman Comments: Chairman Pekarofski thanked everyone for attending the meeting.

Adjournment:

There being no further business before the Board of Commissioners, upon a motion by Commissioner Simon, seconded by Commissioner Lesinski, the meeting was adjourned at 8:00 pm, by unanimous consent.

Respectfully submitted,



Jennifer Wenson Maier

Executive Director/Recording Secretary

MINUTES OF THE REGULAR MEETING
OF THE HOUSING AUTHORITY
OF THE CITY OF RAHWAY, HELD NOVEMBER 13, 2025 AT
165 EAST GRAND AVENUE, RAHWAY, NEW JERSEY

The meeting was called to order at 7:30 pm. The Pledge of Allegiance was recited by all in attendance. Chairman Pekarofski stated that adequate meeting notice requirements, as prescribed by NJ Sunshine Law, had been met.

Roll Call:

Upon roll call Commissioners Lesinski, Pekarofski, Brooks, Kerobo, Gonzalez and Simon answered present. Commissioner Thomas was absent. Also in attendance were Attorney Testino and Accountant Ciarrocca.

Approval of Minutes:

Chairman Pekarofski requested a mover and seconder for approval of minutes of October 9, 2025. Upon a motion by Commissioner Lesinski, seconded by Commissioner Kerobo, the minutes were approved by a vote of six (6) Ayes and one (1) Absent.

Director's Report: Ms. Wenson Maier reported on the closing date of December 8, 2025 on the RAD/Section 18 Glendenning project. Demolition will begin after the closing. There will be a Groundbreaking ceremony on the December 11th at 11am and a reception afterward at Hamilton Stage.

Bills List: Chairman Pekarofski requested a mover and seconder for approval of Bills lists for September 2025. Upon a motion by Commissioner Lesinski, seconded by Commissioner Simon, the minutes were approved by a vote of six (6) Ayes and one (1) Absent.

Resolutions:

RESOLUTION # 1762

SUBJECT: APPROVAL OF REVISED (ADMIN PLAN) SECTION 8 ADMINISTRATIVE PLAN EFFECTIVE JANUARY 8, 2025 Chairman Pekarofski requested a mover and seconder for approval of **RESOLUTION #1762**. Upon a motion by Commissioner Lesinski, seconded by Commissioner Kerobo, the resolution was approved by a vote of six (6) Ayes and one (1) Absent.

RESOLUTION # 1763

SUBJECT: RESOLUTION DESIGNATING A PUBLIC AGENCY COMPLIANCE OFFICER FOR JANUARY 2026 (P.A.C.O.) Chairman Pekarofski requested a mover and seconder for approval of **RESOLUTION #1763**. Upon a motion by Commissioner Kerobo, seconded by Commissioner Lesinski, the resolution was approved by a vote of six (6) Ayes and one (1) Absent.

RESOLUTION # 1764

SUBJECT: RESOLUTION APPOINTING A FUND COMMISSIONER FOR NEW JERSEY PUBLIC HOUSING AUTHORITY JOINT INSURANCE FUND (JIF) FOR FUND YEAR 2026 Chairman Pekarofski requested a mover and seconder for approval of **RESOLUTION #1764**. Upon a motion by Commissioner Simon, seconded by Commissioner Lesinski, the resolution was approved by a vote of six (6) Ayes and one (1) Absent.

RESOLUTION # 1765

SUBJECT: RESOLUTION AMENDING RESOLUTION NO. 1757 TO INCLUDE WILLIAM SCHAFFHAUSER COMMON AREA RESTROOMS IN THE CDBG YEAR 52 GRANT APPLICATION. Chairman Pekarofski requested a mover and seconder for approval of **RESOLUTION #1765**. Upon a motion by Commissioner Simon, seconded by Commissioner Gonzalez, the resolution was approved by a vote of six (6) Ayes and one (1) Absent.

RESOLUTION # 1766

SUBJECT: AUTHORIZATION TO EXECUTE DOCUMENTS AND IMPLEMENT THE Financial Closing of the Rental Assistance Demonstration ("RAD") Conversion AND REDEVELOPMENT OF GLENDENNING HOMES (PHASE I), and Authorizing the EXECUTIVE DIRECTOR to Execute and Deliver Documents to Achieve the Same. Chairman Pekarofski requested a mover and seconder for approval of **RESOLUTION #1766**. Upon a motion by Commissioner Simon, seconded by Commissioner Kerobo, the resolution was approved by a vote of six (6) Ayes and one (1) Absent.

Public Comment: There being no members of the public wishing to speak; this portion of the meeting was closed.

Finance: RHA has received the 46 Section 8 vouchers for the new project.

Legal Matters: Ed Testino sent a letter to Park Appliance following up on the cancellation of the contract and the disposal of the equipment.

Old Business: There being no Old Business; this portion of the meeting was closed.

JWM

Minutes November 13, 2025

Approved Regular Meeting

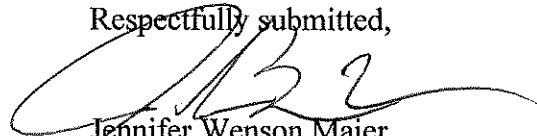
New Business: There being no New Business; this portion of the meeting was closed.

Chairman Comments: Chairman Pekarofski thanked everyone for attending the meeting.

Adjournment:

There being no further business before the Board of Commissioners, upon a motion by Commissioner Simon, seconded by Commissioner Lesinski, the meeting was adjourned at 8:00 pm, by unanimous consent.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'JW Maier', written over a horizontal line.

Jennifer Wenson Maier

Executive Director/Recording Secretary

MINUTES OF THE REGULAR MEETING
OF THE HOUSING AUTHORITY
OF THE CITY OF RAHWAY, HELD DECEMBER 11, 2025 AT
165 EAST GRAND AVENUE, RAHWAY, NEW JERSEY

The meeting was called to order at 7:30 pm. The Pledge of Allegiance was recited by all in attendance. Chairman Pekarofski stated that adequate meeting notice requirements, as prescribed by NJ Sunshine Law, had been met.

Roll Call:

Upon roll call Commissioners Lesinski, Pekarofski, Brooks, Kerobo, Gonzalez, Thomas and Simon answered present. Also in attendance were Attorney Testino and Accountant Ciarrocca.

Approval of Minutes:

Chairman Pekarofski requested a mover and seconder for approval of minutes of November 13, 2025. Upon a motion by Commissioner Lesinski, seconded by Commissioner Simon, the minutes were approved by a vote of seven (7) Ayes.

Director's Report: Ms. Wenson Maier reported on the success of the Ground Breaking Ceremony and reception and the ongoing demolition.

Bills List: Chairman Pekarofski requested a mover and seconder for approval of Bills lists for November 2025. Upon a motion by Commissioner Simon, seconded by Commissioner Kerobo, the minutes were approved by a vote of seven (7) Ayes.

Resolutions:

RESOLUTION # 1767

SUBJECT: EXECUTIVE DIRECTOR TO CARRY OVER UNUSED VACATION TIME INTO 2026. Chairman Pekarofski requested a mover and seconder for approval of **RESOLUTION #1762.** Upon a motion by Commissioner Lesinski, seconded by Commissioner Simon, the resolution was approved by a vote of seven (7) Ayes.

Public Comment: There being no members of the public wishing to speak; this portion of the meeting was closed.

Finance: David Ciarrocca reported that Martha Villagran, Bookkeeper, is doing great and that bank statements are done ahead of time.

Legal Matters: Ed Testino sent a letter to Park Appliance following up on the cancellation of the contract and the disposal of the equipment. Another company came to the Housing Authority requesting to view the abandoned machines, however, inadequate documentation was provided. Ms. Wenson Maier requested that the company provide more complete documentation of the transfer of property.

Old Business: There being no Old Business; this portion of the meeting was closed.

New Business: Chairman Pekarofski turned the meeting over to the Executive Director to chair the election proceedings for Chairman and Vice Chairman.

Executive Director asked for nominations from the floor for Chair. Commissioner Simon made a motion to elect Chairman Pekarofski for Chairman, seconded by Commissioner Brooks. The motion was approved by a vote of seven (7) Ayes.

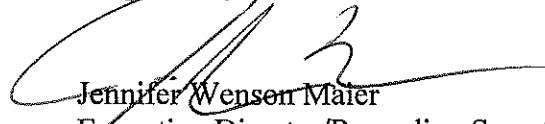
Executive Director asked for nominations from the floor for Vice Chairman. Commissioner Pekarofski made a motion to elect Chairman Simon for Vice Chairman, seconded by Commissioner Kerobo. The motion was approved by a vote of seven (7) Ayes.

Chairman Comments: Chairman Pekarofski thanked everyone for their support in electing him to serve as Chairman.

Adjournment:

There being no further business before the Board of Commissioners, upon a motion by Commissioner Simon, seconded by Commissioner Brooks, the meeting was adjourned at 8:00 pm, by unanimous consent.

Respectfully submitted,



Jennifer Wenson Maier
Executive Director/Recording Secretary