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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, May 3, 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
- DAWN KINSELLA, COMMISSIONER
- BRUNILDA MUSTILLI, COMMISSIONER
- ARTHUR PETTIGREW, COMMISSIONER
- FREDERICK CONFESSORE, COMMISSIONER

EXCUSED: IRENE ALMEIDA, COMMISSIONER

ROY ROGERS, Executive Director

ALSO PRESENT:

- JOSEPH MANFREDI, ESQ. Board Attorney
- MAUREEN GILMORE, Authority Staff
- DOREEN COUCH, Authority Staff
- GENE GILMORE, Maintenance Supervisor
- 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: I hereby call to order
2 the meeting of the Commissioners of the Harrison
3 Housing Authority, Town of Harrison. Pursuant to
4 Chapter 231, Laws of 1975, adequate posting and
5 advance notice of time, date, location and
6 purpose and agenda of this meeting has been
7 recorded.

8 I would invite you-all to please stand
9 for the Pledge of Allegiance.

10 (Pledge of Allegiance.)

11 THE CHAIRMAN: Clerk call the roll.

12 MS. GILMORE: Commissioner Almeida,
13 absent.

14 Commissioner Choffo.

15 COMMISSIONER CHOFFO: Here.

16 MS. GILMORE: Commissioner Confessore.

17 COMMISSIONER CONFESSORE: Here.

18 MS. GILMORE: Commissioner Kinsella.

19 COMMISSIONER KINSELLA: Here.

20 MS. GILMORE: Commissioner Mustilli.

21 COMMISSIONER MUSTILLI: Here.

22 MS. GILMORE: Commissioner Pettigrew.

23 COMMISSIONER PETTIGREW: Here.

24 MS. GILMORE: Dr. Doran.

25 THE CHAIRMAN: Here.

1 Okay. Can I have a motion to approve
2 the minutes of the April 5th meeting?

3 COMMISSIONER PETTIGREW: Motion.

4 COMMISSIONER MUSTILLI: Second.

5 THE CHAIRMAN: Motion made by
6 Commissioner Pettigrew, seconded by Commissioner
7 Mustilli. Clerk call the roll.

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: Dr. Doran.

19 THE CHAIRMAN: Aye.

20 Can I have a motion to approve the
21 water bills?

22 COMMISSIONER KINSELLA: Motion.

23 COMMISSIONER CONFESSORE: Second.

24 THE CHAIRMAN: Motion made a

25 Commissioner Kinsella and seconded by

1 Commissioner Confessore. Motion made and
2 seconded.

3 Clerk call the roll.

4 MS. GILMORE: Commissioner Choffo.

5 COMMISSIONER CHOFFO: Aye.

6 MS. GILMORE: Commissioner Confessore.

7 COMMISSIONER CONFESSORE: Aye.

8 MS. GILMORE: Commissioner Kinsella.

9 COMMISSIONER KINSELLA: Aye.

10 MS. GILMORE: Commissioner Mustilli.

11 COMMISSIONER MUSTILLI: Aye.

12 MS. GILMORE: Commissioner Pettigrew.

13 COMMISSIONER PETTIGREW: Aye.

14 MS. GILMORE: Dr. Doran.

15 THE CHAIRMAN: Aye.

16 We have, before we call for a motion on
17 your next one, we have the other bills. Is that
18 the change order bills? Is that in the other
19 bills or is that new business?

20 MS. GILMORE: No, that's in the motion.
21 That's a resolution. We don't have the bill for
22 that.

23 MR. MANFREDI: That's a specific
24 resolution.

25 THE CHAIRMAN: All right. Can I have a

1 motion to approve all other bills?

2 COMMISSIONER MUSTILLI: Motion.

3 COMMISSIONER KINSELLA: Second.

4 THE CHAIRMAN: Motion by Commissioner
5 Mustilli, seconded by Kinsella. Clerk call the
6 roll.

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: Dr. Doran.

18 THE CHAIRMAN: Aye.

19 Communications?

20 MS. GILMORE: We have a flyer from the
21 Housing Authority Insurance group, which is a
22 resident scholarship. They're going to give out
23 20 scholarships worth 6,000 each for just being
24 someone that lives in the Housing Authority. So
25 I sent it over to Mr. Healy, and he gave it to

1 the seniors that are there. And I also gave it
2 to other seniors that already graduated that are
3 still living in the complex, because it's also,
4 they're eligible, too, to get it, if they're
5 already in college.

6 THE CHAIRMAN: Would we have any way of
7 identifying any families that have high school
8 children or college-age kids?

9 MS. GILMORE: Well, we would go through
10 our residents list and pick the age out. That's
11 why I sent it over to Harrison High School just
12 to make sure, and then send it out, too, even
13 though it's a double.

14 THE CHAIRMAN: Joe, would you do me a
15 favor? Would you be able to go through your
16 rolls and pick out -- and unfortunately I know
17 this from being in charge of the foundation, we
18 have kids that come in June and go, Oh, I didn't
19 know, I didn't know about it. And we're like,
20 Well, you know, it's tough with your head high to
21 look at the bulletin board.

22 MS. GILMORE: And we also put it on our
23 bulletin board too, and a letter to everyone.

24 THE CHAIRMAN: Maybe if we can have
25 some of those families identified and say, Hey,

1 you know, there's a scholarship available, you
2 might want to apply for that. Six grand is a
3 nice one, each year.

4 MS. GILMORE: No, each year you have to
5 apply.

6 COMMISSIONER CONFESSORE: The deadline
7 is different. Because I didn't know. I was
8 taking Charlie to orientation, and the dates now
9 for college entry you have to have like the
10 applications in by September now, and like the
11 financial aid and any scholarship has to be in
12 October 1st. It used to be a little later in
13 the year. So it's all of a sudden it's here,
14 you've got to start looking now, you can't wait
15 until September or October.

16 MR. MANFREDI: That's true.

17 THE CHAIRMAN: Okay. Joe, do you want
18 to take the Executive Director's report? And
19 we'll probably talk about the things you're going
20 to go over, like the change orders. I know we've
21 had some discussion already.

22 MR. MANFREDI: Sure. We have two items
23 before you this evening for change orders.
24 Mr. Rogers contacted my firm, and the first one
25 is in the amount of \$11,725. A few important

1 things to know about change orders. If the
2 amount of the change order exceeds 20 percent of
3 the overall contract, we actually have to bid it
4 out. In this case it did not, and the cumulative
5 amount of change orders is under 20 percent.

6 The key for both was that the
7 conditions that were discovered on site were
8 unforeseeable at the time the bid was put
9 together, and essentially what occurred was that
10 in the first one cracks developed in the
11 sidewalks surrounding the center circle at
12 Harrison Gardens, and the work needed to be done
13 or it would have resulted in not only a work
14 stoppage, but costly damage until the areas were
15 repaved.

16 The second one is for \$5,500, and
17 relates to our CCTV system. Again, well under
18 the 20 percent both individually and
19 cumulatively. And, in this case, during
20 excavation a fiber cable was discovered that was
21 encased in concrete and buried to an insufficient
22 depth so that it needed to be remedied on site to
23 avoid further problems with the project and to
24 avoid work stoppage. The work was done on an
25 emergency basis, so what's before you this

1 evening is the ratification of the work. And the
2 reason there was an emergency attended to both of
3 them was the projects were both well underway at
4 the time the discoveries occurred.

5 THE CHAIRMAN: By the way, it's looking
6 pretty good out there. Is there going to be a
7 fence around the circle?

8 MR. GILMORE: No.

9 THE CHAIRMAN: No fence? So it will
10 all be open?

11 MR. GILMORE: No, like it was
12 originally.

13 THE CHAIRMAN: There was a fence at one
14 point?

15 MR. GILMORE: Years ago, yes.

16 THE CHAIRMAN: Was there a fence there
17 recently?

18 MR. GILMORE: No, not for as long as I
19 know, 18, 19 years.

20 THE CHAIRMAN: I think Artie would have
21 preferred it sodded and made into a soccer field.

22 COMMISSIONER PETTIGREW: Not sodded,
23 turfed.

24 THE CHAIRMAN: Everyone has a copy of
25 the Executive Director's report. Any questions

1 you want pose for that, or we can leave it for
2 Roy? Good.

3 Okay. Motion to accept the maintenance
4 report?

5 COMMISSIONER CHOFFO: Motion.

6 COMMISSIONER CONFESSORE: Second.

7 THE CHAIRMAN: Motion made by
8 Commissioner Choffo, seconded by Commissioner
9 Confessore. Clerk call the roll.

10 MS. GILMORE: Commissioner Choffo.

11 COMMISSIONER CHOFFO: Aye.

12 MS. GILMORE: Commissioner Confessore.

13 COMMISSIONER CONFESSORE: Aye.

14 MS. GILMORE: Commissioner Kinsella.

15 COMMISSIONER KINSELLA: Aye.

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 Any old business?

23 Any new business? The summer hours, is
24 that for all staff?

25 MS. GILMORE: Yes, Friday afternoon.

1 (There is an interruption.)

2 THE CHAIRMAN: I'm sorry, I totally
3 thought that was off. That's all staff for
4 Friday?

5 MS. GILMORE: Yes.

6 THE CHAIRMAN: Okay.

7 MS. GILMORE: It's only for Fridays.

8 THE CHAIRMAN: Can we have a motion to
9 approve the summer hours?

10 COMMISSIONER PETTIGREW: Motion.

11 COMMISSIONER MUSTILLI: Second.

12 THE CHAIRMAN: Okay, motion made and
13 seconded. Clerk call the roll.

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: Dr. Doran.

25 THE CHAIRMAN: Aye.

1 A motion to approve Resolution 1351,
2 the revised income limits.

3 MS. GILMORE: These are documented by
4 HUD.

5 THE CHAIRMAN: Okay. So these are ones
6 we get from HUD?

7 MS. GILMORE: Yes.

8 THE CHAIRMAN: Does anybody have any
9 questions on that? Okay. Motion?

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

12 THE CHAIRMAN: Motion by Commissioner
13 Choffo.

14 COMMISSIONER PETTIGREW: Second.

15 THE CHAIRMAN: Second by Commissioner
16 Pettigrew. Clerk call the roll.

17 MS. GILMORE: Commissioner Choffo.

18 COMMISSIONER CHOFFO: Aye.

19 MS. GILMORE: Commissioner Confessore.

20 COMMISSIONER CONFESSORE: Aye.

21 MS. GILMORE: Commissioner Kinsella.

22 COMMISSIONER KINSELLA: Aye.

23 MS. GILMORE: Commissioner Mustilli.

24 COMMISSIONER MUSTILLI: Aye.

25 MS. GILMORE: Commissioner Pettigrew.

1 COMMISSIONER PETTIGREW: Aye.

2 MS. GILMORE: Dr. Doran.

3 THE CHAIRMAN: Aye.

4 I would call for a vote on both 1352
5 and 1353, the two change orders. Can I have a
6 motion?

7 COMMISSIONER KINSELLA: Motion.

8 COMMISSIONER MUSTILLI: Second.

9 THE CHAIRMAN: Motion made by
10 Commissioner Kinsella and seconded by
11 Commissioner Mustilli. Clerk call the roll.

12 MS. GILMORE: Commissioner Choffo.

13 COMMISSIONER CHOFFO: Aye.

14 MS. GILMORE: Commissioner Confessore.

15 COMMISSIONER CONFESSORE: Aye.

16 MS. GILMORE: Commissioner Kinsella.

17 COMMISSIONER KINSELLA: Aye.

18 MS. GILMORE: Commissioner Mustilli.

19 COMMISSIONER MUSTILLI: Aye.

20 MS. GILMORE: Commissioner Pettigrew.

21 COMMISSIONER PETTIGREW: Aye.

22 MS. GILMORE: Dr. Doran.

23 THE CHAIRMAN: Aye.

24 Is there anyone who has any comments,
25 points of view, observations in general? Great.

1 Can I have a motion to adjourn?

2 COMMISSIONER PETTIGREW: Motion.

3 COMMISSIONER KINSELLA: Second.

4 THE CHAIRMAN: Motions made by
5 Commissioners Pettigrew and Kinsella. Clerk call
6 the roll.

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: Nay.

17 MS. GILMORE: Dr. Doran.

18 THE CHAIRMAN: Aye.

19 All right. Thank you, everyone. Have
20 a great month.

21 (Whereupon the proceedings concluded at 6:10
22 p.m.)

23

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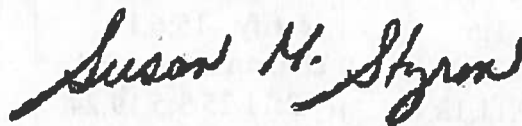
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CERTIFICATE

I, SUSAN M. STYRON, Notary Public,
R.P.R., C.S.R., of the State of New Jersey,
License No. XI01704, 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, 2019

Dated: May 16, 2017

0	adjourn 14:1	b	children 6:8
01704 1:25	advance 2:5	basis 8:25	choffo 1:9 2:14,15
07029 1:6	afternoon 10:25	bid 8:3,8	3:8,9 4:4,5 5:7,8
1	age 6:8,10	bill 4:21	10:5,8,10,11 11:14
1 1:5	agenda 2:6	bills 3:21 4:17,18	11:15 12:10,13,17
11,725 7:25	ago 9:15	4:19 5:1	12:18 13:12,13
1351 12:1	aid 7:11	bldg 1:5	14:7,8
1352 13:4	allegiance 2:9,10	board 1:17 6:21	circle 8:11 9:7
1353 13:5	almeida 1:14 2:12	6:23	clerk 2:11 3:7 4:3
16 15:21	amount 7:25 8:2,5	brunilda 1:11	5:5 10:9 11:13
18 9:19	anybody 12:8	bulletin 6:21,23	12:16 13:11 14:5
19 9:19	applications 7:10	buried 8:21	college 6:5,8 7:9
1975 2:4	apply 7:2,5	business 4:19	come 6:18
1st 7:12	approve 3:1,20 5:1	10:22,23	comments 13:24
2	11:9 12:1	c	commissioner 1:9
20 5:23 8:2,5,18	april 3:2	c.s.r. 1:24 15:5	1:10,11,12,13,14
2017 1:5 15:21	areas 8:14	cable 8:20	2:12,14,15,16,17
2019 15:20	arthur 1:12	call 2:1,11 3:7 4:3	2:18,19,20,21,22
231 2:4	artie 9:20	4:16 5:5 10:9	2:23 3:3,4,6,6,8,9
25 15:20	attended 9:2	11:13 12:16 13:4	3:10,11,12,13,14
3	attorney 1:17	13:11 14:5	3:15,16,17,22,23
3 1:5	15:12,15	case 8:4,19	3:25 4:1,4,5,6,7,8
5	authority 1:1,3,18	cctv 8:17	4:9,10,11,12,13
5,500 8:16	1:19,21 2:3 5:21	center 8:11	5:2,3,4,7,8,9,10,11
5th 3:2	5:24	certificate 15:2,20	5:12,13,14,15,16
6	available 7:1	certify 15:6,11	7:6 9:22 10:5,6,8
6 1:5	avenue 1:6	chairman 1:8 2:1	10:8,10,11,12,13
6,000 5:23	avoid 8:23,24	2:11,25 3:5,19,24	10:14,15,16,17,18
7	aye 3:9,11,13,15	4:15,25 5:4,18 6:6	10:19 11:10,11,14
788 1:6	3:17,19 4:5,7,9,11	6:14,24 7:17 9:5,9	11:15,16,17,18,19
a	4:13,15 5:8,10,12	9:13,16,20,24 10:7	11:20,21,22,23
able 6:15	5:14,16,18 10:11	10:21 11:2,6,8,12	12:10,12,14,15,17
absent 2:13	10:13,15,17,19,21	11:25 12:5,8,12,15	12:18,19,20,21,22
accept 10:3	11:15,17,19,21,23	13:3,9,23 14:4,18	12:23,24,25 13:1,7
accurate 15:7	11:25 12:18,20,22	change 4:18 7:20	13:8,10,11,12,13
action 15:13,16	12:24 13:1,3,13,15	7:23 8:1,2,5 13:5	13:14,15,16,17,18
adequate 2:4	13:17,19,21,23	chapter 2:4	13:19,20,21 14:2,3
	14:8,10,12,14,18	charge 6:17	14:7,8,9,10,11,12
		charlie 7:8	14:13,14,15,16
			commissioners 2:2
			14:5