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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

Wednesday, October 4, 2017, 6 p.m.  
Harrison Gardens, Bldg. #1  
788 Harrison Avenue  
Harrison, New Jersey 07029

PRESENT:

- JAMES P. DORAN, Ed.D, CHAIRMAN
- DANIEL CHOFFO, COMMISSIONER
- BRUNILDA MUSTILLI, COMMISSIONER
- ARTHUR PETTIGREW, COMMISSIONER
- IRENE ALMEIDA, COMMISSIONER

EXCUSED: FREDERICK CONFESSORE, COMMISSIONER  
DAWN KINSELLA, COMMISSIONER

ALSO PRESENT:

- JOSEPH MANFREDI, ESQ. Board Attorney
- ROY ROGERS, Executive Director
- MAUREEN GILMORE, Authority Staff
- DOREEN COUCH, Authority Staff
- GENE GILMORE, Maintenance Supervisor
- JOAN MICHAELSON, Authority Staff
- JOANNE ROMANO, 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  
Job No. NJ2512938

1 THE CHAIRMAN: I hereby declare this  
2 meeting to order and state that this is a meeting  
3 of the Commissioners of the Harrison Housing  
4 Authority in the Town of Harrison scheduled for  
5 Wednesday, October 4, 2017.

6 This meeting is a regularly scheduled  
7 meeting and proper public notice, in compliance  
8 with the Sunshine Law, has been forwarded to two  
9 newspapers published in this area, posted in the  
10 Harrison Housing Authority lobby, and a copy of  
11 said notice has been filed with the Town Clerk.

12 I invite you all to stand for the  
13 Pledge of Allegiance.

14 (Pledge of Allegiance.)

15 THE CHAIRMAN: Clerk, call the roll.

16 MS. GILMORE: Commissioner Almeida.

17 COMMISSIONER ALMEIDA: Here.

18 MS. GILMORE: Commissioner Choffo.

19 COMMISSIONER CHOFFO: Here.

20 MS. GILMORE: Commissioner Confessore,  
21 Absent. Commissioner Kinsella, absent.

22 Commissioner Mustilli.

23 COMMISSIONER MUSTILLI: Present.

24 MS. GILMORE: Commissioner Pettigrew.

25 COMMISSIONER PETTIGREW: Here.

1 MS. GILMORE: Dr. Doran.

2 THE CHAIRMAN: Here.

3 Could I have a motion to approve the  
4 minutes of the September 6, 2017 meeting?

5 COMMISSIONER PETTIGREW: Motion.

6 COMMISSIONER MUSTILLI: Second.

7 THE CHAIRMAN: Motion made by  
8 Commissioner Pettigrew and seconded by  
9 Commissioner Mustilli.

10 Motion made and seconded. Clerk call  
11 the roll.

12 MS. GILMORE: Commissioner Almeida.

13 COMMISSIONER ALMEIDA: Aye.

14 MS. GILMORE: Commissioner Choffo.

15 COMMISSIONER CHOFFO: Abstain.

16 MS. GILMORE: Commissioner Mustilli.

17 COMMISSIONER MUSTILLI: Aye.

18 MS. GILMORE: Commissioner Pettigrew.

19 COMMISSIONER PETTIGREW: Aye.

20 MS. GILMORE: Dr. Doran.

21 THE CHAIRMAN: Aye.

22 Motion to approve the water bills.

23 COMMISSIONER ALMEIDA: Motion.

24 COMMISSIONER CHOFFO: Second.

25 THE CHAIRMAN: Motion made by

1 Commissioner Almeida, seconded by Commissioner  
2 Choffo.

3 Motion made and seconded. Clerk call  
4 the roll.

5 MS. GILMORE: Commissioner Almeida.

6 COMMISSIONER ALMEIDA: Aye.

7 MS. GILMORE: Commissioner Choffo.

8 COMMISSIONER CHOFFO: Aye.

9 MS. GILMORE: Commissioner Mustilli.

10 COMMISSIONER MUSTILLI: Aye.

11 MS. GILMORE: Commissioner Pettigrew.

12 COMMISSIONER PETTIGREW: Aye.

13 MS. GILMORE: Dr. Doran.

14 THE CHAIRMAN: Aye.

15 Can I have a motion to approve the  
16 bills? Did everybody get a copy of the bills?

17 MS. GILMORE: Yes.

18 COMMISSIONER MUSTILLI: Motion.

19 COMMISSIONER PETTIGREW: Second.

20 THE CHAIRMAN: Motion made by  
21 Commissioner Mustilli, seconded by Commissioner  
22 Pettigrew.

23 Motion made and seconded. Clerk call  
24 the roll.

25 MS. GILMORE: Commissioner Almeida.

1 COMMISSIONER ALMEIDA: Aye.

2 MS. GILMORE: Commissioner Choffo.

3 COMMISSIONER CHOFFO: Aye.

4 MS. GILMORE: Commissioner Mustilli.

5 COMMISSIONER MUSTILLI: Aye.

6 MS. GILMORE: Commissioner Pettigrew.

7 COMMISSIONER PETTIGREW: Aye.

8 MS. GILMORE: Dr. Doran.

9 THE CHAIRMAN: Aye. Communications?

10 MS. GILMORE: Okay. We have our 2018  
11 PHADA scholarship program. One is for 7,000, the  
12 other one is for 5,000. I've sent it already to  
13 people in the Housing Authority that are already  
14 seniors, and I've also sent it over to Mr. Healy  
15 at the high school for the counselor, guidance  
16 counselor, and he brings it over to them.

17 THE CHAIRMAN: Great.

18 MS. GILMORE: That's it.

19 THE CHAIRMAN: Executive Director's  
20 report.

21 DIRECTOR ROGERS: I sent out my  
22 Executive Director's report last week. I don't  
23 have anything to add. Thank you.

24 THE CHAIRMAN: Okay. Any questions for  
25 the Executive Director?

1                   COMMISSIONER CHOFFO: I do,  
2 Mr. Chairman. I'm sorry, I should have brought  
3 this up, but I just saw the bills again.

4                   THE CHAIRMAN: Is this a question on  
5 the bills?

6                   COMMISSIONER CHOFFO: Yes.

7                   THE CHAIRMAN: Well, then you can wait  
8 until old business since we voted on them  
9 already.

10                  COMMISSIONER CHOFFO: All right.

11                  THE CHAIRMAN: All right. No  
12 questions. So report received and filed.

13                  Maintenance report, we'll have a motion  
14 to accept. Any questions on it first? Do I have  
15 a motion to accept the maintenance report?

16                  COMMISSIONER ALMEIDA: Motion.

17                  COMMISSIONER MUSTILLI: Second.

18                  THE CHAIRMAN: Motion made by  
19 Commissioner Almeida, seconded by Commissioner  
20 Mustilli.

21                  Motion made and seconded. Clerk call  
22 the roll.

23                  MS. GILMORE: Commissioner Almeida.

24                  COMMISSIONER ALMEIDA: Aye.

25                  MS. GILMORE: Commissioner Choffo.

1 COMMISSIONER CHOFFO: Aye.

2 MS. GILMORE: Commissioner Mustilli.

3 COMMISSIONER MUSTILLI: Aye.

4 MS. GILMORE: Commissioner Pettigrew.

5 COMMISSIONER PETTIGREW: Aye.

6 MS. GILMORE: Dr. Doran.

7 THE CHAIRMAN: Aye.

8 You can go under either old business or  
9 new business, whatever you like.

10 COMMISSIONER CHOFFO: Me?

11 THE CHAIRMAN: Yes.

12 COMMISSIONER CHOFFO: Old business.

13 I'm just wondering, is Tom Lucas the only retiree  
14 that's in this building?

15 MS. GILMORE: No, no. He's just the  
16 first one. Usually with the second round of  
17 bills we get the other ones.

18 COMMISSIONER CHOFFO: The only reason  
19 I'm asking, I always see his name. But I know we  
20 have other retirees.

21 MS. GILMORE: Yes, we do. We have  
22 Rebecca Capella, and we have Mrs. Monaghan, too.  
23 There's only three of them.

24 COMMISSIONER CHOFFO: I guess my  
25 question is why don't we see all of them?

1 MS. GILMORE: Well, because that's the  
2 financial report. They're the secondary bills  
3 that go out. Because we're meeting so early,  
4 most of them come in the second week.

5 THE CHAIRMAN: So we don't have them  
6 yet.

7 MS. GILMORE: Yes, we don't have them  
8 yet. And then you'll get them.

9 DIRECTOR ROGERS: The retirees, we get  
10 the bill.

11 COMMISSIONER CHOFFO: I understand  
12 that. All right. So we'll see the other  
13 retirees next month?

14 MS. GILMORE: Yes.

15 COMMISSIONER CHOFFO: All right. That  
16 was my only question.

17 THE CHAIRMAN: Anything under old  
18 business?

19 Anything under new business?

20 COMMISSIONER CHOFFO: I'd like to make  
21 a motion to go into closed session for new  
22 business.

23 COMMISSIONER PETTIGREW: Second.

24 THE CHAIRMAN: Motion made to go into  
25 closed session by Commissioner Choffo, seconded



1 by Commissioner Pettigrew.

2 I would ask that everyone leave the room so we

3 can have closed session. Thank you.

4 (Whereupon the hearing moves into

5 closed session under separate cover.)

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1 BACK INTO OPEN SESSION:

2 THE CHAIRMAN: Can I have a motion to  
3 go back into open session?

4 COMMISSIONER MUSTILLI: Motion.

5 COMMISSIONER ALMEIDA: Second.

6 THE CHAIRMAN: Motion made by  
7 Commissioner Mustilli, seconded by Commissioner  
8 Almeida.

9 Clerk call the roll.

10 MS. GILMORE: Commissioner Almeida.

11 COMMISSIONER ALMEIDA: Aye.

12 MS. GILMORE: Commissioner Choffo.

13 COMMISSIONER CHOFFO: Aye.

14 MS. GILMORE: Commissioner Mustilli.

15 COMMISSIONER MUSTILLI: Aye.

16 MS. GILMORE: Commissioner Pettigrew.

17 COMMISSIONER PETTIGREW: Aye.

18 MS. GILMORE: Dr. Doran.

19 THE CHAIRMAN: Aye.

20 Okay. Can I have a motion to vote on  
21 the raise for the security employee? It's a  
22 six-month raise. And a motion to post for -- is  
23 it maintenance person?

24 DIRECTOR ROGERS: Yes, but I'd like to  
25 have two separate motions, if I could. The first

1 motion, it's an annual increase, that's why I  
2 gave you the amount I gave you.

3 THE CHAIRMAN: The annual increase. I  
4 thought we were doing a six-month increase. Oh,  
5 that's his increase.

6 DIRECTOR ROGERS: Well, his year is up  
7 in November.

8 THE CHAIRMAN: Okay. So a motion for  
9 annual increase for a security person in the  
10 amount of \$2,800.

11 COMMISSIONER PETTIGREW: Motion.

12 COMMISSIONER MUSTILLI: Second.

13 THE CHAIRMAN: Motion made by  
14 Commissioner Pettigrew, seconded by Commissioner  
15 Mustilli.

16 Motion made and seconded. Clerk call  
17 the roll.

18 MS. GILMORE: Commissioner Almeida.

19 COMMISSIONER ALMEIDA: Aye.

20 MS. GILMORE: Commissioner Choffo.

21 COMMISSIONER CHOFFO: Aye.

22 MS. GILMORE: Commissioner Mustilli.

23 COMMISSIONER MUSTILLI: Aye.

24 MS. GILMORE: Commissioner Pettigrew.

25 COMMISSIONER PETTIGREW: Aye.

1 MS. GILMORE: Dr. Doran.

2 THE CHAIRMAN: Aye.

3 Okay. A motion to post for the  
4 position of maintenance person with the  
5 specifications as determined by the Board in our  
6 discussion. Is that good enough?

7 DIRECTOR ROGERS: Yes.

8 THE CHAIRMAN: Okay. Motion to  
9 approve.

10 COMMISSIONER MUSTILLI: Motion.

11 COMMISSIONER ALMEIDA: Second.

12 THE CHAIRMAN: Motion made by  
13 Commissioner Mustilli, seconded by Commissioner  
14 Almeida.

15 Motion made and seconded. Clerk call  
16 the roll.

17 MS. GILMORE: Commissioner Almeida.

18 COMMISSIONER ALMEIDA: Aye.

19 MS. GILMORE: Commissioner Choffo.

20 COMMISSIONER CHOFFO: Aye.

21 MS. GILMORE: Commissioner Mustilli.

22 COMMISSIONER MUSTILLI: Aye.

23 MS. GILMORE: Commissioner Pettigrew.

24 COMMISSIONER PETTIGREW: Aye.

25 MS. GILMORE: Dr. Doran.

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THE CHAIRMAN: Aye.

Can we have a motion to write off the deceased tenant's rent in the amount \$566.

COMMISSIONER PETTIGREW: Motion.

COMMISSIONER CHOFFO: Motion.

THE CHAIRMAN: Motion made by Commissioner Pettigrew, seconded by Commissioner Choffo.

Motion made and seconded. Clerk call the roll.

MS. GILMORE: Commissioner Almeida.

COMMISSIONER ALMEIDA: Aye.

MS. GILMORE: Commissioner Choffo.

COMMISSIONER CHOFFO: Aye.

MS. GILMORE: Commissioner Mustilli.

COMMISSIONER MUSTILLI: Aye.

MS. GILMORE: Commissioner Pettigrew.

COMMISSIONER PETTIGREW: Aye.

MS. GILMORE: Dr. Doran.

THE CHAIRMAN: Aye.

Can I have a motion to approve Resolution 1362, condolences for the passing of Patrick Lindsay, Jr.?

COMMISSIONER CHOFFO: I make a motion.

COMMISSIONER ALMEIDA: Second.

1 THE CHAIRMAN: Motion made by  
2 Commissioner Choffo, second by Commissioner  
3 Almeida. Clerk call the roll.

4 MS. GILMORE: Commissioner Almeida.

5 COMMISSIONER ALMEIDA: Aye.

6 MS. GILMORE: Commissioner Choffo.

7 COMMISSIONER CHOFFO: Aye.

8 MS. GILMORE: Commissioner Mustilli.

9 COMMISSIONER MUSTILLI: Aye.

10 MS. GILMORE: Commissioner Pettigrew.

11 COMMISSIONER PETTIGREW: Aye.

12 MS. GILMORE: Dr. Doran.

13 THE CHAIRMAN: Aye.

14 We have a request by the Executive  
15 Director to swap the holidays for the employees  
16 for Election Day for the day after Christmas, so  
17 they would be working on Election Day and then  
18 would have the day after Christmas off. That's  
19 okay by me.

20 COMMISSIONER CHOFFO: I'll make a  
21 motion.

22 COMMISSIONER MUSTILLI: Second.

23 THE CHAIRMAN: Motion made by  
24 Commissioner Choffo, seconded by Commissioner  
25 Mustilli.

1 Motion made and seconded. Clerk call  
2 the roll.

3 MS. GILMORE: Commissioner Almeida.

4 COMMISSIONER ALMEIDA: Aye.

5 MS. GILMORE: Commissioner Choffo.

6 COMMISSIONER CHOFFO: Aye.

7 MS. GILMORE: Commissioner Mustilli.

8 COMMISSIONER MUSTILLI: Aye.

9 MS. GILMORE: Commissioner Pettigrew.

10 COMMISSIONER PETTIGREW: Aye.

11 MS. GILMORE: Dr. Doran.

12 THE CHAIRMAN: Aye. Okay. We don't  
13 need -- we're done with closed session.

14 Is there anyone who wishes to be heard  
15 from the public? Somebody make a noise,  
16 something?

17 COMMISSIONER PETTIGREW: I'd just like  
18 to say on behalf of the Lindsay family, thank you  
19 for your kind words.

20 THE CHAIRMAN: Our condolences.

21 Okay. Motion to adjourn.

22 COMMISSIONER ALMEIDA: Motion.

23 COMMISSIONER PETTIGREW: Motion.

24 THE CHAIRMAN: Okay. Motion made by  
25 Commissioner Almeida, seconded by Commissioner

1 Pettigrew. Clerk call the roll.  
2 MS. GILMORE: Commissioner Almeida.  
3 COMMISSIONER ALMEIDA: Aye.  
4 MS. GILMORE: Commissioner Choffo.  
5 COMMISSIONER CHOFFO: Aye.  
6 MS. GILMORE: Commissioner Mustilli.  
7 COMMISSIONER MUSTILLI: Aye.  
8 MS. GILMORE: Commissioner Pettigrew.  
9 COMMISSIONER PETTIGREW: Aye.  
10 MS. GILMORE: Dr. Doran.  
11 THE CHAIRMAN: Aye.

12 (Whereupon the proceedings concluded at 6:25  
13 p.m.)

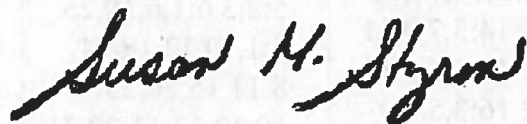
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CERTIFICATE

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: October 12, 2017

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<b>01704</b> 1:24 <b>07029</b> 1:7	<b>amount</b> 11:2,10 13:3 <b>annual</b> 11:1,3,9 <b>approve</b> 3:3,22 4:15 12:9 13:21 <b>area</b> 2:9 <b>arthur</b> 1:11 <b>asking</b> 7:19 <b>attorney</b> 1:16 17:12,15 <b>authority</b> 1:1,3,18 1:19,21,22 2:4,10 5:13 <b>avenue</b> 1:6 <b>aye</b> 3:13,17,19,21 4:6,8,10,12,14 5:1 5:3,5,7,9 6:24 7:1 7:3,5,7 10:11,13 10:15,17,19 11:19 11:21,23,25 12:2 12:18,20,22,24 13:1,12,14,16,18 13:20 14:5,7,9,11 14:13 15:4,6,8,10 15:12 16:3,5,7,9 16:11	<b>c</b> <b>c.s.r.</b> 1:23 17:5 <b>call</b> 2:15 3:10 4:3 4:23 6:21 10:9 11:16 12:15 13:9 14:3 15:1 16:1 <b>capella</b> 7:22 <b>certificate</b> 17:2,20 <b>certify</b> 17:6,11 <b>chairman</b> 1:8 2:1 2:15 3:2,7,21,25 4:14,20 5:9,17,19 5:24 6:2,4,7,11,18 7:7,11 8:5,17,24 10:2,6,19 11:3,8 11:13 12:2,8,12 13:1,6,20 14:1,13 14:23 15:12,20,24 16:11 <b>choffo</b> 1:9 2:18,19 3:14,15,24 4:2,7,8 5:2,3 6:1,6,10,25 7:1,10,12,18,24 8:11,15,20,25 10:12,13 11:20,21 12:19,20 13:5,8,13 13:14,24 14:2,6,7 14:20,24 15:5,6 16:4,5 <b>christmas</b> 14:16 14:18 <b>clerk</b> 2:11,15 3:10 4:3,23 6:21 10:9 11:16 12:15 13:9 14:3 15:1 16:1 <b>closed</b> 8:21,25 9:3 9:5 15:13	<b>commissioners</b> 2:3 <b>communications</b> 5:9 <b>compliance</b> 2:7 <b>concluded</b> 16:12 <b>condolences</b> 13:22 15:20 <b>confessore</b> 1:13 2:20
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<b>absent</b> 2:21,21 <b>abstain</b> 3:15 <b>accept</b> 6:14,15 <b>accurate</b> 17:7 <b>action</b> 17:13,16 <b>add</b> 5:23 <b>adjourn</b> 15:21 <b>allegiance</b> 2:13,14 <b>almeida</b> 1:12 2:16 2:17 3:12,13,23 4:1,5,6,25 5:1 6:16,19,23,24 10:5 10:8,10,11 11:18	<b>b</b> <b>back</b> 10:1,3 <b>behalf</b> 15:18 <b>bill</b> 8:10 <b>bills</b> 3:22 4:16,16 6:3,5 7:17 8:2 <b>bldg</b> 1:6 <b>board</b> 1:16 12:5 <b>brings</b> 5:16 <b>brought</b> 6:2		