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TOWN OF HARRISON  
HOUSING AUTHORITY

MEETING OF THE TOWN OF : TRANSCRIPT  
HARRISON HOUSING AUTHORITY : OF PROCEEDINGS

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O P E N S E S S I O N

6 p.m.

Wednesday, June 10, 2015

Harrison Gardens, Bldg. #1

788 Harrison Avenue

Harrison, New Jersey 07029

PRESENT:

- LAURENCE BENNETT, CHAIRMAN
- DANIEL CHOFFO, COMMISSIONER
- DAWN KINSELLA, COMMISSIONER
- BRUNILDA MUSTILLI, COMMISSIONER
- ARTHUR PETTIGREW, COMMISSIONER
- IRENE ALMEIDA, COMMISSIONER
- FREDERICK CONFESSORE, COMMISSIONER

ORIGINAL

ALSO PRESENT:

- JOSEPH MANFREDI, ESQ. Board Attorney
- ROY ROGERS, Executive Director
- MAUREEN GILMORE, Authority Staff
- DOREEN COUCH, Authority Staff
- GENE GILMORE, Authority Staff
- JOAN MICHAELSON, Authority Staff

TRANSCRIBED BY AND BEFORE: SUSAN M. STYRON,  
C.S.R., R.P.R., AND NOTARY PUBLIC OF THE STATE  
OF NEW JERSEY

License No. XI 01704

1 THE CHAIRMAN: Pursuant to Chapter 231,  
2 Laws of 1975, adequate posting and advance notice  
3 of time, date, location, purpose and agenda of  
4 this meeting has been recorded. Roll call.

5 MS. GILMORE: Commissioner Almeida.

6 COMMISSIONER ALMEIDA: Here.

7 MS. GILMORE: Commissioner Choffo.

8 COMMISSIONER CHOFFO: Here.

9 MS. GILMORE: Commissioner Confessore.

10 COMMISSIONER CONFESSORE: Here.

11 MS. GILMORE: Commissioner Kinsella.

12 COMMISSIONER KINSELLA: Here.

13 MS. GILMORE: Commissioner Mustilli.

14 COMMISSIONER MUSTILLI: Here.

15 MS. GILMORE: Commissioner Pettigrew.

16 COMMISSIONER PETTIGREW: Here.

17 MS. GILMORE: Commissioner Bennett.

18 THE CHAIRMAN: Here.

19 Please stand and salute the flag.

20 (Pledge of Allegiance.)

21 THE CHAIRMAN: I appoint the  
22 Commissioner to be temporarily in charge to  
23 conduct the election for the chairperson; I  
24 appoint Artie Pettigrew to run the meeting for  
25 reorganization.

1 COMMISSIONER PETTIGREW: I call for  
2 nominations for chairperson.

3 COMMISSIONER ALMEIDA: I nominate  
4 Larry.

5 COMMISSIONER KINSELLA: I second.

6 COMMISSIONER PETTIGREW: Roll call,  
7 please.

8 MS. GILMORE: Okay. Commissioner  
9 Almeida.

10 COMMISSIONER ALMEIDA: Aye.

11 MS. GILMORE: Commissioner Choffo.

12 COMMISSIONER CHOFFO: Aye.

13 MS. GILMORE: Commissioner Confessore.

14 COMMISSIONER CONFESSORE: Okay.

15 MS. GILMORE: Commissioner Kinsella.

16 COMMISSIONER KINSELLA: Yes.

17 MS. GILMORE: Commissioner Mustilli.

18 COMMISSIONER MUSTILLI: Aye.

19 MS. GILMORE: Commissioner Pettigrew.

20 COMMISSIONER PETTIGREW: Okay.

21 MS. GILMORE: Commissioner Bennett.

22 THE CHAIRMAN: Aye.

23 COMMISSIONER PETTIGREW: We need a vote  
24 for nominations to close.

25 MR. CONFESSORE: I motion for

1 nominations to close.

2 COMMISSIONER CHOFFO: I'll second it.

3 MS. GILMORE: Commissioner Almeida.

4 COMMISSIONER ALMEIDA: Aye.

5 MS. GILMORE: Commissioner Choffo.

6 COMMISSIONER CHOFFO: Aye.

7 MS. GILMORE: Commissioner Confessore.

8 COMMISSIONER CONFESSORE: Aye.

9 MS. GILMORE: Commissioner Kinsella.

10 COMMISSIONER KINSELLA: Aye.

11 MS. GILMORE: Commissioner Mustilli.

12 COMMISSIONER MUSTILLI: Aye.

13 MS. GILMORE: Commissioner Pettigrew.

14 COMMISSIONER PETTIGREW: Aye.

15 MS. GILMORE: Commissioner Bennett.

16 THE CHAIRMAN: Aye.

17 COMMISSIONER PETTIGREW: I direct the

18 secretary to cast one ballot for Commissioner

19 Bennett, elected by unanimous vote for the

20 ensuing year.

21 Okay. The newly-elected Chairman can

22 now take over the role.

23 THE CHAIRMAN: Thank you, Artie. Thank

24 you very much, everybody.

25 I call for the nomination of vice

1 chairman.

2 COMMISSIONER ALMEIDA: I nominate Dan  
3 Choffo.

4 COMMISSIONER KINSELLA: Second.

5 MS. GILMORE: Commissioner Almeida.

6 COMMISSIONER ALMEIDA: Aye.

7 MS. GILMORE: Commissioner Choffo.

8 COMMISSIONER CHOFFO: Abstain.

9 MS. GILMORE: Commissioner Confessore.

10 COMMISSIONER CONFESSORE: Aye.

11 MS. GILMORE: Commissioner Kinsella.

12 COMMISSIONER KINSELLA: Aye.

13 MS. GILMORE: Commissioner Mustilli.

14 COMMISSIONER MUSTILLI: Aye.

15 MS. GILMORE: Commissioner Pettigrew.

16 COMMISSIONER PETTIGREW: Aye.

17 MS. GILMORE: Commissioner Bennett.

18 THE CHAIRMAN: Aye.

19 I need a motion to close the  
20 nominations.

21 COMMISSIONER ALMEIDA: Motion.

22 COMMISSIONER KINSELLA: Second.

23 MS. GILMORE: Commissioner Almeida.

24 COMMISSIONER ALMEIDA: Aye.

25 MS. GILMORE: Commissioner Choffo.

1 COMMISSIONER CHOFFO: Aye.

2 MS. GILMORE: Commissioner Confessore.

3 COMMISSIONER CONFESSORE: Aye.

4 MS. GILMORE: Commissioner Kinsella.

5 COMMISSIONER KINSELLA: Aye.

6 MS. GILMORE: Commissioner Mustilli.

7 COMMISSIONER MUSTILLI: Aye.

8 MS. GILMORE: Commissioner Pettigrew.

9 COMMISSIONER PETTIGREW: Aye.

10 MS. GILMORE: Commissioner Bennett.

11 THE CHAIRMAN: Aye.

12 I direct the secretary to cast one  
13 ballot for Commissioner Choffo electing him vice  
14 chair by unanimous vote for the ensuing year.

15 There being no further business, I call  
16 for a motion to adjourn the annual meeting.

17 COMMISSIONER ALMEIDA: Motion.

18 COMMISSIONER PETTIGREW: Second.

19 MS. GILMORE: Commissioner Almeida.

20 COMMISSIONER ALMEIDA: Aye.

21 MS. GILMORE: Commissioner Choffo.

22 COMMISSIONER CHOFFO: Aye.

23 MS. GILMORE: Commissioner Confessore.

24 COMMISSIONER CONFESSORE: Aye.

25 MS. GILMORE: Commissioner Kinsella.

1 COMMISSIONER KINSELLA: Aye.

2 MS. GILMORE: Commissioner Mustilli.

3 COMMISSIONER MUSTILLI: Aye.

4 MS. GILMORE: Commissioner Pettigrew.

5 COMMISSIONER PETTIGREW: Aye.

6 MS. GILMORE: Commissioner Bennett.

7 THE CHAIRMAN: Aye.

8 Now we'll go into the regular meeting.

9 I need a motion to approve the minutes of the  
10 May 13, 2015 meeting.

11 COMMISSIONER PETTIGREW: Motion.

12 COMMISSIONER MUSTILLI: Second.

13 MS. GILMORE: Commissioner Almeida.

14 COMMISSIONER ALMEIDA: Aye.

15 MS. GILMORE: Commissioner Choffo.

16 COMMISSIONER CHOFFO: Aye.

17 MS. GILMORE: Commissioner Confessore.

18 COMMISSIONER CONFESSORE: Aye.

19 MS. GILMORE: Commissioner Kinsella.

20 COMMISSIONER KINSELLA: Aye.

21 MS. GILMORE: Commissioner Mustilli.

22 COMMISSIONER MUSTILLI: Aye.

23 MS. GILMORE: Commissioner Pettigrew.

24 COMMISSIONER PETTIGREW: Aye.

25 MS. GILMORE: Commissioner Bennett.

1 THE CHAIRMAN: Aye.  
2 I need a motion to approve the water  
3 bills.  
4 COMMISSIONER MUSTILLI: Motion.  
5 COMMISSIONER KINSELLA: Second.  
6 MS. GILMORE: Commissioner Almeida.  
7 COMMISSIONER ALMEIDA: Aye.  
8 MS. GILMORE: Commissioner Choffo.  
9 COMMISSIONER CHOFFO: Aye.  
10 MS. GILMORE: Commissioner Confessore.  
11 COMMISSIONER CONFESSORE: Aye.  
12 MS. GILMORE: Commissioner Kinsella.  
13 COMMISSIONER KINSELLA: Aye.  
14 MS. GILMORE: Commissioner Mustilli.  
15 COMMISSIONER MUSTILLI: Aye.  
16 MS. GILMORE: Commissioner Pettigrew.  
17 COMMISSIONER PETTIGREW: Aye.  
18 MS. GILMORE: Commissioner Bennett.  
19 THE CHAIRMAN: Abstain.  
20 I need a motion to pay all other bills.  
21 COMMISSIONER CHOFFO: I'll make a  
22 motion.  
23 COMMISSIONER MUSTILLI: I'll second.  
24 MS. GILMORE: Commissioner Almeida.  
25 COMMISSIONER ALMEIDA: Aye.



1 MS. GILMORE: Commissioner Choffo.

2 COMMISSIONER CHOFFO: Aye.

3 MS. GILMORE: Commissioner Confessore.

4 COMMISSIONER CONFESSORE: Aye.

5 MS. GILMORE: Commissioner Kinsella.

6 COMMISSIONER KINSELLA: Aye.

7 MS. GILMORE: Commissioner Mustilli.

8 COMMISSIONER MUSTILLI: Aye.

9 MS. GILMORE: Commissioner Pettigrew.

10 COMMISSIONER PETTIGREW: Aye.

11 MS. GILMORE: Commissioner Bennett.

12 THE CHAIRMAN: Aye.

13 Communications.

14 MS. GILMORE: Okay. We have a letter  
15 here from Congressman Albio Sires.

16 "Dear Mr. Rogers, It is with great  
17 pleasure that I congratulate you on your receipt  
18 of two Operating Subsidy Awards - The first for  
19 \$48,287 and the second for \$51,721 - from the  
20 U.S. Department of Housing and Urban Development.

21 "The Operating Subsidy Award provides  
22 operation and management funding for over 3,000  
23 public housing authorities diligently managing  
24 over 7,000 public housing projects across the  
25 country. With these funds, you will be aiding

1 continued efforts to provide safe and affordable  
2 housing to the citizens of New Jersey's 8th  
3 Congressional District.

4 "Again, Congratulations on receiving  
5 this award and best wishes in your work."

6 THE CHAIRMAN: Maureen, what was the  
7 amounts on that?

8 MS. GILMORE: 48,287 and 51,721.

9 DIRECTOR ROGERS: Maureen, you have to  
10 read the communications, but you should explain  
11 what we think that is.

12 MS. GILMORE: Oh, I'm sorry.

13 DIRECTOR ROGERS: We think it's just  
14 the routine operating funds we always receive,  
15 and we may have gotten a couple thousand more,  
16 and that's why they sent out the letter. But  
17 don't give us credit, we don't have that much  
18 more funding.

19 MS. GILMORE: The next letter is from  
20 the Harrison/East Newark Municipal Alliance.

21 Dear Board members, As you are aware,  
22 Strengthening Families is a U.S. Department of  
23 Health and Human Services model program, offering  
24 family training sessions that utilize a family  
25 systems and a cognitive behavioral approach to

1 increase resilience and reduce risk factors.  
2 Strengthening Families has an established record  
3 of success among the residents of Harrison  
4 Gardens.

5 "Based upon this record of success, the  
6 Harrison/East Newark Municipal Appliance is  
7 respectfully requesting the opportunity to  
8 provide three sessions for the residents of  
9 Harrison Gardens and for Harrison residents with  
10 children enrolled in Harrison Public Schools.  
11 The Alliance and Harrison Public Schools have  
12 each designated in order to provide three  
13 sessions for families. These sessions will  
14 emphasize, 'Thriving During the Summer Months and  
15 Maintaining Academic Success.' Although we are  
16 most appreciative of the Harrison Housing  
17 Authority's previous contributions, at this time  
18 we are only requesting the use of your facility.  
19 As in previous sessions, we are specifically  
20 requesting the use of the rooms in the basement  
21 of Building 3 for these sessions. With your  
22 approval, we are anticipating the following  
23 schedule: Monday, June 22, 2015, 3:30 to 5.  
24 Tuesday, June 23, 2015, 3:30 to 5. Thursday,  
25 June 25, 3:30 to 5.

1 "Thank you for the Harrison Housing  
2 Authority's contribution to the success of the  
3 Strengthening Families program. With your  
4 support, we will be able to continue providing  
5 this valuable program.

6 "Joan McNichol, Municipal Appliance  
7 Coordinator."

8 THE CHAIRMAN: Maureen, can I ask you a  
9 question on that?

10 MS. GILMORE: Yes.

11 THE CHAIRMAN: Wasn't there like a full  
12 program they had last year or two years ago?

13 MS. GILMORE: Yeah.

14 THE CHAIRMAN: And they cut it?

15 MS. GILMORE: Yeah, they just cut it.

16 THE CHAIRMAN: All right. Because I  
17 know I remember going down there and the kids  
18 were doing art and they were talking and stuff.  
19 And then the families got together and were  
20 talking, because some of them had the same  
21 problems.

22 MS. GILMORE: Yeah. And we have  
23 another thank you note, a note of thanks.

24 "Dear Commissioners, Just a little note  
25 to let you know that everything you do and

1 everything you are is very much appreciated.

2 From the staff of Harrison Gardens."

3 COMMISSIONER CHOFFO: From the staff?

4 The entire staff?

5 MS. GILMORE: Yes.

6 COMMISSIONER CHOFFO: The entire staff?

7 MS. GILMORE: Yes.

8 COMMISSIONER PETTIGREW: Are you sure?

9 COMMISSIONER CHOFFO: We never got them  
10 before Artie and Fred were on. I think with  
11 Artie and Fred, and Roy, of course. I don't ever  
12 remember...

13 COMMISSIONER PETTIGREW: See, you  
14 flipped it all around Fred, you see.

15 THE CHAIRMAN: Executive Director's  
16 report.

17 DIRECTOR ROGERS: I sent out my report  
18 approximately a week ago, and I have a couple  
19 of -- other than what's on the ED report.

20 Mr. Manfredi, I have a couple of  
21 contracts I need to award. Is that by resolution  
22 or motion?

23 MR. MANFREDI: Resolution.

24 THE CHAIRMAN: Okay.

25 DIRECTOR ROGERS: Okay. So we'll wait

1 until we get to new business?

2 MR. MANFREDI: Yes.

3 DIRECTOR ROGERS: Does anyone have any  
4 questions on the Executive Director's report?

5 COMMISSIONER ALMEIDA: I have a  
6 question. An update -- I don't know if we need  
7 to go into closed session about an update on PACO  
8 about the windows.

9 DIRECTOR ROGERS: We're going to go  
10 into closed session on that.

11 THE CHAIRMAN: Anybody else?

12 DIRECTOR ROGERS: That's all I have.

13 THE CHAIRMAN: Maintenance report.

14 COMMISSIONER ALMEIDA: Motion.

15 COMMISSIONER KINSELLA: Second.

16 MS. GILMORE: Commissioner Almeida.

17 COMMISSIONER ALMEIDA: Aye.

18 MS. GILMORE: Commissioner Choffo.

19 COMMISSIONER CHOFFO: Aye.

20 MS. GILMORE: Commissioner Confessore.

21 COMMISSIONER CONFESSORE: Aye.

22 MS. GILMORE: Commissioner Kinsella.

23 COMMISSIONER KINSELLA: Aye.

24 MS. GILMORE: Commissioner Mustilli.

25 COMMISSIONER MUSTILLI: Aye.

1 MS. GILMORE: Commissioner Pettigrew.

2 COMMISSIONER PETTIGREW: What's this  
3 motion for?

4 MS. GILMORE: To accept the maintenance  
5 report.

6 COMMISSIONER PETTIGREW: Aye.

7 MS. GILMORE: Commissioner Bennett.

8 THE CHAIRMAN: Aye.

9 Old business? Seeing none, we'll go  
10 into new business.

11 DIRECTOR ROGERS: I have a couple of  
12 contracts.

13 THE CHAIRMAN: Yeah, we're going to go  
14 after this into closed session?

15 MR. MANFREDI: Yes, Mr. Chairman.

16 DIRECTOR ROGERS: We went out for RFP  
17 for A and E services. And the work is for  
18 security cameras, repainting of both basketball  
19 courts and the driveway out here, upgrade and  
20 clean fresh air vents at the Kingsland Court and  
21 upgrade the house traps and reline the sewer  
22 mains.

23 We got three proposals in, and two of  
24 the staff members plus I last Thursday evening  
25 evaluated them and scored themselves, and the LAN

1 Associates scored the highest between the three  
2 of us. So I'd like to award a contract to LAN  
3 Associates for \$50,765 to do this work.

4 COMMISSIONER CHOFFO: Mr. Chair, I have  
5 a question.

6 THE CHAIRMAN: All right.

7 COMMISSIONER CHOFFO: They've done work  
8 for us before?

9 DIRECTOR ROGERS: Yes.

10 COMMISSIONER CHOFFO: For how long?

11 DIRECTOR ROGERS: Well, actually, they  
12 probably started doing work for us 35 or 40 years  
13 ago. They're in business, they just celebrated  
14 their 55th anniversary of being in business, and  
15 I'm not so sure they haven't done it longer here.

16 But when the previous Executive  
17 Director came on board for whatever reason he  
18 wanted to replace them, and we've tried three or  
19 four firms since then, and they just haven't  
20 worked out. But we would be willing to try  
21 another firm if they evaluated higher.

22 COMMISSIONER CHOFFO: Besides the  
23 scoring, were they the lowest bidder?

24 DIRECTOR ROGERS: They were the highest  
25 bidder.



1 COMMISSIONER CHOFFO: Really? What's  
2 the difference between them?

3 DIRECTOR ROGERS: Well, one bid came in  
4 at 30,000.

5 COMMISSIONER ALMEIDA: Excuse me. Can  
6 we see those bids? Is there a reason we don't  
7 have them?

8 MS. GILMORE: No, you can see a copy of  
9 all of them.

10 DIRECTOR ROGERS: One bid came in at  
11 30,760, and they only, they didn't have that much  
12 Housing Authority experience.

13 THE CHAIRMAN: And what about the other  
14 one?

15 DIRECTOR ROGERS: And the other one  
16 came in at 41,900. That was Lothrop, and  
17 recently we haven't had a good experience with  
18 them. They were on board --

19 THE CHAIRMAN: So that's a \$10,000  
20 difference.

21 DIRECTOR ROGERS: That's a \$10,000  
22 difference.

23 THE CHAIRMAN: But that does all that  
24 stuff that you want to do, they were going to do  
25 everything? The painting, the cleaning of the

1 vents and the traps?

2 DIRECTOR ROGERS: Yes, right.

3 MR. MANFREDI: In fact, Mr. Chairman  
4 and Vice Chair, we had a very negative experience  
5 with Lothrop, which required us to send letters  
6 and threaten litigation to get them to complete  
7 their last contract with us. And there was no  
8 excuse, he didn't finish the work. It was very  
9 hard to get him back.

10 DIRECTOR ROGERS: And we had change  
11 orders which cost us money.

12 COMMISSIONER CHOFFO: You get a  
13 contractor that comes in low and then they give a  
14 change order. But LAN has been consistent with  
15 their work in the past?

16 DIRECTOR ROGERS: I think that somebody  
17 gave them a bad name here in the past --

18 COMMISSIONER KINSELLA: I remember  
19 that.

20 DIRECTOR ROGERS: -- but I don't know  
21 why. Mr. Gilmore and I don't know any reason why  
22 somebody would have gave them a negative  
23 evaluation. Because they've really performed  
24 very well for us, but I have to say that for  
25 10,000 -- you know, if we were going up against

1 another firm that had 15 Housing Authorities like  
2 LAN does with that experience, I definitely would  
3 have gone, you know, I wouldn't go \$10,000 more.

4 COMMISSIONER CHOFFO: I have just one  
5 more question Mr. Chairman.

6 THE CHAIRMAN: Go ahead.

7 COMMISSIONER CHOFFO: They have  
8 engineers and architects on staff; right? It's  
9 not like they're subbing it out?

10 DIRECTOR ROGERS: No, they have  
11 engineers and architects.

12 COMMISSIONER CHOFFO: Because some  
13 companies come in with proposals and don't have  
14 an architectural firm.

15 DIRECTOR ROGERS: Yes, we've had that  
16 experience too.

17 MR. MANFREDI: Yes, that's a very good  
18 point.

19 DIRECTOR ROGERS: But I would like to  
20 have permission to award this contract based on  
21 what I've told you tonight. But if you want to  
22 evaluate those proposals, you're welcome to even  
23 take them with you. I don't have a problem,  
24 because we've got four copies.

25 COMMISSIONER ALMEIDA: No, no. I just

1 wanted to, like before voting I just wanted to  
2 see some paperwork on all of them. Not that I'm  
3 going to evaluate them myself because I trust  
4 that you did the right evaluation. I just would  
5 like to see, you know, what, who are they and  
6 what did they come in at, and what made you  
7 choose LAN.

8 COMMISSIONER KINSELLA: Oh, we want the  
9 summary sheet.

10 COMMISSIONER ALMEIDA: Just like the  
11 summarizing sheets of what made you pick them.

12 COMMISSIONER CHOFFO: The scoring  
13 sheets?

14 COMMISSIONER ALMEIDA: Right, right.

15 DIRECTOR ROGERS: I've got  
16 Mr. Gilmore's here and I've got mine.

17 THE CHAIRMAN: You can pass it down.

18 COMMISSIONER ALMEIDA: Aren't they  
19 doing something for us now, Roy? Aren't they  
20 overseeing the windows?

21 DIRECTOR ROGERS: Yes.

22 COMMISSIONER ALMEIDA: And they're  
23 good. Lately we've had a good experience because  
24 I remember.

25 THE CHAIRMAN: I remember the name,

1 too, yes.

2 COMMISSIONER ALMEIDA: Yeah. But  
3 they've been working well with us; right?

4 DIRECTOR ROGERS: I know of no time in  
5 the history of LAN working with the Harrison  
6 Housing Authority there's been anything negative.

7 And, Mr. Gilmore, can you comment?

8 MR. GILMORE: In all the projects that  
9 we've had since I've been here, which is 17  
10 years, a lot of different projects, LAN is very  
11 thorough when it comes to the, they gave us  
12 minutes back of our meetings. They give us  
13 copies of pictures of stuff being built on, you  
14 know, as it's being done.

15 You know, when we dealt with Lothrup  
16 they forgot air conditioners in 38 apartments  
17 that we had to have a change order because there  
18 they were two bedrooms, and they missed that.  
19 But Lothrup does send, as you were saying, has  
20 their engineer outside. But LAN does all the  
21 blueprints. The follow-up with LAN, I mean,  
22 Chris is our contact with LAN, and he's been the  
23 one who does all the supervision.

24 But if we have a problem -- just for an  
25 example, Friday night we had a contractor, we had

1 the hot water pipes put in. They changed the  
2 bracket. Now, our hot water pipes are pushed  
3 together. Well, once you take the bracket off  
4 they separated and flooded our boiler room. And  
5 I made the phone call Friday night at 5 o'clock  
6 to Chris, he picked up the phone and we were both  
7 here until 8 o'clock until they straightened it  
8 out right.

9 The problems we had with Lothrop, one  
10 situation that I had with them was I left him 16  
11 messages on his cell phone because he wouldn't  
12 get back to me. And he finally got back to me  
13 telling me that he received all 16 of my  
14 messages. And we got accomplished what we needed  
15 to get accomplished, but it took all that. The  
16 response from Lothrop has really been very poor.  
17 They almost screwed up the playgrounds, the base  
18 on the playgrounds, they wanted to take it out.  
19 He thought he was going to save the Housing  
20 Authority money by changing what we asked him to  
21 do. I've had a really bad experience with them.

22 MS. GILMORE: He doesn't get the HUD  
23 forms right, either.

24 THE CHAIRMAN: That's the guy that  
25 originally did the playground out here; is that

1 him?

2 MR. GILMORE: No. The problem with the  
3 playground was materials, and that's why when we  
4 replaced it we got the materials for nothing,  
5 because it was bad materials. We went back to  
6 them. And all we had to do was pay for the  
7 installation and the prep work. So that's why,  
8 you know, that was done.

9 So not necessarily -- it was LAN that  
10 set up the playground. And then we had, you  
11 know, problems with the gas lines, we had to rip  
12 them up and stuff like that. That was kind of a  
13 disaster type of thing.

14 But, I mean, they've done the roofs,  
15 they've done the lighting. They did, I believe  
16 they even did the installation, the original  
17 cabinets they did, they've been there for 55  
18 years. They kind of know how Harrison, even  
19 before I was here, the quality that we expect  
20 from what we put in, we want it to last, okay.

21 COMMISSIONER ALMEIDA: Thank you.

22 THE CHAIRMAN: Do you want to do a  
23 motion now?

24 MR. MANFREDI: Yes.

25 THE CHAIRMAN: I need a motion for this

1 resolution.

2 COMMISSIONER PETTIGREW: Motion.

3 COMMISSIONER MUSTILLI: Second.

4 THE CHAIRMAN: Roll call.

5 MS. GILMORE: Commissioner Almeida.

6 COMMISSIONER ALMEIDA: Aye.

7 MS. GILMORE: Commissioner Choffo.

8 COMMISSIONER CHOFFO: Aye.

9 MS. GILMORE: Commissioner Confessore.

10 COMMISSIONER CONFESSORE: Aye.

11 MS. GILMORE: Commissioner Kinsella.

12 COMMISSIONER KINSELLA: Aye.

13 MS. GILMORE: Commissioner Mustilli.

14 COMMISSIONER MUSTILLI: Aye.

15 MS. GILMORE: Commissioner Pettigrew.

16 COMMISSIONER PETTIGREW: Aye.

17 MS. GILMORE: Commissioner Bennett.

18 THE CHAIRMAN: Aye. Do you have

19 something else?

20 DIRECTOR ROGERS: Yes. As you know,  
21 our score from HUD has been very good. And one  
22 of the reasons, besides Mr. Gilmore being  
23 involved, is we have a firm come in here and do a  
24 preinspection and they generate all the work  
25 orders necessary so that when HUD comes in we're



1 all set. And we've always used, for the last 18  
2 years we've used U.S. Inspection Group. And they  
3 were just about the lowest bidder. We received  
4 three proposals. One vendor was approximately  
5 \$46 less than the one we've always used, so based  
6 on that I'm recommending that we use the one  
7 we've always used.

8 MR. MANFREDI: What's the total cost?

9 DIRECTOR ROGERS: The total is  
10 \$2,572.80.

11 COMMISSIONER ALMEIDA: And who is it?

12 MS. GILMORE: USIG.

13 MR. MANFREDI: They're very good.

14 THE CHAIRMAN: I need a motion.

15 COMMISSIONER PETTIGREW: Motion to  
16 approve.

17 COMMISSIONER ALMEIDA: Second.

18 MS. GILMORE: Commissioner Almeida.

19 COMMISSIONER ALMEIDA: Aye.

20 MS. GILMORE: Commissioner Choffo.

21 COMMISSIONER CHOFFO: Aye.

22 MS. GILMORE: Commissioner Confessore.

23 COMMISSIONER CONFESSORE: Aye.

24 MS. GILMORE: Commissioner Kinsella.

25 COMMISSIONER KINSELLA: Aye.

1 MS. GILMORE: Commissioner Mustilli.

2 COMMISSIONER MUSTILLI: Aye.

3 MS. GILMORE: Commissioner Pettigrew.

4 COMMISSIONER PETTIGREW: Aye.

5 MS. GILMORE: Commissioner Bennett.

6 THE CHAIRMAN: Aye.

7 I need a motion to approve the  
8 Strengthening Families, to host the program at  
9 the Harrison Gardens.

10 COMMISSIONER MUSTILLI: Motion.

11 COMMISSIONER CHOFFO: Second.

12 MS. GILMORE: Commissioner Almeida.

13 COMMISSIONER ALMEIDA: Aye.

14 MS. GILMORE: Commissioner Choffo.

15 COMMISSIONER CHOFFO: Aye.

16 MS. GILMORE: Commissioner Confessore.

17 COMMISSIONER CONFESSORE: Aye.

18 MS. GILMORE: Commissioner Kinsella.

19 COMMISSIONER KINSELLA: Aye.

20 MS. GILMORE: Commissioner Mustilli.

21 COMMISSIONER MUSTILLI: Aye.

22 MS. GILMORE: Commissioner Pettigrew.

23 COMMISSIONER PETTIGREW: Aye.

24 MS. GILMORE: Commissioner Bennett.

25 THE CHAIRMAN: Aye.

1 I need a motion to approve the  
2 HUD-required annual inspection.

3 MS. GILMORE: We did that one. That's  
4 the one we just did, that's USIG.

5 THE CHAIRMAN: Oh, I'm sorry.

6 I need a motion to approve the hiring  
7 of summer help.

8 COMMISSIONER ALMEIDA: I just have a  
9 question about that.

10 DIRECTOR ROGERS: We have to do that  
11 after executive session.

12 MR. MANFREDI: Yes, it's personnel.

13 THE CHAIRMAN: A motion to approve  
14 Resolution 1312-06-15 --

15 MS. GILMORE: We did that.

16 THE CHAIRMAN: We did that, okay. I  
17 need a motion to go into closed session.

18 COMMISSIONER CHOFFO: I'll make a  
19 motion.

20 COMMISSIONER CONFESSORE: Second.

21 MS. GILMORE: Commissioner Almeida.

22 COMMISSIONER ALMEIDA: Aye.

23 MS. GILMORE: Commissioner Choffo.

24 COMMISSIONER CHOFFO: Aye.

25 MS. GILMORE: Commissioner Confessore.

1 COMMISSIONER CONFESSORE: Aye.

2 MS. GILMORE: Commissioner Kinsella.

3 COMMISSIONER KINSELLA: Aye.

4 MS. GILMORE: Commissioner Mustilli.

5 COMMISSIONER MUSTILLI: Aye.

6 MS. GILMORE: Commissioner Pettigrew.

7 COMMISSIONER PETTIGREW: Aye.

8 MS. GILMORE: Commissioner Bennett.

9 THE CHAIRMAN: Aye.

10 (Whereupon the meeting goes into closed session  
11 under separate cover.)

12 BACK INTO OPEN SESSION:

13 THE CHAIRMAN: I need a motion to  
14 approve hiring summer help according to the  
15 county prevailing wage.

16 COMMISSIONER MUSTILLI: Motion.

17 COMMISSIONER CONFESSORE: Second.

18 MS. GILMORE: Commissioner Almeida.

19 COMMISSIONER ALMEIDA: Aye.

20 MS. GILMORE: Commissioner Choffo.

21 COMMISSIONER CHOFFO: Abstain.

22 MS. GILMORE: Commissioner Confessore.

23 COMMISSIONER CONFESSORE: Aye.

24 MS. GILMORE: Commissioner Kinsella.

25 COMMISSIONER KINSELLA: Aye.

1 MS. GILMORE: Commissioner Mustilli.

2 COMMISSIONER MUSTILLI: Aye.

3 MS. GILMORE: Commissioner Pettigrew.

4 COMMISSIONER PETTIGREW: Aye.

5 MS. GILMORE: Commissioner Bennett.

6 THE CHAIRMAN: Aye.

7 I need a motion that we close the  
8 basketball courts and playground at 9 o'clock in  
9 the evening and post No Trespassing, Residents  
10 Only.

11 COMMISSIONER MUSTILLI: Motion.

12 COMMISSIONER CHOFFO: Second.

13 MS. GILMORE: Commissioner Almeida.

14 COMMISSIONER ALMEIDA: Aye.

15 MS. GILMORE: Commissioner Choffo.

16 COMMISSIONER CHOFFO: Aye.

17 MS. GILMORE: Commissioner Confessore.

18 COMMISSIONER CONFESSORE: Aye.

19 MS. GILMORE: Commissioner Kinsella.

20 COMMISSIONER KINSELLA: Aye.

21 MS. GILMORE: Commissioner Mustilli.

22 COMMISSIONER MUSTILLI: Aye.

23 MS. GILMORE: Commissioner Pettigrew.

24 COMMISSIONER PETTIGREW: Aye.

25 MS. GILMORE: Commissioner Bennett.

1 THE CHAIRMAN: Aye.

2 Mr. Gilmore, do you have something to  
3 say?

4 MR. GILMORE: Yes, on the signage. We  
5 do have signs out there, but that's not my  
6 question. The way you stated it, it was for  
7 tenants only. Right now we have for tenants and  
8 guests. Are we changing that?

9 THE CHAIRMAN: Well, that's part of the  
10 problem, we just spoke about that. The tenants  
11 are bringing these people in from outside --

12 MR. GILMORE: No, I'm not arguing the  
13 point. I'm just asking do I have to change the  
14 signage to Residents Only?

15 THE CHAIRMAN: Yes, to Residents Only.

16 MR. GILMORE: So cousins and that,  
17 anybody that doesn't live here is not entitled to  
18 play?

19 THE CHAIRMAN: Yes.

20 MR. MANFREDI: And, Gene, I'll send to  
21 you and Mr. Rogers the language so that the  
22 police can enforce it, so we have the legal  
23 language on the sign.

24 MR. GILMORE: Okay.

25 THE CHAIRMAN: Anything else?

1 COMMISSIONER CONFESSORE: What if it  
2 says Harrison residents?

3 DIRECTOR ROGERS: I would like the  
4 Commissioners and staff to know that we're not  
5 going to be enforcing this rule, we're going call  
6 the police and let them enforce it. I don't  
7 expect any of our staff to go out there.

8 COMMISSIONER MUSTILLI: No, no, not to  
9 put the staff in danger.

10 THE CHAIRMAN: Commissioner Almeida, do  
11 you have anything else?

12 COMMISSIONER ALMEIDA: I think we did  
13 everything.

14 THE CHAIRMAN: I need a motion to  
15 adjourn.

16 COMMISSIONER PETTIGREW: Motion to  
17 adjourn.

18 COMMISSIONER ALMEIDA: Motion.

19 MS. GILMORE: Commissioner Almeida.

20 COMMISSIONER ALMEIDA: Aye.

21 MS. GILMORE: Commissioner Choffo.

22 COMMISSIONER CHOFFO: Aye.

23 MS. GILMORE: Commissioner Confessore.

24 COMMISSIONER CONFESSORE: Aye.

25 MS. GILMORE: Commissioner Kinsella.

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COMMISSIONER KINSELLA: Aye.

MS. GILMORE: Commissioner Mustilli.

COMMISSIONER MUSTILLI: Aye.

MS. GILMORE: Commissioner Pettigrew.

COMMISSIONER PETTIGREW: Aye.

MS. GILMORE: Commissioner Bennett.

THE CHAIRMAN: Aye.

(Whereupon the proceedings concluded at 7:05  
p.m.)

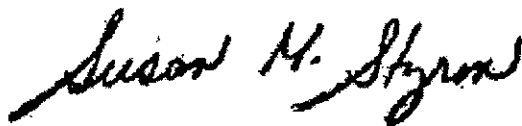


CERTIFICATE

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I, SUSAN M. STYRON, Notary Public,  
R.P.R., C.S.R., of the State of New Jersey,  
License No. XIO1704, do hereby certify that the  
foregoing is a true and accurate transcript of  
the proceedings as taken stenographically by and  
before me at the time, place and on the date  
hereinbefore set forth.

I DO FURTHER CERTIFY that I am neither  
a relative nor employee nor attorney nor counsel  
of any of the parties to this action, and that I  
am neither a relative nor employee of such  
attorney or counsel, and that I am not  
financially interested in the action.



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Notary Public of the State of New Jersey

My Certificate expires January 25, 2019

Dated: June 24, 2015