

CERTIFIED TRANSCRIPT

TOWN OF HARRISON
HOUSING AUTHORITY

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

O P E N S E S S I O N

Tuesday, December 10, 2019, 6 p.m.
Harrison Gardens, Bldg. #1
788 Harrison Avenue
Harrison, New Jersey 07029

PRESENT:

- JAMES P. DORAN, Ed.D, CHAIRMAN
- ARTHUR PETTIGREW, VICE CHAIRMAN
- DAWN KINSELLA, COMMISSIONER
- BRUNILDA MUSTILLI, COMMISSIONER
- FREDERICK CONFESSORE, COMMISSIONER
- RICHARD MILLER, COMMISSIONER

EXCUSED: DANIEL CHOFFO, COMMISSIONER

ALSO PRESENT:

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

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: I hereby declare this
2 meeting to order and state that this is a regular
3 meeting of the Harrison Housing Authority of the
4 Town of Harrison scheduled for December 10, 2019.
5 This meeting is a regularly scheduled meeting,
6 and proper public notice of time, date, location,
7 purpose and agenda have been posted in compliance
8 with the Sunshine Law.

9 Please join me in salute to the flag.
10 (Pledge of Allegiance.)

11 THE CHAIRMAN: Clerk, please call the
12 roll.

13 MS. GILMORE: Commissioner Choffo,
14 absent.

15 Commissioner Confessore.

16 COMMISSIONER CONFESSORE: Here.

17 MS. GILMORE: Commissioner Kinsella.

18 COMMISSIONER KINSELLA: Here.

19 MS. GILMORE: Commissioner Miller.

20 COMMISSIONER MILLER: Here.

21 MS. GILMORE: Commissioner Mustilli.

22 COMMISSIONER MUSTILLI: Here.

23 MS. GILMORE: Commissioner Pettigrew.

24 COMMISSIONER PETTIGREW: Here.

25 MS. GILMORE: Dr. Doran.

1 THE CHAIRMAN: Here.

2 Can I have a motion to approve the
3 minutes of the November 4, 2019 meeting?

4 COMMISSIONER PETTIGREW: Motion.

5 COMMISSIONER MILLER: Second.

6 THE CHAIRMAN: Am I supposed to leave
7 it open for discussions?

8 MR. MANFREDI: Anybody have any
9 comments?

10 COMMISSIONER PETTIGREW: No.

11 THE CHAIRMAN: Clerk, call the roll.

12 COMMISSIONER KINSELLA: Am I supposed
13 to abstain because I wasn't here?

14 MR. MANFREDI: You can.

15 COMMISSIONER PETTIGREW: Did you read
16 the minutes?

17 COMMISSIONER KINSELLA: Yes.

18 COMMISSIONER PETTIGREW: Then you
19 don't.

20 THE CHAIRMAN: Roll.

21 MS. GILMORE: Commissioner Confessore.

22 COMMISSIONER CONFESSORE: Aye.

23 MS. GILMORE: Commissioner Kinsella.

24 COMMISSIONER KINSELLA: Aye.

25 MS. GILMORE: Commissioner Miller.

1 COMMISSIONER MILLER: 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 All right. Can I have a motion to
9 approve the bills?
10 COMMISSIONER CONFESSORE: Motion.
11 COMMISSIONER PETTIGREW: Second.
12 THE CHAIRMAN: Motion made and
13 seconded.
14 Clerk, call the roll.
15 MS. GILMORE: Commissioner Confessore.
16 COMMISSIONER CONFESSORE: Aye.
17 MS. GILMORE: Commissioner Kinsella.
18 COMMISSIONER KINSELLA: Aye.
19 MS. GILMORE: Commissioner Miller.
20 COMMISSIONER MILLER: Aye.
21 MS. GILMORE: Commissioner Mustilli.
22 COMMISSIONER MUSTILLI: Aye.
23 MS. GILMORE: Commissioner Pettigrew.
24 COMMISSIONER PETTIGREW: Aye.
25 MS. GILMORE: Dr. Doran.

1 THE CHAIRMAN: Aye.

2 Communications.

3 MS. GILMORE: None.

4 THE CHAIRMAN: Was that none?

5 MS. GILMORE: None.

6 THE CHAIRMAN: Executive Director's
7 report.

8 DIRECTOR LUCAS: Copies of the minutes
9 of the meeting on November 4, 2019 were mailed to
10 all Commissioners, Counsel Manfredi and the
11 Mayor's office.

12 Cycle painting is going extremely well.
13 The Kingsland Court Apartments should be
14 completed by the second week of December. They
15 will be continuing with hallway painting in both
16 complexes afterwards. So the meat and potatoes
17 of the apartments will be finished.

18 We had placed an advertisement for bids
19 for the pavement replacement in the Harrison
20 Gardens and Kingsland Court. We received three
21 bids, which will be discussed at our next meeting
22 in January.

23 We also placed requests for a proposal
24 for architectural and engineering services
25 regarding the electrical upgrades, and we have

1 received three proposals. We are recommending to
2 the Board that we use LAN, our engineering firm.
3 They do have a guy named Bill Hodges. I made
4 calls all around the State of New Jersey. He is
5 supposedly -- and, you know, I hate using this
6 word -- but the guru when it comes to our
7 electric problems that we have here. We've come
8 up with a plan, so, you know, we have that at the
9 end of the motion, that's who we're recommending
10 for the Board.

11 The draft of the five-year annual plan
12 has been completed, and is consistent with the
13 Hudson County plan pursuant to the HUD rules and
14 regulations. We have the plan available for
15 review in our office for the public. The hearing
16 has been scheduled for January 10th at 2 p.m. We
17 have forwarded a copy of the plan to the Board.

18 At our January meeting we will have the
19 necessary resolutions for the Board's execution
20 regarding submission of the five-year plan to HUD
21 for their final approval.

22 Kelli Matthewson, our tenant activity
23 coordinator, our new one, has scheduled a visit
24 with Santa Claus for the children at the Housing
25 Authority Saturday, December 14th. You guys are

1 all invited to come, if you'd like. It's from 11
2 o'clock to 1 o'clock. I will definitely be
3 there. She has planned to do crafts, coloring
4 and provide some light refreshments. Santa will
5 be in attendance to give each child a Christmas
6 present no matter how many children show up or
7 how many don't. Commissioners, you're more than
8 welcome to come, and our Christmas party has been
9 scheduled for this Friday at Ah Pizz from 2 to 5,
10 so I hope to see all the Commissioners there as
11 well.

12 That's it for my Executive Director's
13 report, Dr. B.

14 THE CHAIRMAN: Thank you, Ray.

15 Does anybody have any questions on the
16 maintenance report?

17 Gene, anything noteworthy?

18 MR. GILMORE: It's all in the
19 maintenance report. Any other questions from the
20 Board they might have for me?

21 DIRECTOR LUCAS: Well, just to let you
22 guys know, my guys have been extremely busy doing
23 all the holiday decorations. David Alday, when
24 you come in and see the stuff on top of the
25 garage, he did that by hand, by the way, that

1 pipe work and all that other stuff, he did it by
2 hand.

3 We also had one of our in maintenance
4 men come in and put a plow on, Michael Kearny,
5 without even being asked to do so. So the guys
6 are doing a fantastic job, and I just want the
7 Board to know that.

8 THE CHAIRMAN: Great.

9 Motion to accept the maintenance
10 report?

11 COMMISSIONER PETTIGREW: Motion.

12 COMMISSIONER KINSELLA: Second.

13 THE CHAIRMAN: Motion made and
14 seconded.

15 Clerk, call the roll.

16 MS. GILMORE: Commissioner Confessore.

17 COMMISSIONER CONFESSORE: Aye.

18 MS. GILMORE: Commissioner Kinsella.

19 COMMISSIONER KINSELLA: Aye.

20 MS. GILMORE: Commissioner Miller.

21 COMMISSIONER MILLER: 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 MS. GILMORE: I think we have to do the
4 motion for the Executive Director's report. I'm
5 sorry.

6 THE CHAIRMAN: I'm sorry. Motion to
7 accept the Executive Director's report.

8 COMMISSIONER PETTIGREW: Motion.

9 COMMISSIONER MUSTILLI: Second.

10 THE CHAIRMAN: Motion made and
11 seconded.

12 Clerk, call the roll.

13 MS. GILMORE: Commissioner Confessore.

14 COMMISSIONER CONFESSORE: Aye.

15 MS. GILMORE: Commissioner Kinsella.

16 COMMISSIONER KINSELLA: Aye.

17 MS. GILMORE: Commissioner Miller.

18 COMMISSIONER MILLER: Aye.

19 MS. GILMORE: Commissioner Mustilli.

20 COMMISSIONER MUSTILLI: Aye.

21 MS. GILMORE: Commissioner Pettigrew.

22 COMMISSIONER PETTIGREW: Aye.

23 MS. GILMORE: Dr. Doran.

24 THE CHAIRMAN: Aye.

25 Any old business?

1 All right. New business? We kind of
2 discussed the paving; right?

3 DIRECTOR LUCAS: Which you guys will
4 vote on. I have a little bit more work to do on
5 it.

6 THE CHAIRMAN: That will be for next
7 month?

8 DIRECTOR LUCAS: For next month. It
9 will all be done, though, before the kids get out
10 of school. I promise you that.

11 THE CHAIRMAN: I need a motion to
12 approve the Resolution 1430-12-19 adopting the
13 2020 schedule.

14 COMMISSIONER CONFESSORE: Motion.

15 COMMISSIONER KINSELLA: Second.

16 THE CHAIRMAN: Okay. Motion made and
17 seconded.

18 Clerk, call the roll.

19 COMMISSIONER MILLER: Can I ask a
20 question about the two in July and August?

21 THE CHAIRMAN: Sure, go ahead.

22 COMMISSIONER MILLER: When you say --
23 do I put them in my calendar as soft dates, or do
24 we tend not to have meetings in the summer?

25 THE CHAIRMAN: Usually we tend not to,

1 especially since the first or second week tend to
2 be around the 4th, and we tend not to enjoy, but
3 if we need one, we'll call one. So we'll usually
4 have plenty of notice.

5 DIRECTOR LUCAS: Usually the last one
6 we have in the summer is June because everyone's
7 still around.

8 MS. GILMORE: Commissioner Confessore.

9 COMMISSIONER CONFESSORE: Aye.

10 MS. GILMORE: Commissioner Kinsella.

11 COMMISSIONER KINSELLA: Aye.

12 MS. GILMORE: Commissioner Miller.

13 COMMISSIONER MILLER: 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 The meeting in November may, that may
21 be a change.

22 MS. GILMORE: I know, because of
23 teachers convention week and all that.

24 THE CHAIRMAN: Yes, all that. A lot of
25 stuff is that week, so that may need be changed.

1 Okay. I need a motion to approve
2 Resolution 1431-12-19, and it's an award to RFP
3 for architectural and engineering services,
4 that's what Ray spoke about earlier for the
5 electrical.

6 COMMISSIONER MUSTILLI: Motion.

7 COMMISSIONER PETTIGREW: Second.

8 THE CHAIRMAN: Motion by Mustilli,
9 second by Pettigrew.

10 Clerk, call the roll.

11 MS. GILMORE: Commissioner Confessore.

12 COMMISSIONER CONFESSORE: Aye.

13 MS. GILMORE: Commissioner Kinsella.

14 COMMISSIONER KINSELLA: Aye.

15 MS. GILMORE: Commissioner Miller.

16 COMMISSIONER MILLER: Aye.

17 MS. GILMORE: Commissioner Mustilli.

18 COMMISSIONER MUSTILLI: Aye.

19 MS. GILMORE: Commissioner Pettigrew.

20 COMMISSIONER PETTIGREW: Aye.

21 MS. GILMORE: Dr. Doran.

22 THE CHAIRMAN: Aye.

23 We have a motion to make two salary
24 adjustments?

25 MR. MANFREDI: Yes.

1 THE CHAIRMAN: Two employee salary
2 adjudgments based on the recommendation of the
3 Executive Director, recommended by the Personnel
4 Committee.

5 MR. MANFREDI: So the recommendation is
6 for Michael Kearny to be elevated one step to
7 Senior Maintenance Repair, and Step 4 in that
8 category, which will bring him to 65,659.92 from
9 58,455.

10 The other adjustment is a 2 percent
11 increase for Joanne Romano as file clerk from
12 43,839 for an additional \$847.

13 THE CHAIRMAN: I would probably, if
14 anyone needs to discuss it, first make a motion
15 to go into closed session.

16 (No response.)

17 THE CHAIRMAN: Okay. So recommend?

18 COMMISSIONER KINSELLA: Motion.

19 COMMISSIONER MUSTILLI: Second.

20 THE CHAIRMAN: Motion by Kinsella,
21 second by Mustilli.

22 Clerk, call the roll.

23 MS. GILMORE: Commissioner Confessore.

24 COMMISSIONER CONFESSORE: Aye.

25 MS. GILMORE: Commissioner Kinsella.

1 COMMISSIONER KINSELLA: Aye.

2 MS. GILMORE: Commissioner Miller.

3 COMMISSIONER MILLER: 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.

10 Any public comment? Isabelle, would
11 you like to say anything? Anyone else like to
12 say anything?

13 Okay. Seeing no one, we'll move on to
14 motion to adjourn?

15 COMMISSIONER PETTIGREW: Motion.

16 COMMISSIONER KINSELLA: Second.

17 THE CHAIRMAN: Motion made by
18 Pettigrew, seconded by Kinsella.

19 Clerk, call the roll or -- never mind.
20 Everyone in favor, aye.

21 (All ayes.)

22 THE CHAIRMAN: Those opposed?

23 (No response.)

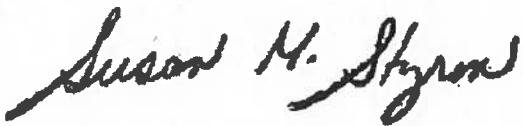
24 (Whereupon the proceedings concluded at 6:16
25 p.m.)

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.



Notary Public of the State of New Jersey
My Certificate expires January 25, 2024
Dated: December 24, 2019