

TOWN OF HARRISON
HOUSING AUTHORITY

ORIGINAL

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

O P E N S E S S I O N

Wednesday, June 7, 2017, 6:05 p.m.
Harrison Gardens, Bldg. #1
788 Harrison Avenue
Harrison, New Jersey 07029

PRESENT:

- JAMES P. DORAN, Ed.D, CHAIRMAN
- DAWN KINSELLA, COMMISSIONER
- BRUNILDA MUSTILLI, COMMISSIONER
- ARTHUR PETTIGREW, COMMISSIONER
- FREDERICK CONFESSORE, COMMISSIONER
- IRENE ALMEIDA, COMMISSIONER

EXCUSED: DANIEL CHOFFO, COMMISSIONER

ALSO PRESENT:

- JOSEPH MANFREDI, ESQ. Board Attorney
- ROY ROGERS, Executive Director (telephonic)
- MAUREEN GILMORE, Authority Staff
- DOREEN COUCH, Authority Staff
- GENE GILMORE, Maintenance Supervisor
- JOAN MICHAELSON, Authority Staff
- JOANNE ROMANO, Authority Staff
- JULIO DePIEROLA, Security 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 call to order the
2 regular meeting of the Harrison Housing
3 Commissioners for the Harrison Housing Authority
4 for the Town of Harrison, and I think we still
5 need to read the statement and do the pledge.

6 MS. GILMORE: Yes.

7 THE CHAIRMAN: Pursuant to Chapter 231,
8 Laws of 1975, adequate posting and advance notice
9 of time, date, location, purpose and agenda of
10 this scheduled regular open meeting have been
11 posted and recorded. I call the meeting to order
12 and invite you all to please stand and salute the
13 flag.

14 (Pledge of Allegiance.)

15 THE CHAIRMAN: I request a motion to
16 approve the minutes of the May 3, 2017 meeting.

17 COMMISSIONER PETTIGREW: Motion.

18 COMMISSIONER MUSTILLI: Motion.

19 THE CHAIRMAN: Motion has been made and
20 seconded. Clerk call the roll.

21 MS. GILMORE: Commissioner Almeida.

22 COMMISSIONER ALMEIDA: Aye.

23 MS. GILMORE: Commissioner Confessore.

24 COMMISSIONER CONFESSORE: Aye.

25 MS. GILMORE: Commissioner Choffo is

1 absent.

2 Commissioner Kinsella.

3 COMMISSIONER KINSELLA: 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 I'm sorry, did I skip calling the roll
11 on that? Do you want to call the roll just for
12 the record?

13 MS. GILMORE: Commissioner Almeida.

14 COMMISSIONER ALMEIDA: Here.

15 MS. GILMORE: Commissioner Choffo is
16 absent.

17 Commissioner Confessore.

18 COMMISSIONER CONFESSORE: Here.

19 MS. GILMORE: Commissioner Kinsella.

20 COMMISSIONER KINSELLA: 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: Yes, here. Sorry about
2 that.

3 Now I'll make a motion to approve the
4 minutes of May 3, 2017. We'll just follow with
5 the procedural vote.

6 COMMISSIONER CONFESSORE: Motion.

7 COMMISSIONER MUSTILLI: Motion.

8 THE CHAIRMAN: Motion has been made by
9 Lindy Mustilli and seconded by Fred Confessore.
10 Motion made and seconded, clerk call the roll

11 MS. GILMORE: Commissioner Almeida.

12 COMMISSIONER ALMEIDA: Aye.

13 MS. GILMORE: Commissioner Confessore.

14 COMMISSIONER CONFESSORE: Aye.

15 MS. GILMORE: Commissioner Kinsella.

16 COMMISSIONER KINSELLA: 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 Can I have a motion to approve the
24 water bills?

25 COMMISSIONER PETTIGREW: Motion.

1 COMMISSIONER KINSELLA: Second.

2 THE CHAIRMAN: Motion made by
3 Commissioner Pettigrew, seconded by Commissioner
4 Kinsella. Clerk call the roll.

5 MS. GILMORE: Commissioner Almeida.

6 COMMISSIONER ALMEIDA: Aye.

7 MS. GILMORE: Commissioner Confessore.

8 COMMISSIONER CONFESSORE: Aye.

9 MS. GILMORE: Commissioner Kinsella.

10 COMMISSIONER KINSELLA: Aye.

11 MS. GILMORE: Commissioner Mustilli.

12 COMMISSIONER MUSTILLI: Aye.

13 MS. GILMORE: Commissioner Pettigrew.

14 COMMISSIONER PETTIGREW: Aye.

15 MS. GILMORE: Dr. Doran.

16 THE CHAIRMAN: Aye. Okay.

17 Could we have a motion to approve all
18 other bills?

19 COMMISSIONER PETTIGREW: Motion.

20 COMMISSIONER MUSTILLI: Second.

21 THE CHAIRMAN: Motion by Commissioner
22 Pettigrew, seconded by Commissioner Mustili.
23 Clerk call the roll.

24 MS. GILMORE: Commissioner Almeida.

25 COMMISSIONER ALMEIDA: Aye.

1 MS. GILMORE: Commissioner Confessore.
2 COMMISSIONER CONFESSORE: Aye.
3 MS. GILMORE: Commissioner Kinsella.
4 COMMISSIONER KINSELLA: Aye.
5 MS. GILMORE: Commissioner Mustilli.
6 COMMISSIONER MUSTILLI: Aye.
7 MS. GILMORE: Commissioner Pettigrew.
8 COMMISSIONER PETTIGREW: Aye.
9 MS. GILMORE: Dr. Doran.
10 THE CHAIRMAN: Aye.
11 Clerk read in communications.
12 MS. GILMORE: There's none.
13 THE CHAIRMAN: No communications?
14 MS. GILMORE: Nope.
15 THE CHAIRMAN: Okay. Roy, do you have
16 a report for us?
17 DIRECTOR ROGERS: Yes. I gave the
18 report last Thursday, and there's just a couple
19 of items.
20 THE CHAIRMAN: Anything you want to
21 highlight?
22 DIRECTOR ROGERS: There is a resolution
23 for the extermination company, and I reviewed
24 those with Mr. Gilmore. And the bidder that we
25 had, there's a supplier that we had this year is

1 the lowest bidder, and I recommend the Board
2 adopt that. And we have the three professional
3 people, the auditor, the attorney and the
4 accountant, and I recommend them not just because
5 they were the only proposals, but we've been
6 working with them for years, and I recommend
7 them.

8 And I have been working with the
9 security person and met with him a couple of
10 times, and I'll be meeting with him within the
11 next two or three working days and clarify his
12 schedule, and Mr. Gilmore has had a lot of input
13 into that. And I think that's about all.

14 And I congratulate our new, not our
15 new, but our chairperson and vice chairperson.
16 Glad to see them going in the right direction all
17 the time.

18 THE CHAIRMAN: Thank you, Roy.

19 COMMISSIONER PETTIGREW: Thank you.

20 THE CHAIRMAN: Yeah. At one point I'll
21 have a conversation with you also, Roy, about the
22 schedule for security. Just some ideas in that.

23 DIRECTOR ROGERS: Yeah. We're making a
24 major change in that.

25 THE CHAIRMAN: Okay. I appreciate

1 that.

2 DIRECTOR ROGERS: Which will improve
3 his schedule.

4 THE CHAIRMAN: Okay, that's good.

5 The air conditioning. Gene, were they
6 under warranty at all? How old are those units?

7 MR. GILMORE: The units for the
8 apartments are, I believe, eight, ten years old.

9 THE CHAIRMAN: Oh, really, that old?
10 Wow.

11 MR. GILMORE: Yeah, it's fast. We had
12 one go down last year that just missed, and of
13 course they don't stretch anything out anymore.
14 But, no, there was...

15 COMMISSIONER CONFESSORE: The
16 condenser. They last about 10 years.

17 MR. GILMORE: Yeah, before you start
18 having problems with it. I mean, so far we
19 really haven't had that big a deal with, you
20 know, as many units as we have.

21 THE CHAIRMAN: Right.

22 MR. GILMORE: You know, there's two for
23 each building, except for 9.

24 THE CHAIRMAN: What was the problem
25 with it?

1 MR. GILMORE: It must have took a
2 surge, and it's something I was going to talk to
3 Roy about. Because the PC panel, these are very
4 complicated, so they have a PC board, and the
5 controller actually burned out. So we're
6 assuming it took a surge.

7 THE CHAIRMAN: Interestingly enough, I
8 have the same problem across the street. And I
9 have a feeling we're on the same grid, but PSE&G
10 claims there's never surges.

11 MR. GILMORE: Yeah, never. But I was
12 talking to Arctic Air, and they said there's
13 actually surge protectors that we can put on the
14 units to protect them from that. Because the
15 last one I believe was a similar problem, so it's
16 something that I'm looking into to prevent the
17 same thing from happening.

18 THE CHAIRMAN: Good. Okeydoke.

19 DIRECTOR ROGERS: Also, the Board
20 should be aware that Mr. Gilmore is buying -- now
21 we're getting experience of what parts are
22 wearing out, so we're buying spare parts in
23 advance so that when something breaks down we
24 don't have to wait for two or three working days
25 to get it ordered and sent across the United

1 States to us. We're going to stock it, and we
2 should be able to get air conditioners back on
3 line in short notice.

4 THE CHAIRMAN: Good.

5 COMMISSIONER PETTIGREW: Do we have
6 anybody on staff that knows the ins and outs of
7 air conditioners?

8 DIRECTOR ROGERS: I would say
9 Mr. Gilmore is probably the only one. But we do
10 have -- can you answer that for me, Mr. Gilmore?

11 MR. GILMORE: I'm sorry?

12 MS. GILMORE: He wants you to answer it
13 about if someone is on staff.

14 COMMISSIONER PETTIGREW: Is there
15 anybody on staff?

16 MR. GILMORE: Do we have a service
17 person? No, nobody that has a license that can
18 handle that. These units are quite big, and when
19 these were installed years ago the person that's
20 working on them is actually the general, the
21 contractor that worked for the contractor that
22 put these in. So he knows the system inside and
23 out more so than I do. I mean, I can, you know,
24 I communicate with him a lot on the phone to try
25 stuff before he gets here.

1 COMMISSIONER PETTIGREW: I was just
2 wondering if we had trained somebody to just come
3 in and put the part in.

4 MR. GILMORE: We don't. And it's
5 harder now than it's ever been before.

6 THE CHAIRMAN: Do you have like a
7 service contract?

8 MR. GILMORE: We don't have a service
9 contract, no.

10 THE CHAIRMAN: Is it a company?

11 MR. GILMORE: Yeah, Artic Air.

12 THE CHAIRMAN: Arctic Air. Okay, good.

13 MR. GILMORE: We have his insurance and
14 everything.

15 THE CHAIRMAN: Thank you, Roy.

16 DIRECTOR ROGERS: Okay. Thank you.

17 THE CHAIRMAN: Can I have a motion to
18 approve the maintenance report for the month?

19 COMMISSIONER ALMEIDA: Motion.

20 COMMISSIONER MUSTILLI: Second.

21 THE CHAIRMAN: Motion by Commissioner
22 Almeida, seconded by Commissioner Mustilli.
23 Clerk call the roll.

24 MS. GILMORE: Commissioner Almeida.

25 COMMISSIONER ALMEIDA: Aye.

1 MS. GILMORE: Commissioner Confessore.

2 COMMISSIONER CONFESSORE: Aye.

3 MS. GILMORE: Commissioner Kinsella.

4 COMMISSIONER KINSELLA: Aye.

5 MS. GILMORE: Commissioner Mustilli.

6 COMMISSIONER MUSTILLI: Aye.

7 MS. GILMORE: Commissioner Pettigrew.

8 COMMISSIONER PETTIGREW: Aye.

9 MS. GILMORE: Dr. Doran.

10 THE CHAIRMAN: Aye.

11 Other than me, is there any only old
12 business? No?

13 Okay. Any new business?

14 Okay. So we'll get to the new items
15 for resolution also. Can I have a motion to --
16 do we need a motion to cancel the meetings?

17 MS. GILMORE: Yes, July and August.

18 COMMISSIONER PETTIGREW: Isn't it
19 usually the call of the Chair anyway?

20 THE CHAIRMAN: I was going to say why
21 don't we leave it at the call of the Chair.

22 Can I have a motion to have July and
23 August meetings at the call of the Chair? If we
24 need to have a meeting, we'll have one. If not,
25 we won't.

1 COMMISSIONER PETTIGREW: Motion.

2 COMMISSIONER KINSELLA: Second.

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

6 MS. GILMORE: Commissioner Almeida.

7 COMMISSIONER ALMEIDA: Aye.

8 MS. GILMORE: Commissioner Confessore.

9 COMMISSIONER CONFESSORE: Aye.

10 MS. GILMORE: Commissioner Kinsella.

11 COMMISSIONER KINSELLA: Aye.

12 MS. GILMORE: Commissioner Mustilli.

13 COMMISSIONER MUSTILLI: Aye.

14 MS. GILMORE: Commissioner Pettigrew.

15 COMMISSIONER PETTIGREW: Aye.

16 MS. GILMORE: Dr. Doran.

17 THE CHAIRMAN: Aye.

18 Can I have a motion to approve
19 Resolution 1354-06-17 awarding the contract for
20 extermination services to Advanced Animal & Pest
21 Control, Inc?

22 COMMISSIONER MUSTILLI: Motion.

23 COMMISSIONER ALMEIDA: Second.

24 THE CHAIRMAN: Commissioner Mustilli
25 motion and Commissioner Almeida seconded. Motion

1 made and seconded, clerk call the roll.

2 MS. GILMORE: Commissioner Almeida.

3 COMMISSIONER ALMEIDA: Aye.

4 MS. GILMORE: Commissioner Confessore.

5 COMMISSIONER CONFESSORE: Aye.

6 MS. GILMORE: Commissioner Kinsella.

7 COMMISSIONER KINSELLA: 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 Can I get a motion to approve
15 Resolution 1355-06-17 awarding a contract for
16 auditing services for Polcari & Company?

17 COMMISSIONER PETTIGREW: Motion.

18 COMMISSIONER MUSTILLI: Second.

19 THE CHAIRMAN: Motion by Commissioner
20 Pettigrew, seconded by Commissioner Mustilli.

21 Motion made and seconded, clerk call the roll.

22 MS. GILMORE: Commissioner Almeida.

23 COMMISSIONER ALMEIDA: Aye.

24 MS. GILMORE: Commissioner Confessore.

25 COMMISSIONER CONFESSORE: Aye.

1 MS. GILMORE: Commissioner Kinsella.
2 COMMISSIONER KINSELLA: Aye.
3 MS. GILMORE: Commissioner Mustilli.
4 COMMISSIONER MUSTILLI: Aye.
5 MS. GILMORE: Commissioner Pettigrew.
6 COMMISSIONER PETTIGREW: Aye.
7 MS. GILMORE: Dr. Doran.
8 THE CHAIRMAN: Aye.
9 Can I have a motion to approve
10 Resolution 1356-06-17 awarding a contract for
11 accounting services to Geltrude & Company, LLC?
12 COMMISSIONER MUSTILLI: Motion.
13 COMMISSIONER KINSELLA: Second.
14 THE CHAIRMAN: Motion made by
15 Commissioner Mustilli, seconded by Commissioner
16 Kinsella. Motion made and seconded, clerk call
17 the roll.
18 MS. GILMORE: Commissioner Almeida.
19 COMMISSIONER ALMEIDA: Aye.
20 MS. GILMORE: Commissioner Confessore.
21 COMMISSIONER CONFESSORE: Aye.
22 MS. GILMORE: Commissioner Kinsella.
23 COMMISSIONER KINSELLA: Aye.
24 MS. GILMORE: Commissioner Mustilli.
25 COMMISSIONER MUSTILLI: Aye.

1 MS. GILMORE: Commissioner Pettigrew.

2 COMMISSIONER PETTIGREW: Aye.

3 MS. GILMORE: Dr. Doran.

4 THE CHAIRMAN: Aye.

5 I need a motion to approve Resolution
6 1357-06-17 awarding contract for legal services
7 to Manfredi & Associates.

8 COMMISSIONER PETTIGREW: Motion.

9 COMMISSIONER MUSTILLI: Second.

10 THE CHAIRMAN: Motion made my
11 Commissioner Pettigrew, second by Commissioner
12 Mustilli. Motion made and seconded, clerk call
13 the roll.

14 MS. GILMORE: Commissioner Almeida.

15 COMMISSIONER ALMEIDA: 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 MR. MANFREDI: Thank you.

2 THE CHAIRMAN: Do we have any need for
3 closed session? No?

4 Okay. Is there anyone who wishes to be
5 heard? Any public comment?

6 MR. DePIEROLA: I just wanted to come
7 by and say hello to everybody.

8 THE CHAIRMAN: It's good to see you
9 here.

10 MR. DePIEROLA: I ran into Mr. Doran
11 yesterday, and I never see anybody, they're never
12 around. So I want to let you guys know
13 everything seems to be going well. There's, I
14 mean, minor things here and there, like people
15 being on the property, they're not actually
16 supposed to be on, you know. We take care of
17 that and let them know unless they're here with
18 somebody they're visiting, they're not to be
19 here. If they give a little resistance, they're
20 not supposed to be here. A little more
21 resistance, let them know that Harrison PD will
22 be called. But we really haven't had any big
23 issues to where there's been, you know, anything
24 physical or anybody getting hurt.

25 THE CHAIRMAN: That's good.

1 MR. DePIEROLA: Yeah, so it's been
2 really good. I'm getting to know the people a
3 lot more, stopping and talking to them. It's
4 been great. Today I had about a 10-minute
5 conversation with two of the ladies, they come on
6 with, "Oh, this one is around." I'm like, "Don't
7 worry about it, it will be fine. If I'm not
8 around, contact the Harrison PD if you feel it's
9 necessary." So overall I think people feel
10 better that they have security here, that they
11 have somebody walking around, at least a
12 presence.

13 COMMISSIONER KINSELLA: When you first
14 started were you wearing the badge?

15 MR. DePIEROLA: I didn't have it. It
16 was ordered for me.

17 COMMISSIONER KINSELLA: Nice.

18 THE CHAIRMAN: Yes, it adds some
19 professional.

20 MR. DePIEROLA: It definitely makes a
21 difference, because you can walk around all day
22 with security on your back, but when they see a
23 medallion hanging around your neck it gives them
24 a little more pause, makes them think.

25 THE CHAIRMAN: I did ask Jules that

1 when we have a public meeting he really should be
2 here, because it's probably one thing -- you
3 know, we have a policeman at every council
4 meeting.

5 COMMISSIONER PETTIGREW: It's a good
6 idea to control the crowd.

7 THE CHAIRMAN: I think it's just nice
8 to have your presence around. So thank you,
9 Jules.

10 MR. DePIEROLA: Thank you. You have a
11 good one.

12 THE CHAIRMAN: Any other comments,
13 points of view? Do I have a motion to adjourn?

14 COMMISSIONER KINSELLA: Motion.

15 COMMISSIONER ALMEIDA: Motion.

16 THE CHAIRMAN: Motion made by
17 Commissioner Kinsella and Commissioner Almeida.
18 Motion made and seconded. All those in favor
19 vote aye.

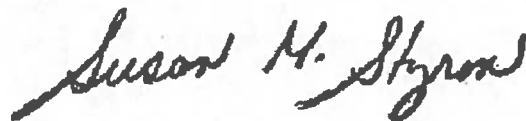
20 (All ayes.)

21 THE CHAIRMAN: Okay. We're good.
22 (Whereupon the proceedings concluded at 6:30
23 p.m.)
24
25

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: June 14, 2017