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TOWN OF HARRISON
HOUSING AUTHORITY

MEETING OF THE TOWN OF :
:
HARRISON HOUSING AUTHORITY :

O P E N S E S S I O N

Monday, November 4, 2019, 6 p.m.
Harrison Gardens, Bldg. #1
788 Harrison Avenue
Harrison, New Jersey

PRESENT:

JAMES P. DORAN, Ed.D, CHAIRMAN
ARTHUR PETTIGREW, VICE CHAIRMAN
DANIEL CHOFFO, COMMISSIONER
FREDERICK CONFESSORE, COMMISSIONER
RICHARD MILLER, COMMISSIONER

ALSO PRESENT:

RAYMOND LUCAS, Executive Director
JOSEPH MANFREDI, ESQ., Board Attorney
MAUREEN GILMORE, Authority Staff
GENE GILMORE, Maintenance Supervisor
MEMBERS OF THE PUBLIC

TRANSCRIBED BY AND BEFORE: PATRICIA A. PUCCIARELLO,
Professional Court Reporter and Notary Public of the
State of New Jersey
Job No. NJ 3192100

1 (Time noted 6:03 p.m.)

2 CHAIRMAN DORAN: I hereby declare
3 this meeting to order and state that this is a
4 meeting of the Harrison Housing Authority of the
5 Town of Harrison scheduled for November 4th, 2019.
6 This meeting is a regularly scheduled meeting and
7 proper public notice of time, date, location,
8 purpose and agenda have been posted in compliance
9 with the Sunshine Law.

10 I ask all to please join me in
11 saluting the flag.

12 (Pledge of Allegiance.)

13 CHAIRMAN DORAN: Clerk, call the
14 roll.

15 MS. GILMORE: Commissioner Choffo.

16 COMMISSIONER CHOFFO: Here.

17 MS. GILMORE: Commissioner
18 Confessore.

19 COMMISSIONER CONFESSORE: Here.

20 MS. GILMORE: Commissioner Kinsella,
21 absent.

22 Commissioner Miller.

23 COMMISSIONER MILLER: Here.

24 MS. GILMORE: Commissioner Mustilli,
25 absent.

1 Commissioner Pettigrew.

2 VICE-CHAIRMAN PETTIGREW: Here.

3 MS. GILMORE: Dr. Doran.

4 CHAIRMAN DORAN: Here.

5 Before we begin, I just want to
6 acknowledge our newest member, Richard Miller, comes
7 from a very distinguished building career.

8 And Richard, we're happy to have you
9 on this board. It look a little bit of time to get
10 you here, but we look forward to working with you
11 and we look forward to you expertise. So welcome
12 and it's good to have you and good luck with the
13 classes.

14 MR. MANFREDI: Welcome.

15 CHAIRMAN DORAN: A motion to approve
16 the minutes. Do we have enough members to vote on
17 it?

18 MS. GILMORE: Yeah.

19 CHAIRMAN DORAN: Motion for the
20 minutes of the September 17th meeting because I
21 don't know --

22 MS. GILMORE: Yeah, because we didn't
23 have one in October.

24 CHAIRMAN DORAN: Were there enough
25 members present here at the September 17th meeting?

1 MS. GILMORE: Yeah.

2 CHAIRMAN DORAN: All right. Can I
3 have a motion to approve.

4 VICE-CHAIRMAN PETTIGREW: Motion.

5 CHAIRMAN DORAN: Second.

6 COMMISSIONER CONFESSORE: Second.

7 MS. GILMORE: Commissioner Choffo.

8 COMMISSIONER CHOFFO: Yes.

9 MS. GILMORE: Commissioner
10 Confessore.

11 COMMISSIONER CONFESSORE: Aye.

12 MS. GILMORE: Commissioner Miller.

13 COMMISSIONER MILLER: Abstain.

14 MS. GILMORE: Commissioner Pettigrew.

15 VICE-CHAIRMAN PETTIGREW: Aye.

16 MS. GILMORE: Dr. Doran.

17 CHAIRMAN DORAN: Aye. I was here
18 right?

19 MS. GILMORE: To tell you the truth,
20 that I don't know.

21 CHAIRMAN DORAN: I'm sure I was here.
22 I know I was here.

23 Could I have a motion to approve all
24 the bills for the month of, I would assume this is
25 going to be October/November.

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COMMISSIONER CHOFFO: Motion.

COMMISSIONER CONFESSORE: Second.

CHAIRMAN DORAN: Clerk, call the
roll.

MS. GILMORE: Commissioner Choffo.

COMMISSIONER CHOFFO: Aye.

MS. GILMORE: Commissioner
Confessore.

COMMISSIONER CONFESSORE: Aye.

MS. GILMORE: Commissioner Miller.

COMMISSIONER MILLER: Aye.

MS. GILMORE: Commissioner Pettigrew.

VICE-CHAIRMAN PETTIGREW: Aye.

MS. GILMORE: Dr. Doran.

CHAIRMAN DORAN: Aye.

Okay, communications.

MS. GILMORE: Okay. We have a letter
from Polcari & Company.

"Enclosed please find eight copies of
the audit report for the Housing Authority of the
Town of Harrison for the year ended March 31st,
2019. Please provide copies of our report to the
Board of Commissions. The synopsis of the audit
report is for publication in a local newspaper as
required by the New Jersey Department of Community

1 Affairs.

2 "We have distributed two copies of
3 the audit report to HUD's management office in
4 Newark, and a copy of the audit report to the New
5 Jersey DCA.

6 "We appreciate your cooperation and
7 that of your staff in assisting with the performance
8 of the audit. Thank you for the opportunity to be
9 of service to you.

10 If you have any further questions,
11 please do not hesitate to call. Anthony Polcari,
12 Certified Public Accountant."

13 CHAIRMAN DORAN: Okay. Do we need a
14 motion to accept the audit report?

15 MS. GILMORE: Yes.

16 MR. MANFREDI: Yes.

17 CHAIRMAN DORAN: We have a resolution
18 there to do it?

19 MS. GILMORE: There's a resolution
20 and certification to accept the audit report.

21 CHAIRMAN DORAN: Okay. So we'll wait
22 till we get to that then. So that's just the
23 letter.

24 MS. GILMORE: And then we have the
25 2020 PHADA Scholarship Program which we have sent to

1 everybody that has a senior in high school. It's
2 three scholarships. And we also send it to the
3 Harrison High School Guidance Department so that
4 they could --

5 CHAIRMAN DORAN: Did they ever get
6 anybody in there?

7 MS. GILMORE: We did get, with our
8 other insurance company, that's when they send their
9 scholarships out, we did get one recipient. They
10 have to write some reports.

11 MR. LUCAS: They have to write an
12 essay, they've got to write letters. That's
13 something that, especially if you're living here,
14 you should definitely take advantage of because it's
15 a lot of money.

16 CHAIRMAN DORAN: Well, when you're
17 talking to me in the office, remind me and I'll call
18 over there and make sure, put the pressure on them.

19 MS. GILMORE: No problem.

20 CHAIRMAN DORAN: The Executive
21 Director's Report.

22 MR. LUCAS: We forwarded the audit
23 report, which we just talked about. The PHADA
24 scholarship we just talked about.

25 We also have a bid opening for the

1 pavement replacement of the Harrison Gardens and
2 Kingsland Court on October 29th. We only received
3 one bid.

4 For you information, we are going to
5 rebid it. It came in 20 percent over the estimated
6 price that we had. We could actually take the bid,
7 but in talking to LAN, I don't think they took into
8 account the fact that when you're inheriting
9 somebody's problem, they always put fluff on the
10 bids just walking in because you don't know what
11 you're going to expect.

12 Some of the companies that LAN talked
13 to, the last Thursday and Friday when I talked to
14 Chris, he said that they thought we were bidding the
15 job for now and the bid package clearly states that
16 we want this done before the end of June, but two
17 other people picked up the bids.

18 Chris is going to now reissue and
19 call the other people to make sure they know we are
20 going to put the ad in the paper tomorrow with the
21 exact date of completion. So we figure we're going
22 to get more bids, so we're just going to rebid it
23 out, that won't be any problem.

24 The Board of Health came. Over here
25 we work with the Board of Health to have a nurse

1 come over and give flu shots to our senior homebound
2 tenants.

3 I do propose Tenant Kelly Mathewson
4 coordinated a very successful tenant's Halloween
5 party. I would like for the board to, at the end of
6 this meeting to -- she's done a Christmas party for
7 us, which was awesome, we were all, we all came and
8 helped out. She's done an Easter egg thing on a
9 Saturday, which we all came tom. She's awesome and
10 she actually gives -- how do I say this -- she's
11 good, that's how I'll say it.

12 CHAIRMAN DORAN: She's very good.

13 MR. LUCAS: She has agreed to become
14 our new tenant activity coordinator at a stipend of
15 \$200 monthly, filling the spot of our previous
16 coordinator, Mr. Lawrence Kelly.

17 Pharmacy Plus has contacted us again
18 regarding hosting a Thanksgiving Day feast for our
19 senior citizens on November 15th. They provide the
20 food, beverages and prizes.

21 They had previously hosted a bingo
22 back in August and the senior tenants had a
23 fantastic time. I was there, it was awesome. There
24 must have been 30 people down there, which was
25 great, and they want to come back and do a feast, so

1 we gave the date of November 15th.

2 We had our annual UCPS inspections of
3 all the units and facilities at both sites in
4 preparation for a HUD inspection.

5 I will say this: In that entire
6 inspection, we only had one issue, or one major
7 issue, I will say, tenants blocking the windows with
8 furniture, which has been corrected. We've sent out
9 letters to the people that were there, there's only
10 three people, which was, you know, a fire hazard.
11 You can't block exits.

12 Everything else was minor, Dr. D.
13 The maintenance staff was amazing. We have somebody
14 walk with them, they write stuff down, and we're in
15 the process of fixing every little minor thing
16 before HUD comes in.

17 CHAIRMAN DORAN: This is part of your
18 PHADA evaluation, right, it's what we get our score
19 on?

20 MR. LUCAS: Yes, exactly. So UCPS,
21 it's such a valuable tool, it's --

22 COMMISSIONER MILLER: What's that
23 stand for? What is UCPS?

24 CHAIRMAN DORAN: They do yearly
25 inspections of housing authorities by the federal

1 government.

2 MR. LUCAS: This is a different
3 company that comes in.

4 COMMISSIONER MILLER: Oh, there's a
5 company?

6 CHAIRMAN DORAN: Are they paid by the
7 government?

8 MR. LUCAS: No, we pay.

9 CHAIRMAN DORAN: So they come in,
10 they tell us what we've got to do to pass the
11 inspection. If you don't pass the inspection, it
12 affects your --

13 MS. MILLER: Money.

14 COMMISSIONER MILLER: I was just
15 wondering. So this is third-party vendor that you
16 go to?

17 MR. LUCAS: Yes.

18 COMMISSIONER MILLER: Got it.

19 MR. LUCAS: Last, but not least, the
20 Cycle Painting is going extremely well. Buildings 1
21 through 9 of the Harrison Gardens are complete.
22 Building 10 is currently underway.

23 The Kingsland Court apartments are
24 scheduled to be started in the second week of
25 November and there will be no painting scheduled for

1 the week of Thanksgiving because that would be not
2 smart.

3 The painting at Kingsland Court will
4 resume December 2nd and should be completed by the
5 second week in December. After the holidays we will
6 begin painting the hallways.

7 So we're trying to get the apartments
8 done now, figure out all the nice, you know, the
9 stairs and the handrails and stuff after the
10 holidays.

11 Dr. D, that's all I got.

12 CHAIRMAN DORAN: Okay, good.

13 Motion to accept the Executive
14 Director's report?

15 VICE-CHAIRMAN PETTIGREW: Motion.

16 CHAIRMAN DORAN: Motion by Pettigrew.

17 COMMISSIONER CONFESSORE: Second.

18 CHAIRMAN DORAN: Second by

19 Confessore.

20 Clerk, call the roll.

21 MS. GILMORE: Commissioner Choffo.

22 COMMISSIONER CHOFFO: Aye.

23 MS. GILMORE: Commissioner

24 Confessore.

25 COMMISSIONER CONFESSORE: Aye.

1 MS. GILMORE: Commissioner Miller.

2 COMMISSIONER MILLER: Aye.

3 MS. GILMORE: Commissioner Pettigrew.

4 VICE-CHAIRMAN PETTIGREW: Aye.

5 MS. GILMORE: Dr. Doran.

6 CHAIRMAN DORAN: Aye.

7 (At this point in the proceeding a
8 discussion was held off the record.)

9 CHAIRMAN DORAN: Any old businesses?

10 You want to do air conditioners as
11 old business?

12 MR. LUCAS: Okay. So basically you
13 remember last year we talked about this air
14 condition business for quite some time. So
15 basically what I want to do is send a letter to our
16 tenants telling them that they --

17 CHAIRMAN DORAN: Excuse me one
18 second.

19 Rich, to bring you up to snuff, I
20 don't know how many years ago, Gene, the air
21 conditioners --

22 MR. LUCAS: Eleven, right?

23 MR. GILMORE: Twelve.

24 CHAIRMAN DORAN: Twelve years ago
25 they installed split-level units --

1 MR. LUCAS: Those right there, Rich.

2 CHAIRMAN DORAN: Since then they've
3 had major malfunctions with buildings going down
4 completely kaput and it's cost several thousands of
5 dollars to fix it.

6 COMMISSIONER MILLER: Is it air
7 conditioning only?

8 MR. LUCAS: No, it's heat too, that's
9 why I want to keep them just in case.

10 CHAIRMAN DORAN: The problem is when
11 they fail, they're down for six and seven days, so
12 we've actually -- Ray has come up with a plan to
13 allow people to put regular window units back in.

14 MR. LUCAS: Which was the original
15 plan from when these buildings were built. There's
16 an outlet in one window inside for tenants. Three
17 bedrooms are allowed two air conditioners.

18 So basically we try to -- what I want
19 to do is let the tenants know that these air
20 conditioners will no longer be available except for
21 heat. God forbid our boilers go down in the
22 wintertime, these kick on, they provide heat for our
23 tenants. But I want to send the tenants ample
24 notice for them to buy their own BTU agents.

25 We had a problem in the summertime

1 where I kind of raised the price of these, to pay
2 for these air conditioners. And the tenants, we
3 gave them enough time by law, but again, this way
4 this compounds all the problem. We're in the
5 process of getting our electric fixed here, so.

6 CHAIRMAN DORAN: You want to read the
7 letter you want to send?

8 MR. LUCAS: Okay. "Over the past few
9 years, the Housing Authority in the Town or Harrison
10 Housing Authority has dedicated significant
11 resources towards approving the buildings. We have
12 already completed several comprehensive projects,
13 including Cycle Painting, plumbing upgrade and
14 courtyard paving.

15 "Going forward, we'll be undertaking
16 a new critical project, such as boiler upgrades,
17 general structure, system upgrades, electrical
18 panels and other electrical upgrades. Regrettably,
19 however, we are unable to continue supporting the
20 Housing Authority-issued air conditioning units.

21 "These aging units place a heavy load
22 on the building's electric systems and have
23 extensive maintenance needs and generate substantial
24 electricity costs. We are therefore requesting that
25 the residents purchase and install their own window

1 air conditioning units for next summer. We are
2 providing this advanced notice so that you have time
3 to save up the necessary funds for such a meaningful
4 purchase.

5 "The units cannot exceed 10,000 BTUs
6 and must be installed in designated locations. For
7 apartments with two bedrooms or less, installation
8 is permitted in the designated living room window
9 only. For apartments with three bedrooms,
10 installation is permitted in the designated living
11 room window and in the designated bedroom window.
12 However, installation is not permitted in any
13 bedroom that has only a single window," that's for
14 the fire hazards, of course.

15 "Residents must notify the Housing
16 Authority immediately following the installation so
17 that my guys can basically go over there and check
18 it out. Residence may not use units prior to
19 Housing Authority inspection and approval."

20 This is the letter I want to send
21 out. I just want to make you guys all aware of it.

22 CHAIRMAN DORAN: How does that sound?
23 I mean, you want to just review that from a legal
24 perspective?

25 Hang on one second.

1 (At this point in the proceeding a
2 discussion was held off the record.)

3 MS. GILMORE: You have to do the
4 maintenance report first.

5 CHAIRMAN DORAN: I'm sorry, I skipped
6 the maintenance report.

7 Maintenance report, Gene.

8 MR. GILMORE: Well, is there anybody
9 that has any questions on this?

10 CHAIRMAN DORAN: Anybody have any
11 questions on the maintenance report?

12 MR. GILMORE: A lot of stuff that I
13 have to say, the director has already covered. So
14 we're just working away at the turnovers and the
15 inspections and the painting.

16 The painting is going well. We have
17 had a couple complaints about paint spackles on
18 toilet bowls, but otherwise it's been going pretty
19 well.

20 CHAIRMAN DORAN: Good.

21 MR. GILMORE: We haven't gotten a lot
22 of cooperation with having stuff moved, so we have
23 to go in and move it in the morning to get the
24 painting started because the tenants are responsible
25 for moving everything in the middle of the room, but

1 we're still getting there. We're in Building 9,
2 we're still moving on and should be finished -- we
3 will be finished by before Christmas, unless of
4 course something major happens.

5 They also -- the painters also had a
6 slight problem with their -- with one of their --
7 one of his sons had a massive heart attack, so
8 communication has been a little tough because it's
9 -- they all had to run like, but it's going really
10 well.

11 The boilers are on, they're working
12 fine from their repairs last year, because we were
13 using the air conditioners until now. So the air
14 conditioners are not no longer producing heat,
15 they're going to be shutdown. We shut them down, we
16 shut them off because what happens is they use the
17 fans in the wintertime and a lot of grease
18 accumulates on there because they're working. So
19 last year we shut them down and this year we're
20 shutting them down again, but they still have the
21 regular heat.

22 (At this point in the proceeding a
23 discussion was held off the record.)

24 CHAIRMAN DORAN: Thank you, Gene.
25 Okay. Let's get to new business

1 then.

2 Okay. We'll start with the paving
3 project.

4 MR. LUCAS: Which we talked about
5 already.

6 CHAIRMAN DORAN: Well, Rich had a
7 question, I think.

8 COMMISSIONER MILLER: Oh, no, it's
9 just -- it's not a -- you said you're advertising.
10 It's not for a winter job?

11 MR. LUCAS: No, it's for the spring
12 because, you know, we did -- I did paving and just
13 they --

14 CHAIRMAN DORAN: Just to bring you up
15 to snuff, they had a company, we bid, had a company
16 come in repave the whole thing. There were some
17 serious flaws with it, puddling and so forth, so
18 we --

19 MR. LUCAS: The major flaw with the
20 paving department was it's not where the drains go.
21 So if you came out here in the wintertime or you
22 come out here in the rain, the water is not draining
23 and it becomes now an ice skating rink and a
24 tripping hazard for the tenants.

25 So I had an independent study come in

1 to measure the levels and they're not even close, so
2 we held back some of the payment. We're looking for
3 a new paver to come in and get it done this spring
4 before the kids get out of school. That's it in a
5 nutshell.

6 Correct, Joseph?

7 MR. MANFREDI: Correct. We made a
8 claim against the bond as well.

9 MR. LUCAS: And we're going to have
10 them eat the rest, whatever we save, whatever comes
11 after that, they've got to eat it.

12 COMMISSIONER CONFESSORE: And they
13 used the wrong kind of -- didn't they use like --

14 MR. LUCAS: They used a mix too, a
15 mixture, which --

16 COMMISSIONER CONFESSORE: Some kind
17 of product that wasn't good.

18 MR. MANFREDI: Prohibited by the
19 specs.

20 MR. LUCAS: Well, the first question
21 I asked when I got here was what was the mix
22 measures. Sometimes what happens is if you make
23 somebody do it over, you can take some of the
24 asphalt that was laid down before and use it in the
25 new mix, but there was no provisions inside the spec

1 of any mixture, and you could tell because it's a
2 lot softer than the other spots.

3 CHAIRMAN DORAN: So we're rejecting
4 the bid?

5 MR. LUCAS: Yes.

6 MR. MANFREDI: Yes.

7 CHAIRMAN DORAN: And rebidding it?

8 MR. LUCAS: Yes, sir.

9 CHAIRMAN DORAN: Okay. Do we have
10 discussion on Pharmacy Plus coming in?

11 MR. LUCAS: That's just a yes.

12 CHAIRMAN DORAN: They're going to do
13 it?

14 MR. LUCAS: Yes.

15 CHAIRMAN DORAN: So we just give them
16 permission? Should we do a vote on it? Do we have
17 a resolution?

18 MS. GILMORE: No.

19 CHAIRMAN DORAN: No? We just do a
20 vote?

21 MS. GILMORE: Yeah.

22 CHAIRMAN DORAN: All those in favor?

23 (Unanimous aye.)

24 CHAIRMAN DORAN: Can I have a motion
25 to vote on the maintenance report?

1 VICE-CHAIRMAN PETTIGREW: Motion.

2 COMMISSIONER CONFESSORE: Second.

3 CHAIRMAN DORAN: Motion made by

4 Pettigrew, second by Confessore.

5 Clerk, call the roll.

6 MS. GILMORE: Commissioner Choffo.

7 COMMISSIONER CHOFFO: Aye.

8 MS. GILMORE: Commissioner

9 Confessore.

10 COMMISSIONER CONFESSORE: Aye.

11 MS. GILMORE: Commissioner Miller.

12 COMMISSIONER MILLER: Aye.

13 MS. GILMORE: Commissioner Pettigrew.

14 VICE-CHAIRMAN PETTIGREW: Aye.

15 MS. GILMORE: Dr. Doran.

16 CHAIRMAN DORAN: Aye.

17 (At this point in the proceeding a
18 discussion was held off the record.)

19 CHAIRMAN DORAN: Okay. So we're
20 ready for the resolutions, right, we've discussed
21 everything else?

22 MS. GILMORE: Yes.

23 CHAIRMAN DORAN: Need a motion to
24 approve Resolution 1427-11-19 executing audit review
25 certificate, that's acceptance of the bid in. So I

1 need acceptance of the audit report.

2 And I think there's a form everyone
3 has to sign before they go?

4 MS. GILMORE: Yes, I have it here, so
5 I have to get everybody to sign in.

6 CHAIRMAN DORAN: Okay. Do I have a
7 motion to approve Resolution 1427-11-19.

8 VICE-CHAIRMAN PETTIGREW: Motion.

9 CHAIRMAN DORAN: Motion made by
10 Pettigrew.

11 COMMISSIONER MILLER: Second.

12 CHAIRMAN DORAN: Second by Miller.

13 COMMISSIONER MILLER: At least I'll
14 get on the minutes.

15 MS. GILMORE: Commissioner Choffo.

16 COMMISSIONER CHOFFO: Yes.

17 MS. GILMORE: Commissioner
18 Confessore.

19 COMMISSIONER CONFESSORE: Aye.

20 MS. GILMORE: Commissioner Miller.

21 COMMISSIONER MILLER: Aye.

22 MS. GILMORE: Commissioner Pettigrew.

23 VICE-CHAIRMAN PETTIGREW: Aye.

24 MS. GILMORE: Dr. Doran.

25 CHAIRMAN DORAN: Aye.

1 Do we have a motion to reject the
2 current paving bid and to re-advertise. And that's
3 going to obviously have a resolution.

4 MR. MANFREDI: I'll draft that, yes.

5 COMMISSIONER CONFESSORE: Motion.

6 CHAIRMAN DORAN: Motion by
7 Confessore.

8 VICE-CHAIRMAN PETTIGREW: Second.

9 CHAIRMAN DORAN: Second by Pettigrew.

10 Clerk, call the roll.

11 MS. GILMORE: Commissioner Choffo.

12 COMMISSIONER CHOFFO: Aye.

13 MS. GILMORE: Commissioner
14 Confessore.

15 COMMISSIONER CONFESSORE: Aye.

16 MS. GILMORE: Commissioner Miller.

17 COMMISSIONER MILLER: Aye.

18 MS. GILMORE: Commissioner Pettigrew.

19 VICE-CHAIRMAN PETTIGREW: Aye.

20 MS. GILMORE: Dr. Doran.

21 CHAIRMAN DORAN: Aye.

22 Can I have a motion to approve
23 Resolution 1428-11-19, which is approving the
24 live-in maintenance request.

25 COMMISSIONER CHOFFO: Motion.

1 COMMISSIONER CONFESSORE: Second.
2 CHAIRMAN DORAN: Motion made by
3 Choffo, second by Confessore.
4 Clerk, call the roll.
5 MS. GILMORE: Commissioner Choffo.
6 COMMISSIONER CHOFFO: Aye.
7 MS. GILMORE: Commissioner
8 Confessore.
9 COMMISSIONER CONFESSORE: Aye.
10 MS. GILMORE: Commissioner Miller.
11 COMMISSIONER MILLER: Aye.
12 MS. GILMORE: Commissioner Pettigrew.
13 VICE-CHAIRMAN PETTIGREW: Aye.
14 MS. GILMORE: Dr. Doran.
15 CHAIRMAN DORAN: Aye.
16 That's it for what -- we've got all
17 the votes we needed?
18 MR. MANFREDI: Yes, we have
19 everything on the resolutions.
20 (At this point in the proceeding a
21 discussion was held off the record.)
22 CHAIRMAN DORAN: Okay. Based on the
23 recommendation of the personnel committee, and if
24 anybody wants to go into closed session, just let me
25 know, to discuss this, obviously because this is a

1 personnel matter.

2 But based on the recommendation of
3 the personnel committee, we'd like to create a
4 retroactive 2 percent raise to April of 2019, which
5 we didn't normally do this year.

6 If anybody has got a question about
7 that, we can go into closed session.

8 Motion.

9 COMMISSIONER CHOFFO: I'll make a
10 motion.

11 CHAIRMAN DORAN: Motion to approve.

12 COMMISSIONER CONFESSORE: Second --
13 oh, no, I have to abstain.

14 VICE-CHAIRMAN PETTIGREW: Second.

15 CHAIRMAN DORAN: Okay. Motion to
16 approve by Choffo, seconded by Pettigrew.

17 You can vote yes except for that
18 employee.

19 MS. GILMORE: Commissioner Choffo.

20 COMMISSIONER CHOFFO: Aye.

21 MS. GILMORE: Commissioner
22 Confessore.

23 COMMISSIONER CONFESSORE: Aye, except
24 for that employee.

25 MS. GILMORE: Commissioner Miller.

1 COMMISSIONER MILLER: Aye.

2 MS. GILMORE: Commissioner Pettigrew.

3 VICE-CHAIRMAN PETTIGREW: Aye.

4 MS. GILMORE: Dr. Doran.

5 CHAIRMAN DORAN: Aye on everyone.

6 Okay. So that was our last piece of
7 business.

8 MR. MANFREDI: Yes, that was it.

9 CHAIRMAN DORAN: Is there anyone from
10 the public who wishes to be heard?

11 Hi. Just give us your name and your
12 address, please.

13 MR. KEARNEY: My name is Michael
14 Kearney, I live at 4 Rutherford Place, North
15 Arlington, New Jersey.

16 I've been employed here, I'm going on
17 my ninth year, and I'm having a problem getting a
18 raise. And I'm not talking about what you just
19 discussed, but we used to have steps and I'm not
20 sure what's going on here, but I mean, I feel I
21 deserve it. I do a lot of good work here. I just
22 don't understand why I'm not getting a raise. We
23 used to have steps. I don't know exactly what the
24 policy is now.

25 CHAIRMAN DORAN: Well, the board did

1 grant a 2 percent increase across the board for all
2 employees tonight.

3 MR. KEARNEY: I understand.

4 CHAIRMAN DORAN: Retro to April of
5 '19.

6 MR. KEARNEY: I understand, but when
7 I was hired, I was told that within, you know, when
8 we had steps, and I'm not sure exactly what's going
9 on now, but that within a certain amount of time,
10 you would be at top rate and I'm not close and I
11 just don't understand.

12 CHAIRMAN DORAN: Well, we'll take a
13 look at it.

14 MR. KEARNEY: Okay. I appreciate it.

15 CHAIRMAN DORAN: Anyone else? Gene?

16 MR. GILMORE: Thank you for the 2
17 percent raise.

18 CHAIRMAN DORAN: Thank you, Gene.

19 All right. Motion to adjourn.

20 VICE-CHAIRMAN PETTIGREW: Motion.

21 COMMISSIONER MILLER: Second.

22 CHAIRMAN DORAN: All those in favor?

23 (Unanimous Aye.)

24 (Matter concluded at 6:29 p.m.)

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C E R T I F I C A T E

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3 I, PATRICIA A. PUCCIARELLO, a shorthand
4 reporter and Notary Public of the State of New
5 Jersey, do hereby certify that the foregoing is a
6 true and accurate transcript of the testimony as
7 taken stenographically by and before me at the time,
8 place and on the date hereinbefore set forth, to the
9 best of my ability.

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

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23 Notary Public of the State of New Jersey
24 My commission expires April 7, 2024
25 License No. 2383485