

HOUSING AUTHORITY OF THE
BOROUGH OF HIGHLAND PARK

242 SOUTH SIXTH AVENUE
HIGHLAND PARK, NJ 08904

Deborah Hurley
Executive Director

Phone: 732-572-4400
Fax: 732-985-6485

**Highland Park Housing Authority
Board of Commissioners**

AGENDA

**Thursday, May 8, 2025
6:30 P.M.**

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 adequate notice. A copy of the meeting notice was provided on November 18, 2024, and posted on the Highland Park Housing Authority website and Housing Authority's official designated bulletin board located at 242 South Sixth Avenue, Highland Park, NJ and sent to the Borough Hall of Highland Park for posting and submitted to the Home News Tribune.

1. Roll Call
2. Approval of Previous Minutes:
Regular Meeting – April 10, 2025
3. Public Comment for agenda items/other matters – 15 mins. (3 mins. per person)
4. New Business:
5. Communications

6. Attorney's Report

7. Executive Director's Report:

8. Staff Reports:

- Resident Services
- Section 8
- Housing Director's and Maintenance.

9. Committee Reports:

10. Resolutions:

2025-10	Resolution to approve the monthly bill list for the month of April in the amount of \$ <u>15,2433.39.</u>
2025-11	Resolution Authorizing Award of a contract to D'Onofrio & Son, Inc. for landscaping services at Kronman and Park Terrace.
2025-12	Resolution Authorizing a Rent Increase in the Amount of 4.1% for Park Terrace Effective June 1, 2025
2025-13	Resolution Authorizing a rent increase in the amount of 4.7% for the Samuel J. Kronman Building effective May 1, 2025.

11. Old Business:

12. Public Comment for other matters – 15 mins. (3 mins per person)

13. Adjournment

HIGHLAND PARK HOUSING AUTHORITY

BOARD MEETING

April 10, 2025

6:30 PM

MINUTES

The Regular Meeting of the Board of Commissioners of the Highland Park Housing Authority was held in the conference room at the Highland Park Housing Authority. The meeting was called to order at 6:30 pm.

Please note that adequate notice of this meeting as required by the Open Public Meetings Act of 1975, has been provided adequate notice. A copy of the meeting notice was provided on November 18, 2024, and posted on the Highland Park Housing Authority website and Housing Authority's official designated bulletin board located at 242 South Sixth Avenue, Highland Park, NJ and sent to the Borough Hall of Highland Park for posting and submitted to the Home News Tribune and Star-Ledger.

Roll Call

In attendance: Commissioner William Rainwater, Commissioner Padriac Millet, Commissioner Thuy Bozzett, Commissioner David Copperman, Deborah Hurley, Executive Director, Borough of Highland Park, Council Liaison - Matthew Hersh, Terrance Corriston Esq., Counsel

Absent:

Commissioner, Chair Ruby Hope
Commissioner Seth Hahn

Board Re-Organization:

April 10, 2025

Discussions:

Commissioner William Rainwater moved motion to have Counsel be temporary chairperson for the Re-Organization meeting.

Motion: Commissioner Thuy Bozzett

Second: Commissioner David Copperman

	<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>	<u>ABSTAIN</u>
Chair Ruby Hope			X	
Commissioner Thuy Bozzett	X			
Commissioner David Copperman	X			
Commissioner Seth Hahn			X	
Commissioner Padriac Millet	X			
Commissioner William Rainwater	X			

Discussions:

Terrance Corrison requested nominations for Chair for upcoming year and was suggested by Commissioner William Rainwater to have Commissioner Ruby Hope to serve as Chair for an additional year and after having no other nomination took a vote.

Motion: Commissioner Padriac Millet

Second: Commissioner William Rainwater

	<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>	<u>ABSTAIN</u>
Chair Ruby Hope			X	
Commissioner Thuy Bozzett	X			
Commissioner David Copperman	X			
Commissioner Seth Hahn			X	
Commissioner Padriac Millet	X			
Commissioner William Rainwater	X			

Discussions:

Terrance Corrison requested nominations for Vice Chair and Commissioner Padriac Millet suggested Commissioner William Rainwater. Motion to Elect Commissioner William Rainwater as Vice Chair.

Motion: Commissioner David Copperman

Second: Commissioner Padriac Millet

	<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>	<u>ABSTAIN</u>
Chair Ruby Hope			X	
Commissioner Thuy Bozzett	X			
Commissioner David Copperman	X			
Commissioner Seth Hahn			X	
Commissioner Padriac Millet	X			
Commissioner William Rainwater	X			

Approval of Minutes:

Vice Chair William Rainwater passed a motion to approve minutes of March 13, 2025, meeting.

Motion: Commissioner Padriac Millet

Second: Commissioner Thuy Bozzett

Discussions:

There were no discussions.

	<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>	<u>ABSTAIN</u>
Chair Ruby Hope			X	
Commissioner Thuy Bozzett	X			
Commissioner David Copperman	X			

Commissioner Seth Hahn		X
Commissioner Padriac Millet	X	
Commissioner William Rainwater	X	

Public Comment

5F:

Resident inquired whether it was permissible to vote for Chair in the absence of the individual. Vice Chair William Rainwater clarified that Chair Ruby Hope was aware of and had consented to serving an additional term.

1J:

Resident raised a concern about the location of the gazebo, citing that the smoke was affecting the building. Denise Blake, Director of Housing, responded that during a prior tenant meeting, it was suggested to take a building-wide poll to determine whether to relocate the gazebo.

3P:

Resident expressed disappointment regarding changes to the newsletter schedule and complained about the cleanliness of the laundry room and elevator. Management explained that, due to budget constraints, the newsletter would now be published every other month. Additionally, they noted that elevator spills occur frequently because of garbage movement but assured that cleaning staff are employed and are doing a good job performing their duties.

206 S. 7th Ave:

Resident asked about the landscaping and grass-cutting schedule for the current year. Management confirmed this would be addressed on an upcoming agenda.

219 S. 6th Ave:

Resident stated that it is his personal right to choose whether or not to stand for the Pledge of Allegiance.

Public Comment Session Closed at 6:38 PM

New Business

Commissioner David Copperman requested that the Section 8 program information on the website be updated. Management also announced that the Middlesex County Board of Health Services will be offering a **Bingocize** program—balance and wellness classes to be held twice a week.

Communications

No items discussed.

Attorney's Report

Counsel reported that a partial payment was received from the Sheriff's Office related to a pending matter.

Executive Director's Report – Deborah Hurley

- Social Worker Cozette Randolph is actively working to bring new programming to the building.
- Management is securing quotes for landscaping, sidewalk repairs, and removal of old A/C units from the roof in collaboration with the Township.
- VMG Group is addressing necessary roof repairs following recent storm damage.

Staff Reports

Commissioner William Rainwater noted that staff reports were included in the board packets. Commissioner David Copperman brought up a recent incident involving an unhoused individual gaining entry into the building. Management explained that the Police responded promptly, treated the individual with empathy, and offered assistance. The Police follow-up was described as exceptional.

Committee Reports

No committee reports presented.

Resolutions

Resolution 2025-08

Approval of Monthly Bill List for March in the amount of \$17,231.01

Moved by: Commissioner David Copperman

Seconded by: Commissioner Padriac Millet

Discussion: None

Commissioner	AYES	NAYS	ABSENT	ABSTAIN
Chair Ruby Hope			X	
Commissioner Thuy Bozzett	X			
Commissioner David Copperman	X			
Commissioner Seth Hahn			X	
Commissioner Padriac Millet	X			
Commissioner William Rainwater	X			

Resolution 2025-09

Authorization for the Executive Director to enter into an agreement with VMG Group for roof repairs at the Highland Park Housing Authority.

Moved by: Commissioner David Copperman

Seconded by: Commissioner Padriac Millet

Discussion: Executive Director Deborah Hurley explained that recent windstorms caused damage to roof. The repairs will involve refabrication and sealing.

Commissioner	AYES	NAYS	ABSENT	ABSTAIN
Chair Ruby Hope			X	
Commissioner Thuy Bozzett	X			
Commissioner David Copperman	X			

Commissioner Seth Hahn X
Commissioner Padriac Millet X
Commissioner William Rainwater X

No discussion.

219 S. 6th Ave:

5F:

206 S. 7th Ave:

Meeting Adjournment

Public Meeting Closed: 7:05 PM

Motion to Adjourn: Commissioner Padriac Millet

Seconded by: Commissioner Thuy Bozzett

All Commissioners Present Voted in Favor

Meeting Adjourned at 7:10 PM

Respectfully Submitted,

Deborah M. Hurley
Secretary / Executive Director

Highland Park Housing Authority
Vendor Accounting Cash Payment/Receipt Register
HA Administration-General Operating Account

Doc Num	Payment Date	Document Recipient	Document Description	Amount
15665	4/10/2025	T-MOBILE	M employee cell phone-02/21/25 to 03/20/25	\$81.28
15666	4/24/2025	Management Computer Services Inc.	Annual 1099 vendor service	\$180.00
15667	5/1/2025	ANCERO, LLC	M telephone service 04/24/25 to 05/23/25	\$229.40
15668	5/1/2025	Borough Of Highland Park	M Employee Dental remittance-May 2025	\$89.42
15669	5/1/2025	Breslin & Breslin	M legal services March 2025	\$807.50
15670	5/1/2025	Edison Housing Authority	M April 2025 admin contract	\$11,596.57
15671	5/1/2025	FP MAILING SOLUTIONS	Q postage machine 04/12/25 to 07/11/25	\$51.00
15672	5/1/2025	POLCARI & CO.	M Fee Accounting Services for March 2025	\$1,750.00
15673	5/1/2025	Smartphone Secretary	M Answering service -05/27/25 - 06/23/25	\$58.55
15674	5/1/2025	T-MOBILE	M employee cell phone-03/21/25 to 04/20/25	\$81.28
15675	5/1/2025	Work 'N Gear, LLC	A. Maintenance Uniform for Miguel and Jeff	\$318.39
Total Payment for April 2025-HPHA Voucher				\$15,243.39

RESOLUTION # 2025-10

**ADOPTING MONTHLY BILL LIST FOR THE MONTH OF
APRIL 2025**

WHEREAS, the Housing Authority has an ongoing commitment to improve internal controls; and

WHEREAS, the Board of Commissioners has adopted a Bill Review Procedure to ensure this commitment; and

WHEREAS, a consolidated bill list, representing all bills for the month which are subject to Board approval has been distributed to the Board of Commissioner; and

WHEREAS, a bill list totaling \$15,243.39 for the month of April, 2025 has been reviewed by the Board of Commissioners.

NOW, THEREFORE, Be It Resolved by the Board of Commissioners of the Housing Authority of the Borough Highland Park, New Jersey that the attached bill list is hereby approved and listed payments are authorized for disbursement.

MOVED: _____

SECONDED: _____

<u>Member Recorded Vote</u>	<u>Ayes</u>	<u>Nays</u>	<u>Abstain</u>	<u>Absent</u>
Chair Ruby Hope				
Commissioner Thuy Bozzett				
Commissioner David Copperman				
Commissioner Seth Hahn				
Commissioner Padraic Millet				
Commissioner William Rainwater				

I hereby certify that the above is a true and exact copy of the Resolution adopted by the Board of Commissioners of the Housing Authority of the Borough of Highland Park at their Regular meeting of May 8, 2025.

Deborah M. Hurley, Secretary

Approved as to legal form by Terrence Corriston, Esq

RESOLUTION # 2025-11

**RESOLUTION AUTHORIZING AWARD OF A CONTRACT TO D'ONOFRIO & SON
INC. FOR LANDSCAPING SERVICES AT KRONMAN AND PARK TERRACE**

WHEREAS, the Highland Park Housing Authority requires professional landscaping services for Kronman and Park Terrace properties; and

WHEREAS, the Authority solicited and received three written quotes for the services; and

WHEREAS, the Highland Park Housing Authority reviewed the two (2) submissions as a response to a rfp that was published in the Homes News Tribune on April 25, 2025:

Donofrio Landscaping
47 Van Ness Terrace
Maplewood, New Jersey
\$19,250.00

DWC Enterprises, Inc.
P.O. Box 1293
Maplewood, New Jersey
\$12,800.00

WHEREAS, it was determined that D'Onofrio & Son, Inc. Landscaping is a responsible and qualified business which submitted a complete proposal that is most advantageous to Highland Park Housing Authority in the sum of (\$19,250.00 dollars).

NOW THEREFORE BE IT RESOLVED, by the Board of Commissioners of the Highland Park Housing Authority that a contract for landscaping services for Kronman and Park Terrace properties be awarded to D'Onofrio & Son, Inc. Landscaping for a sum not to exceed \$19,250.00.

MOVED: _____

SECONDED: _____

Member Recorded Vote

Ayes

Nays

Abstain

Absent

Chair Ruby Hope

Commissioner Thuy Bozzett

Commissioner David Copperman

Commissioner Seth Hahn

Commissioner Padraic Millet

Commissioner William Rainwater

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Deborah M. Hurley, Secretary

Approved as to legal form by Terrence Corrison, Esq

RESOLUTION # 2025-12

Resolution Authorizing a Rent Increase in the Amount of 4.1% for Park Terrace Effective June 1, 2025

WHEREAS, on December 11th, 2024, the U.S Department of Housing and Urban Development (HUD) released the 2024 Operating Cost Adjustment Factors (OCAFS) for project-based rental assistance programs; and

WHEREAS, the Highland Park Affordable Housing Corporation, the management agent for Park Terrace, has determined that the building is eligible to receive a 4.1% rent increase effective June 1st, 2025, and has submitted the supporting documentation.

WHEREAS, the Highland Park Affordable Housing Corporation, the management agent for Park Terrace, has determined that the building is eligible for a 4.1% rent increase, effective June 1, 2025, and has submitted the supporting documentation.

NOW, THEREFORE, BE RESOLVED by the Board of Commissioners of the Housing Authority of the Borough of Highland Park, New Jersey, hereby approves the request made by the Highland Park Affordable Housing Corporation to increase rents by 4.1% effective June 1, 2025.

MOVED: _____

SECONDED: _____

<u>Member Recorded Vote</u>	<u>Ayes</u>	<u>Nays</u>	<u>Abstain</u>	<u>Absent</u>
Chair Ruby Hope				
Commissioner Thuy Bozzett				
Commissioner David Copperman				
Commissioner Seth Hahn				
Commissioner Padraic Millet				
Commissioner William Rainwater				

I hereby certify that the above is a true and exact copy of the Resolution adopted by the Board of Commissioners of the Housing Authority of the Borough of Highland Park at their Regular meeting of May 8, 2025.

Deborah M. Hurley, Secretary

Approved as to legal form by Terrence Corrison, Esq

RESOLUTION # 2025-13

RESOLUTION AUTHORIZING A RENT INCREASE IN THE AMOUNT OF 4.7% FORTHE SAMUEL J. KRONMAN BUILDING EFFECTIVE MAY 1, 2025

WHEREAS, a result of the Rental Assistance Demonstration (RAD) conversion which converted public housing units to project-based vouchers (PBV), the Authority is eligible to received annual operating cost adjustments (OCAF) dependent upon certain factors; and

WHEREAS, on December 11, 2024, the U.S. Department of Housing and Urban Development (HUD) released the 2024 Operating Cost Adjustment Factors (OCAFS) for project-based rental assistance Programs; and

WHEREAS, the Kronman Affordable Housing GP, the management agent for the Samuel J. Kronman building, has determined that the building is eligible to receive a 4.7% rent increase effective May 1, 2025, and has submitted the supporting paperwork; and

WHEREAS, the Kronman Affordable Housing GP has formally requested said increase via a letter and has submitted the required survey of comparable rents to support the requested increase; and

NOW, THEREFORE, BE RESOLVED by the Board of Commissioners of the Housing Authority of the Borough of Highland Park, New Jersey, hereby approves the request made by the Kronman Affordable Housing GP to increase rents by 4.7% and made effective May 1, 2025.

MOVED: _____

SECONDED: _____

Member Recorded Vote

Ayes

Nays

Abstain

Absent

Chair Ruby Hope

Commissioner Thuy Bozzett

Commissioner David Copperman

Commissioner Seth Hahn

Commissioner Padraic Millet

Commissioner William Rainwater

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Deborah M. Hurley, Secretary

Approved as to legal form by Terrence Corriston, Esq.

HOUSING AUTHORITY
OF THE
BOROUGH OF HIGHLAND PARK

242 SOUTH SIXTH AVENUE
HIGHLAND PARK NJ 08904
Tel: (732) 572-4420 Fax: (732) 985-6485
Email: Info@hphousing.org



April, 2025

REPORT TO THE BOARD OF COMMISSIONERS

April - 2025

Administrative Report:

Progress Updates:

1. **Audit Update:**

- o Received Audit response from NJHMFA (Tax Credit) – We Passed!

2. **Roof Repair:**

- o Repairs began on **04/24/25**
- o The roof at Kronman sustained some fascia damage during a recent storm.
 - Aluminum fascia covers have been installed
 - One fascia cover needs to be adjusted/tighten – awaiting the contractor to revisit the property.

3. **Community Engagement:**

- o Hosted:
 - Resident Community Meeting -
 - **Pop-Up Pantry** – by Hand of Hope

4. **Building Certifications:**

- o **AFA Annual Fire inspection** completed on **04/16/25** - two findings
 - Water flow and Tamper switched repaired **04/24/25**.
- o **Roof Fans** – Two motors and Three belts were replaced – One Additional motor still needs to be replaced.

5. **Addressing Resident Concerns:**

- **A poll was sent to gauge interest in relocating the gazebo:**
 - o Over 95% of respondents support moving it.
- **Complaint received regarding dirty elevator and hallways:**
 - o Areas were inspected following the meeting – **complaint was found to be unsubstantiated.**
- **Noise & Smoking Complaints:** A general notice was sent to ALL residents and specific notices were issued to several individuals.
- **Response to concerns raised during the last Commissioners Meeting:**
 - o **Recyclables Issues:** Due to a roof repairs, recyclables were temporarily moved to “reserved” parking space, next to the garbage bins in the rear of the building.

6. **Resident Disputes:** Two - related to noise, Two - concerning smoking

- Two residents have received written warnings.
- Two disputes have been referred to our lawyer’s office.

**HOUSING AUTHORITY
OF THE
BOROUGH OF HIGHLAND PARK**

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Email: Info@hphousing.org**



Occupancy – Kronman

- 99% occupied in April.
- Completed 3 move-ins in March
- 1-Move-In Scheduled for April

Occupancy - Park Terrace

- 100% occupied in April.

Rent Collection: - (Kronman)

- Total potential rent: \$39,860.00
- Rent collected: \$40,254.00 (101.0%).

Rent Collection: - (Park Terrace)

- Total potential rent: \$12,523.00
- Rent collected: \$12,162.00 (97.5%).

Maintenance:

19 work orders completed in April.

- 13 routine maintenance issues.
- 6 urgent work orders.
- Breakdown of work: 5 plumbing, 3 Refrigerator, 2 Mailbox, and 9 Random Other.

*Special thanks to all Staff members and Commissioners
for your time and service to the residents of HPHA!*

Submitted by:
Denise Blake
Director of Housing

**Highland Park Housing Authority
Summary for Section 8 Voucher**

Apr-25

VMS Type Description	# of Vouchers	# of New Vouchers	Amount
Project Based Voucher	122	0	\$68,456.00
Regular Vouchers	107	0	\$124,881.00
Totals	227	0	\$193,337.00

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: 249

Number of Port Out Portable Out Vouchers: 20

Amount of Port Out Portable Out Vouchers: \$30240

Number of Checks written: 38

We have 0 more to meet our goal

Monthly Report – April 2025

Highland Park Housing Social Services Prepared by:

CL Randolph, MA

Position: Social Worker

Introduction

In April 2025, the Highland Park Housing Social Services Department remained committed to assisting residents in need. As a Social Worker, I strive to make a meaningful difference by ensuring the availability of essential support and resources for those seeking assistance.

Activities & Achievements

1. Legal Services & Trust Assistance

- Assisted a resident in initiating a phone call to legal services regarding trust matters.
- The resident expressed pride and accomplishment, leaving with a bright smile and stating, *"I'm happy that I was able to advocate for myself."*
- Legal Services informed the resident that they will be able to provide legal assistance.

2. Social Security & Medicare Assistance

- Contacted Social Security and Medicare regarding the status of a resident's benefits.
- No immediate response was received, necessitating a follow-up message.
- Further attempts will be made to secure an update on the residents' claim.

3. SNAP Application Support

- Assisted a resident with the completion of a SNAP application.
- The application was notarized and successfully mailed for processing.

4. Social Security Documentation

- Assisted a resident in obtaining a benefits verification letter.
- The document was faxed to the Director of Housing for recertification.

5. Home Health-Aide Inquiry

- Provided several residents with information regarding Home Health Aide services.
- Shared agency names and contact details to assist them in securing support.

Conclusion

April was a productive and fulfilling month, reinforcing our commitment to providing essential social services to Highland Park residents. Looking ahead, I remain dedicated to addressing challenges, expanding resources, and ensuring continued support for our community.

I look forward to furthering this important work and making a lasting impact on the lives of those we serve.




























Report Submitted by:

CL Randolph, MA

Highland Park Housing Social Worker

HPHA ACTIVITIES CALENDER 2025

MAY

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SAT/SUN
 A MATTER OF BALANCE <small>MANAGING CONCERNS ABOUT FALLS</small> Interested to get this to Kronman? Let Reema know!	PHILOMUSICA CHORALE CONCERT INVITATION-Free Tix!! May 10@8pm & 11@6pm - Please sign up with Reema if you wish to attend for free tickets.	May 11 	1	2	3/4 Maternal Mental Awareness Week 
5 	6  BINGOCIZE 11:00 AM - 12:00 PM One hour of fun & game & exercise!! SIGN UP NEEDED	7  International Day Planning Community Room 11:00AM Coffee and Cookies will be served	8 Board of Commissioners meeting- 6:30pm 	9  BINGOCIZE 11:00 AM - 12:00 PM One hour of fun & game & exercise!! SIGN UP NEEDED	10/11 May 10@8pm & 11@6pm PHILOMUSICA CHORALE CONCERT 
12 	13  BINGOCIZE 11:00 AM - 12:00 PM One hour of fun & game & exercise!! SIGN UP NEEDED	14 	15 Meet w/ Cozette to do De-Stress program 1:30PM	16  BINGOCIZE 11:00 AM - 12:00 PM One hour of fun & game & exercise!! SIGN UP NEEDED	17/18 MENTAL HEALTH AWARENESS WEEK 
19  BINGOCIZE 11:00 AM - 12:00 PM One hour of fun & game & exercise!! SIGN UP NEEDED	20  BINGOCIZE 11:00 AM - 12:00 PM One hour of fun & game & exercise!! SIGN UP NEEDED	21  BINGOCIZE 11:00 AM - 12:00 PM One hour of fun & game & exercise!! SIGN UP NEEDED	22  BINGOCIZE 11:00 AM - 12:00 PM One hour of fun & game & exercise!! SIGN UP NEEDED	23  BINGOCIZE 11:00 AM - 12:00 PM Pop Up Pantry - 11:00-3:00 PM	24/25 MEMORIAL DAY 
26 CLOSED *** IN OBSERVANCE OF * MEMORIAL DAY	27  BINGOCIZE 11:00 AM - 12:00 PM One hour of fun & game & exercise!! SIGN UP NEEDED	28  BINGOCIZE 11:00 AM - 12:00 PM One hour of fun & game & exercise!! SIGN UP NEEDED	29  BINGOCIZE 11:00 AM - 12:00 PM One hour of fun & game & exercise!! SIGN UP NEEDED	30  BINGOCIZE 11:00 AM - 12:00 PM One hour of fun & game & exercise!! SIGN UP NEEDED	31  BINGOCIZE 11:00 AM - 12:00 PM One hour of fun & game & exercise!! SIGN UP NEEDED
Want your Birthday featured in the calender? Let Reema know ☺					

EXERCISE + FUN + GAME!! - One Hour of fun and games!! MUST SIGN UP - PLEASE SEE REEMA AT FRONT DESK! Coffee and Cookies will be served. Raffle at end of program for participants ☺

MAY 2025

THE SAMUEL KRONMAN
NEWSLETTER

ISSUE 9

LANDMARK

Hello!

**GREETINGS FROM YOUR
COMMUNITY NEWS LIAISON**

Happy May! The newsletter might be coming to you every other month these days, but the content is still the same informative, fun, and memorable stuff you're used to--with some improvements, such as bigger font sizes and more pages. This month I would like to invite you all to Commissioner David Copperman's Philomusica Chorale Concert at the Highland Park Reformed Church. There's still time to attend the concerts taking place on May 10th and May 11th. See this newsletter for more information and sign up with Reema at the office if you're interested in attending the performance, free of charge. Wish her a happy birthday while you're there, since her birthday was on April 24th. In this issue, we also have a special, inside look at some photos from my birthday party in February, memories from the Healthy Eating presentation, and a special honoring of Charles Tomaro who has been instrumental in ensuring that our building receives the items and supplies needed to sustain our pop-up food pantry each month. I hope you'll continue to enjoy our community newsletter and that these changes will be beneficial for everyone. As always, residents can contribute to the newsletter at any time by emailing **allisonbldwn@gmail.com**. Looking forward to July!



*Allison's Birthday on 2/24/2025
Photo from Denise Blake*

**ALLISON BALDWIN
COMMUNITY NEWS LIAISON
APARTMENT 3A**



THE SAMUEL KRONMAN
NEWSLETTER

LANDMARK

PHILOMUSICA CHORALE CONCERT INVITATION

Invitation from David Copperman, HPHA Commissioner

David Copperman is a member of Philomusica, a local chorale group. The chorale group is having two concerts in May, at the **Reformed Church of Highland Park**, and residents have been invited to attend one concert of their choice **free** of charge. **The concerts will be at 8pm on Saturday, May 10th and 6pm on Sunday, May 11th.** The concert will be approximately an hour and a half and include four performances of Ave Maria by four different composers. The church is about a half mile from the Kronman building and is accessible with a large wheelchair ramp at the backdoor. As of this moment, borough-provided transportation is unlikely, but we will send updates if it becomes available. Any residents interested in attending a performance must stop by the office and give their name to Reema. We'll hope you join us for a night of vibrant music among our community.

REMINDER: Community Events

All of our community events can be found on our monthly community calendar. Residents are encouraged to participate in meetings. **Tenant meetings are every four months. Commissioner meetings are the second Thursday of every month at 6:30pm in the Community Room.**



THE SAMUEL KRONMAN
NEWSLETTER

LANDMARK

PUBLIC MEETING BEST PRACTICES

Be respectful:

Address everyone in the room with courtesy and professionalism.

Wait to Be

Recognized: During public comments, please wait to be recognized by a meeting facilitator before speaking. Follow meeting structure.

Limit Speaking Time:

Individual comments may be subject to time limits. Avoid interruptions.

No name calling, cursing, screaming, or threatening behavior.

COMMISSIONER MEETING ROUND-UP

March/April 2025

The Highland Park Housing Authority Board of Commissioners held their monthly meeting as scheduled on March 13 and April 10, in the community room. Important notices as follows:

Please remember to follow trash protocols. Trash must be disposed of in the first-floor trash room, in bags. **Please tie your bags tightly so trash items and smells are contained.** Please put recyclable items in the blue bins. Furthermore, if you can walk outside to the dumpsters, please do so.

Absolutely no smoking (even for medical reasons) is allowed in the building. **You must be at least 25 feet away** from the building in order to smoke. The gazebo is our designated smoking area.

Kettly Gilles has resigned. Our new social worker is **Cozette Randolph**. She is in the building on **Thursdays and Fridays from 10am-4pm, by appointment only. No walk-ins.**

The Housing Authority is working on procuring funding and contracts for **roof repairs, sidewalk repairs, and other aesthetic renovations**. There are plans to continue renovations over the next year.

THE SAMUEL KRONMAN
NEWSLETTER

LANDMARK

NEED TO CONTACT
THE STAFF?

Residents can share their thoughts, ideas, questions, and concerns with staff in several ways:

- Call or visit the office directly
- Use the suggestion box (please include contact info, so we can follow-up.)

If anyone needs help opening the lobby door for visitors, see Reema for help. She will walk you through the process or help you change your contact information.

REMINDER: NOISE COMPLAINTS

Quiet hours for the building are **10pm-7am nightly**. During these hours, please limit loud noises including, but not limited to, use of laundry machines, televisions, music, and/or video calls and meetings.

If you have a noise complaint, **please file a report with the Highland Park Police Department** so that it is documented on the record. Once we have the complaint on record, we can then move forward and have individual meetings and conversations with specific residents. Thank you for your cooperation.

REMINDER: POP-UP
FOOD PANTRY

Our pop-up food pantry will take place **every fourth Friday of the month**, unless otherwise indicated. Please come down to the Community Room to grab some pantry staples and other nutritional necessities. The Highland Park Housing Authority would especially like to thank **Charles Tomaro** for his assistance in helping us procure food items and supplies. Thank you, Charles!

THE SAMUEL KRONMAN
NEWSLETTER

LANDMARK

CONTACT THE STAFF: WHO, WHAT, WHEN

Denise Blake (director of housing): see Denise for **tax credit recertifications**, issues with a Highland Park Housing Authority employee, policy and procedure questions and concerns, waitlist management, **questions about rules and regulations in the building. resident disputes, rent payments, occupancy concerns, disputes with an employee, court related issues, if you want to see any changes in the building. Denise cannot answer questions related to Section 8.**

Zena Sutton (section 8 director): see Zena for **Section 8 recertifications, rent adjustments due to changes in income**, if available, the issuing of Section 8 vouchers. **Mondays and Thursdays only. Zena cannot answer questions related to building procedures.**

Reema Rege (office assistant): see Reema for transcripts of minutes for monthly meetings, **to hand in documents related to tax credit recertifications, to submit work orders**, to ask a question through email, **to find out about/suggest social programs for the building. She works with focus groups to get programs into the building.**

Cozette Randolph (social worker): see Cozette **for help with any and all social service activities**, such as **signing up for medical programs, filling out personal paperwork, finding government services in the area**, requesting programs in the building, help navigating mental health concerns, and procuring a home health aide if needed **Available Thursdays and Fridays.**

Miguel and Jeff (maintenance): see Miguel and Jeff for questions related to the maintenance of the building and grounds. They maintain records to ensure that systems are functioning as designed. They also complete work orders that come through the only and are assigned to them by Reema. **Miguel and Jeff cannot remove, lift, or deliver furniture or packages on your behalf.**

THE SAMUEL KRONMAN
NEWSLETTER

LANDMARK



*Healthy Eating 3/12/2025
Photo taken by Reema*

HEALTHY EATING PRESENTATION SUMMARY

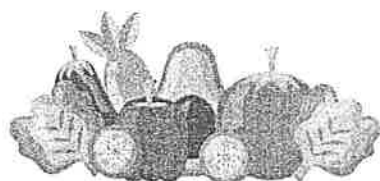
The healthy eating presentation took place on March 12, 2025, in the Community Room. Kara Tackach, from the Middlesex County Office of Health Services shared some reminders:

- **Fruits and vegetables are low in cholesterol** and help lower inflammation. They are also higher in vitamins and minerals so keep you full for longer. **Eat poultry, meat, seafood, and eggs in moderation.**
- It's important to **read labels** when choosing your groceries. Try to pick foods with low sodium and low saturated fats most of the time. Be aware of added sugars.
- Fresh and frozen foods are better than canned foods. **Increase protein intake and limit sweets** to once or twice a week.
- **Serving** equals recommended amount, **portion** equals what's on the plate.



(Standing, L-R): County Clerk Pankin, County Commissioner Tomaro, County Commissioner Director Rios, County Sheriff Scott, County Surrogate Cortes, County Commissioner Kenny; (Seated, L-R): County Commissioner Deputy Director Natta, County Commissioner Arcoza-Barber, County Commissioner McCallum, County Commissioner Koppel

Photo includes Charles Tomaro, who has been essential in ensuring supplies are available for the HPHA Pop-Up Food Pantry each month.



Be
HEALTHY
eat
HEALTHY

LANDMARK

PLAY!
LAUGH!
MOVE!
LEARN!

BINGOCIZE®



LOOKING FOR A FUN WAY
TO BE MORE ACTIVE?

Bingo + Gentle Exercises = BINGOCIZE®

Bingocize® is a health promotion program that combines the game of bingo with fall prevention exercises (seated or standing).

Come play bingo and meet new people while learning about techniques to reduce falls and increase cognition. Bingocize® is exercise for your body, mind, and spirit.

Join BINGOCIZE®! Have fun playing bingo, learn about reducing falls, and do exercises that can improve your health.

Date: Tuesdays & Fridays, May 6 – July 11 (Closed Friday, June 20 and Friday, July 4, make-up classes Thursday, June 19 and Thursday, July 3)

Time: 11:00 AM – 12:00 PM

Location: Highland Park Housing Authority Community Room

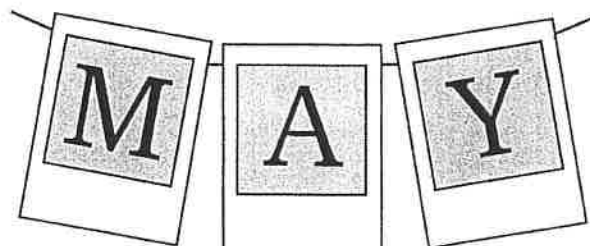
**EMPOWERING SENIORS
FALL PREVENTION NETWORK**
BUILDING PATHWAYS TO INDEPENDENCE

MIDDLESEX
COUNTY • NJ

RW.Barnabas
HEALTH

Please register
at the front desk
with Reema.

HHS Grant or Cooperative Agreement in NOT funded with other non-government sources: "This program is supported by the Administration for Community Living (ACL), U.S. Department of Health and Human Services (HHS) as part of a financial assistance award totaling \$516,939 with 100 percent funding by ACL/HHS. The contents are those of the author(s) and do not necessarily represent the official views of, nor an endorsement, by ACL/HHS, or the U.S. Government.



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With Fios Home Internet, you can get your internet and entertainment all in one place. First, you choose your plan on our award-winning 100% fiber-optic network, then you add the subscriptions you love like streaming, music, gaming and more. Each perk is just \$10 a month. Terms apply. Plus, no hidden fees, equipment charges or unexpected price hikes.

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*Fios: General: For existing postpaid mobile plan. Auto Pay & paper-free billing req'd. Wired speeds advertised. Wireless speeds connection to your home. Wired speeds up new Verizon Home Internet ("VHI") household and additional equipment charges, discount.

**Whole-Home Wi-Fi: Whole-Home Wi-Fi is by Fios tech or upon customer request. Service is available at no extra charge with a 1 Gig or higher plan and for \$10/mo. with an other Fios Internet plans.

†Samsung: Offer valid thru 4.30.25 for a free Samsung 43" Class Crystal UHD TV (U7900F) (MSRP \$329.99), or get the Samsung 55" (U7900F) (MSRP \$429.99) for \$100 more. For new home internet customers who activate/install and maintain eligible Fios 1 Gig internet services in good standing for 65 days and redeem offer w/in 60 days thereafter, or by no later than 10.2.25, whichever is first. Verizon reserves the right to charge back the value of the Samsung promotional device if eligible service is canceled w/in 180 days. One offer per eligible Verizon account, while supplies last. Samsung delivery of promotional device may take up to 8 weeks. Samsung is a registered trademark of Samsung Electronics Co., Ltd.

†Meta Quest 3S Headset: Offer valid thru 4.30.25 for a Meta Quest 3S (128 GB) headset (MSRP \$299.99). For new home internet customers who activate/install and maintain eligible Fios 1 Gig Internet services in good standing for 65 days and redeem offer w/in 60 days thereafter, or by no later than 10.2.25, whichever is first. Use of Meta Quest 3S headset requires a Meta Account. Verizon reserves the right to charge back the value of the Meta promotional device(s) if eligible service is canceled w/in 180 days. One offer per eligible Verizon account, while supplies last.



Friendly Visits

Requirements

- New Brunswick or Highland Park resident
- Live in a senior building
- 60yrs+ or disabled seniors
- Impacted by social isolation and want connection.

About Us

Sign up with Reema at the office.

At **Meals on Wheels**, we believe in the power of meaningful connections and the importance of fostering friendships.

Our **Friendly Visitor Program** is designed to provide companionship, support, and joy to individuals like yourself who may benefit from regular social interactions. As a participant in our program, you will be matched with a friendly and compassionate visitor who will spend quality time with you on a regular basis.

Whether it's engaging in conversations, sharing hobbies, watching movies, or simply enjoying each other's company, our aim is to create a warm and welcoming environment where you feel valued and cared for. We understand that everyone has unique preferences and interests, and our team will work closely with you to ensure that your experience with our program is tailored to meet your specific needs and preferences.