

1 TOWNSHIP OF HARRISON
HOUSING AUTHORITY MEETING
2 Tuesday, March 10, 2020
Commencing at 6:08 p.m.

3 HARRISON HOUSING AUTHORITY
4 788 Harrison Avenue
Building #1
5 Harrison Gardens
Harrison, New Jersey 07029

6 O P E N S E S S I O N

7 PRESENT:

8 ARTHUR PETTIGREW, ACTING CHAIRMAN
9 JOSEPH MANFREDI, ESQ., BOARD ATTORNEY
RAYMOND LUCAS, EXECUTIVE DIRECTOR
10 DANIEL CHOFFO, COMMISSIONER
BRUNILDA MUSTILLI, COMMISSIONER
11 DAWN T. KINSELLA, COMMISSIONER

12 MAUREEN GILMORE, SECRETARY
13 GENE GILMORE, MAINTENANCE SUPERVISOR
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25 COURT REPORTER: CareyAnn Rose

1 (Time noted: 6:08 p.m.)

2 THE COURT: I hereby declare
3 this meeting to order and state this is
4 a meeting of the Harrison Housing
5 Authority of the Town of Harrison
6 scheduled for March 10th, 2020.

7 This meeting is a regularly
8 scheduled meeting, and proper public
9 notice in compliance with the Sunshine
10 Law has been filed and has been posted
11 in compliance with the Sunshine Law.

12 Please stand for the salute of
13 the Flag.

14 (Pledge of Allegiance
15 recited.)

16 ACTING CHAIRMAN PETTIGREW:
17 Call the roll.

18 SECRETARY GILMORE:
19 Commissioner Choffo.

20 COMMISSIONER CHOFFO: Present.

21 SECRETARY GILMORE:
22 Commissioner Confessore, absent.

23 Commissioner Kinsella.

24 COMMISSIONER KINSELLA: Here.

25 SECRETARY GILMORE:

1 Commissioner Miller, absent.

2 Commissioner Mustilli.

3 COMMISSIONER MUSTILLI: Here.

4 SECRETARY GILMORE:

5 Vice-Chairman Pettigrew.

6 ACTING CHAIRMAN PETTIGREW:

7 Here.

8 SECRETARY GILMORE: And

9 Chairman Dr. Doran is absent.

10 ACTING CHAIRMAN PETTIGREW:

11 Thank you.

12 Do I have a motion to approve

13 the minutes of February 11, 2020.

14 CHAIRMAN CHOFFO: Motion.

15 ACTING CHAIRMAN PETTIGREW:

16 Motion by Choffo.

17 COMMISSIONER MUSTILLI:

18 Second.

19 ACTING CHAIRMAN PETTIGREW:

20 Second by Mustilli.

21 MR. LUCAS: Call the role.

22 ACTING CHAIRMAN PETTIGREW:

23 Yes, I hope so.

24 SECRETARY GILMORE:

25 Commissioner Choffo.

1 COMMISSIONER CHOFFO: Aye.

2 SECRETARY GILMORE:

3 Commissioner Kinsella.

4 COMMISSIONER KINSELLA: Aye.

5 SECRETARY GILMORE:

6 Commissioner Mustilli.

7 COMMISSIONER MUSTILLI: Aye.

8 SECRETARY GILMORE:

9 Vice-Chairman Pettigrew.

10 ACTING CHAIRMAN PETTIGREW:

11 Aye.

12 Okay. I make a motion to go
13 into closed session.

14 MS. MUSTILLI: Motion.

15 ACTING CHAIRMAN PETTIGREW:

16 Motion by Mustilli.

17 Second by?

18 COMMISSIONER KINSELLA:

19 Kinsella.

20 ACTING CHAIRMAN PETTIGREW:

21 Kinsella.

22 Ray, we are going to ask you
23 to leave the room, please.

24 MR. LUCAS: Yeah, sure.

25 SECRETARY GILMORE: We need a

1 role call?

2 ACTING CHAIRMAN PETTIGREW:

3 Yes, please.

4 SECRETARY GILMORE:

5 Commissioner Choffo.

6 COMMISSIONER CHOFFO: Aye.

7 SECRETARY GILMORE:

8 Commissioner Kinsella.

9 COMMISSIONER KINSELLA: Aye.

10 SECRETARY GILMORE:

11 Commissioner Mustilli.

12 COMMISSIONER MUSTILLI: Aye.

13 SECRETARY GILMORE: Acting --

14 Vice-Chairman Pettigrew.

15 ACTING CHAIRMAN PETTIGREW:

16 Acting, yes. Acting. That is it.

17 SECRETARY GILMORE:

18 Vice-Chairman Pettigrew.

19 ACTING CHAIRMAN PETTIGREW:

20 Aye.

21 MR. MANFREDI: This will be

22 closed.

23 (Closed Session from 6:10 p.m.
24 to 6:21 p.m. under separate cover.)

25

1 (Open Session resumes.)

2 (Time noted: 6:21 p.m.)

3 MR. LUCAS: There only one
4 resolution, right, Joe?

5 MR. MANFREDI: I think we have
6 two. Yeah, two, the conference and the
7 capital fund.

8 CHAIRMAN CHOFFO: We don't
9 have to spend any money there, right?

10 MR. LUCAS: No. We can use it
11 for whatever.

12 MR. MANFREDI: So we are back
13 in the open session now.

14 SECRETARY GILMORE: Okay.

15 ACTING CHAIRMAN PETTIGREW: Do
16 I have a motion to approve all bills?

17 COMMISSIONER MUSTILLI:
18 Motion.

19 ACTING CHAIRMAN PETTIGREW:
20 Motion by Mustilli.

21 COMMISSIONER CHOFFO: Second.

22 ACTING CHAIRMAN PETTIGREW:
23 Second by Choffo.

24 COMMISSIONER MUSTILLI: Aye.

25 ACTING CHAIRMAN PETTIGREW:

1 Call the roll.

2 SECRETARY GILMORE: Mr.

3 Choffo.

4 COMMISSIONER CHOFFO: Aye.

5 SECRETARY GILMORE:

6 Commissioner Kinsella.

7 COMMISSIONER KINSELLA: Aye.

8 SECRETARY GILMORE:

9 Commissioner Mustilli.

10 COMMISSIONER MUSTILLI: Aye.

11 SECRETARY GILMORE:

12 Vice-Chairman Pettigrew.

13 ACTING CHAIRMAN PETTIGREW:

14 Aye.

15 SECRETARY GILMORE: Okay.

16 ACTING CHAIRMAN PETTIGREW:

17 Okay.

18 Communications.

19 SECRETARY GILMORE: None.

20 ACTING CHAIRMAN PETTIGREW:

21 Executive Director's report, please.

22 MR. LUCAS: Okay. So copies

23 of the minutes of the meeting of

24 February 11, 2020 were mailed to all the

25 Commissioners, Councilmen, and the

1 Mayor's office.

2 We have been informed by HUD
3 that the Harrison Housing Authority has
4 allotted the 220 seat FP funds in the
5 amount of \$872,462 which the Board will
6 be voting on this meeting to accept the
7 same.

8 We will also have a resolution
9 for the authorization of attendance at
10 the conference.

11 Bill Hodges from Lan
12 Associates was here for detailing the
13 electric contract work we are in the
14 process of doing.

15 Gene, how many percentage did
16 he say, 35? Where are we at now?

17 MR. GILMORE: The drawings?

18 MR. LUCAS: Yeah.

19 MR. GILMORE: The specs are
20 at, the last time I talked to him, was
21 probably about 50, 55 percent.

22 MR. LUCAS: So --

23 COMMISSIONER CHOFFO:
24 Upgrading the electric?

25 MR. LUCAS: Yes.

1 COMMISSIONER CHOFFO: In all
2 the buildings?

3 MR. LUCAS: Yes. The major
4 issue is going to be the Kings Court,
5 but we've come with a major solution for
6 that where they propose we use
7 generators.

8 I said absolutely not. They
9 were going to shut the power off. I
10 said no.

11 So we came up with a different
12 solution where what we are going to do
13 is build side by side with the other
14 panels and then tie it in at the end.

15 So we are not going to have
16 anybody without power.

17 So we have advertised the
18 following requests for the following
19 proposals.

20 An RFP for the auditing
21 services which is returnable on April
22 2nd, 2020.

23 An RFP for the security
24 services which is returnable on March
25 24th, 2020.

1 The results of the RFP will be
2 reviewed by legal, of course, and the
3 Board will be voting on them in April's
4 meeting.

5 We also put out quotes for
6 annual building fire alarms inspections
7 which you will be voting on today which
8 you have inside your pamphlet.

9 This is basically we go back
10 to the same rules of HUD, lowest bidder
11 wins.

12 The best part about the whole
13 scenario, is, they have been here for
14 six years and they are the lowest bid
15 and they do great work.

16 When we have an issue, they
17 are on site quick, fast, and in a hurry,
18 so everything worked out for the best as
19 far as that is concerned.

20 And Gene has a great
21 relationship with them.

22 So again, like I said, when
23 they get along with Gene, it is always
24 good.

25 SECRETARY GILMORE: Yeah.

1 MR. LUCAS: I would also like
2 to inform you that a maintenance
3 employee, Michael Ferrero, is out. He
4 is getting surgery. He has a torn
5 meniscus. He is getting surgery on
6 Thursday.

7 MR. CHOFFO: It is not a
8 workmen's comp, is it?

9 MR. LUCAS: No, absolutely
10 not. That is definite.

11 COMMISSIONER CHOFFO: I want
12 that on the record.

13 MR. LUCAS: He came in with a
14 doctor's note yesterday for the time he
15 was out. It looks like it is going to
16 be an extended period of time.

17 I talked to Gene about our
18 maintenance guys.

19 We have two sick guys, but we
20 are not missing a beat. So Gene is
21 doing a great job as far as keeping our
22 just three guys that we have, including
23 Gene it is four.

24 We are still doing extremely
25 well. There hasn't been any fall off.

1 On Saturday, March 14th, Miss
2 Mathison, our tenant activist
3 coordinator will be having a St.
4 Patrick's Day celebration for our senior
5 citizens between the hours of twelve and
6 two p.m.

7 Just on the record, she has
8 been absolutely fantastic. Easter, she
9 does everything. She is really good.

10 And Maureen, who helps her
11 with all the ordering and stuff, she is
12 just really good, and her attention to
13 detail with her is spectacular.

14 Last month's Valentine's Day
15 celebration for the children was a great
16 success.

17 The children made cards and
18 they were delivered to the senior
19 citizens at the Housing Authority who
20 were very appreciative of them.

21 We kind of singled out the
22 seniors that don't really have anybody,
23 so to get a card from the kids is really
24 great.

25 SECRETARY GILMORE: They were

1 good, yeah.

2 COMMISSIONER MUSTILLI: I was
3 there. I was there when they were
4 making it.

5 MR. LUCAS: That is it for the
6 executive report.

7 ACTING CHAIRMAN PETTIGREW: Do
8 I have a motion to accept the Executive
9 Director's report?

10 COMMISSIONER CHOFFO: Motion.

11 COMMISSIONER KINSELLA:
12 Second.

13 ACTING CHAIRMAN PETTIGREW:
14 Motion by Choffo.

15 Second by Kinsella.

16 Clerk, call the call.

17 SECRETARY GILMORE: Mr.
18 Choffo.

19 COMMISSIONER CHOFFO: Aye.

20 SECRETARY GILMORE:
21 Commissioner Kinsella.

22 COMMISSIONER KINSELLA: Aye.

23 SECRETARY GILMORE:
24 Commissioner Mustilli.

25 COMMISSIONER MUSTILLI: Aye.

1 SECRETARY GILMORE:

2 Vice-Chairman Pettigrew.

3 ACTING CHAIRMAN PETTIGREW:

4 Aye. Thank you.

5 Maintenance report. Gene?

6 MR. GILMORE: Okay. Been a
7 pretty quite month, so we were able to
8 start catching up on some of the
9 inspections, repairs that we've been --
10 that we've had.

11 We were up to four buildings.

12 So the -- you heard the
13 Director about the land. If there is
14 any questions about that.

15 ACTING CHAIRMAN PETTIGREW:

16 How was the snow removal this year?

17 MR. GILMORE: The what?

18 ACTING CHAIRMAN PETTIGREW:

19 The snow removal.

20 MR. LUCAS: He said how was
21 the snow removal. I said awesome.

22 MR. GILMORE: The snow removal
23 was like it never even happened, that's
24 how good it was.

25 Everything was pretty much

1 normal.

2 ACTING CHAIRMAN PETTIGREW:

3 That's it?

4 MR. GILMORE: That is it.

5 ACTING CHAIRMAN PETTIGREW:

6 Okay. Motion to accept the maintenance
7 report.

8 COMMISSIONER KINSELLA:

9 Motion.

10 COMMISSIONER CHOFFO: Second.

11 ACTING CHAIRMAN PETTIGREW:

12 Motion by Kinsella, second by Choffo.

13 Clerk, call the roll.

14 SECRETARY GILMORE:

15 Commissioner Choffo.

16 COMMISSIONER CHOFFO: Aye.

17 SECRETARY GILMORE:

18 Commissioner Kinsella.

19 COMMISSIONER KINSELLA: Aye.

20 SECRETARY GILMORE:

21 Commissioner Mustilli.

22 COMMISSIONER MUSTILLI: Aye.

23 SECRETARY GILMORE:

24 Vice-Chairman Pettigrew.

25 ACTING CHAIRMAN PETTIGREW:

1 Aye.

2 All right. No old business.

3 New business?

4 MR. LUCAS: Nothing.

5 ACTING CHAIRMAN PETTIGREW:

6 Under new business.

7 All right. I need a motion to
8 approve quotes for the annual fire
9 inspection.

10 Do I have a motion?

11 COMMISSIONER MUSTILLI:

12 Motion.

13 COMMISSIONER CHOFFO: Second.

14 ACTING CHAIRMAN PETTIGREW: By

15 Mustilli.

16 Second by Choffo.

17 Clerk call the roll.

18 SECRETARY GILMORE:

19 Commissioner Choffo.

20 COMMISSIONER CHOFFO: Aye.

21 SECRETARY GILMORE:

22 Commissioner Kinsella.

23 COMMISSIONER KINSELLA: Aye.

24 SECRETARY GILMORE:

25 Commissioner Mustilli.

1 COMMISSIONER MUSTILLI: Aye.

2 SECRETARY GILMORE:

3 Vice-Chairman Pettigrew.

4 ACTING CHAIRMAN PETTIGREW:

5 Aye.

6 I need a motion to approve
7 Resolution 1438-03-2020. Attendance at
8 conferences.

9 Do I have a motion to approve?

10 COMMISSIONER MUSTILLI:

11 Motion.

12 ACTING CHAIRMAN PETTIGREW:

13 Motion by Mustilli.

14 COMMISSIONER KINSELLA: Second
15 by Kinsella.

16 ACTING CHAIRMAN PETTIGREW:

17 Second by Kinsella.

18 Clerk, call the role.

19 SECRETARY GILMORE:

20 Commissioner Choffo.

21 COMMISSIONER CHOFFO: Aye.

22 SECRETARY GILMORE:

23 Commissioner Kinsella.

24 COMMISSIONER KINSELLA: Aye.

25 SECRETARY GILMORE:

1 Commissioner Mustilli.

2 COMMISSIONER MUSTILLI: Aye.

3 SECRETARY GILMORE:

4 Vice-Chairman Pettigrew.

5 ACTING CHAIRMAN PETTIGREW:

6 Aye.

7 Okay. Thank you.

8 Motion to approve Resolution

9 1439-03-2020.

10 Approval of 2020 CFP grant.

11 Do I have a motion to approve?

12 COMMISSIONER CHOFFO: Motion.

13 COMMISSIONER MUSTILLI:

14 Second.

15 ACTING CHAIRMAN PETTIGREW:

16 Motion by Choffo, second by Mustilli.

17 SECRETARY GILMORE:

18 Commissioner Choffo.

19 COMMISSIONER CHOFFO: Aye.

20 SECRETARY GILMORE:

21 Commissioner Kinsella.

22 COMMISSIONER KINSELLA: Aye.

23 SECRETARY GILMORE:

24 Commissioner Mustilli.

25 COMMISSIONER MUSTILLI: Aye.

1 SECRETARY GILMORE:

2 Vice-Chairman Pettigrew.

3 ACTING CHAIRMAN PETTIGREW:

4 Aye.

5 SECRETARY GILMORE: Okay.

6 ACTING CHAIRMAN PETTIGREW:

7 Joe, the next resolution.

8 MR. MANFREDI: Resolution to

9 extend the contract of the Executive

10 Director, Raymond Lucas, for a period up

11 to two months.

12 COMMISSIONER MUSTILLI:

13 Motion.

14 COMMISSIONER KINSELLA:

15 Second.

16 ACTING CHAIRMAN PETTIGREW:

17 Motion by Mustilli, second by Kinsella.

18 Clerk, call the roll.

19 SECRETARY GILMORE:

20 Commissioner Choffo.

21 COMMISSIONER CHOFFO: Aye.

22 SECRETARY GILMORE:

23 Commissioner Kinsella.

24 COMMISSIONER KINSELLA: Aye.

25 SECRETARY GILMORE:

1 Commissioner Mustilli.

2 COMMISSIONER MUSTILLI: Aye.

3 SECRETARY GILMORE:

4 Vice-Chairman Pettigrew.

5 ACTING CHAIRMAN PETTIGREW:

6 Aye. Thank you.

7 Is there any public comments?

8 COMMISSIONER CHOFFO: Did we

9 vote on the bills?

10 ACTING CHAIRMAN PETTIGREW:

11 Did that. All right. It has been

12 accepted.

13 No public comments.

14 Thank you very much.

15 And now may favorite motion of

16 the night, adjournment.

17 COMMISSIONER KINSELLA:

18 Motion.

19 COMMISSIONER MUSTILLI:

20 Second.

21 ACTING CHAIRMAN PETTIGREW:

22 Motion by Kinsella, second by Mustilli.

23 Clerk, call the roll.

24 SECRETARY GILMORE:

25 Commissioner Choffo.

1 COMMISSIONER CHOFFO: Aye.

2 SECRETARY GILMORE:

3 Commissioner Kinsella.

4 COMMISSIONER KINSELLA: Aye.

5 SECRETARY GILMORE:

6 Commissioner Mustilli.

7 COMMISSIONER MUSTILLI: Aye.

8 SECRETARY GILMORE:

9 Vice-Chairman Pettigrew.

10 ACTING CHAIRMAN PETTIGREW:

11 Aye.

12 (Meeting adjourned.)

13 (Time noted: 6:30 p.m.)

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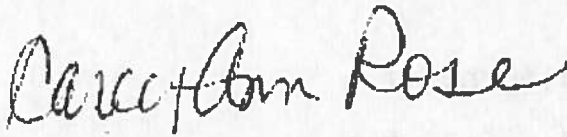
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C E R T I F I C A T I O N

I, CAREYANN ROSE, License Number
30XI00192900, a Court Reporter in and for
the State of New Jersey, do hereby certify
the foregoing to be a true and accurate
non-compressed transcript to the best of
my knowledge and ability.



CAREYANN ROSE