

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, April 5, 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
IRENE ALMEIDA, COMMISSIONER
FREDERICK CONFESSORE, COMMISSIONER

ALSO PRESENT:

JOSEPH MANFREDI, ESQ. Board Attorney
ROY ROGERS, Executive Director
MAUREEN GILMORE, Authority Staff
DOREEN COUCH, Authority Staff
GENE GILMORE, Maintenance Supervisor
JOAN MICHAELSON, Authority Staff
JOANNE ROMANO, 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: This is a regular
2 meeting of the Commissioners of the Housing
3 Authority of the Town of Harrison meeting in
4 regular session in the conference room of the
5 administration offices at Harrison.

6 Pursuant to Chapter 231, Laws of 1975,
7 adequate posting and advance notice of date,
8 time, location, purpose and agenda of this
9 meeting have been recorded and posted.

10 I ask everyone to please stand and
11 salute the flag.

12 (Pledge of Allegiance.)

13 THE CHAIRMAN: Clerk call the roll.

14 MS. GILMORE: Commissioner Almeida.

15 COMMISSIONER ALMEIDA: Here.

16 MS. GILMORE: Commissioner Choffo.

17 COMMISSIONER CHOFFO: Here.

18 MS. GILMORE: Commissioner Confessore.

19 COMMISSIONER CONFESSORE: Here.

20 MS. GILMORE: Commissioner Kinsella.

21 COMMISSIONER KINSELLA: Here.

22 MS. GILMORE: Commissioner Mustilli.

23 COMMISSIONER MUSTILLI: Here.

24 MS. GILMORE: Commissioner Pettigrew.

25 COMMISSIONER PETTIGREW: Here.

1 MS. GILMORE: Commissioner Doran.

2 THE CHAIRMAN: Here.

3 Can I have a motion to approve the
4 minutes of the March 1, 2017 meeting?

5 COMMISSIONER ALMEIDA: Motion.

6 COMMISSIONER CONFESSORE: Second.

7 THE CHAIRMAN: That was called by
8 Commissioner Almeida, and seconded by
9 Commissioner Confessore.

10 Motion made and seconded. Clerk call
11 the roll.

12 MS. GILMORE: Commissioner Almeida.

13 COMMISSIONER ALMEIDA: Aye.

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: Commissioner Doran.

25 THE CHAIRMAN: Aye.

1 Can I have a motion to pay the water
2 bills?

3 COMMISSIONER PETTIGREW: Motion.

4 COMMISSIONER MUSTILLI: Second.

5 THE CHAIRMAN: A motion made by
6 Commissioner Pettigrew, seconded by Commissioner
7 Mustilli.

8 Motion made and seconded. Clerk please
9 call the roll.

10 MS. GILMORE: Commissioner Almeida.

11 COMMISSIONER ALMEIDA: Aye.

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: Commissioner Doran.

23 THE CHAIRMAN: Aye.

24 Can I have a motion to approve all
25 other bills?

1 COMMISSIONER CHOFFO: Motion.

2 COMMISSIONER PETTIGREW: Motion.

3 THE CHAIRMAN: Motion made by

4 Commissioner Choffo and seconded by Commissioner

5 Pettigrew.

6 Clerk call the roll.

7 MS. GILMORE: Commissioner Almeida.

8 COMMISSIONER ALMEIDA: Aye.

9 MS. GILMORE: Commissioner Choffo.

10 COMMISSIONER CHOFFO: Aye.

11 MS. GILMORE: Commissioner Confessore.

12 COMMISSIONER CONFESSORE: Aye.

13 MS. GILMORE: Commissioner Kinsella.

14 COMMISSIONER KINSELLA: Aye.

15 MS. GILMORE: Commissioner Mustilli.

16 COMMISSIONER MUSTILLI: Aye.

17 MS. GILMORE: Commissioner Pettigrew.

18 COMMISSIONER PETTIGREW: Aye.

19 MS. GILMORE: Commissioner Doran.

20 THE CHAIRMAN: Aye.

21 Communications.

22 MS. GILMORE: We have a letter from the
23 Harrison Police Department.

24 "As you are aware, I was raised in
25 Harrison Gardens and I have many fond memories of

1 the close-knit community. 'The Gardens' was a
2 place where everyone knew each other and they let
3 their children wander about and play without any
4 fear of supervision because they were in 'The
5 Gardens,' and that meant that they were home and
6 safe.

7 "Unfortunately, as the world around us
8 changed, our world changed too. Fortunately,
9 however, those persons, like yourself, who
10 dedicated themselves to providing the best
11 quality of life in an affordable housing
12 community were proactive and embrace modern
13 technology to continue to keep their community
14 safe.

15 "While our community has recently
16 fallen victim to a cowardly criminal, I believe
17 that we must assure the residents of the Harrison
18 Gardens and Kingsland Courts that we will
19 continue, and increase, our efforts to keep their
20 community as safe as it has been for years.

21 "The Harrison Housing Authority's
22 implementation of the Defiant Trespasser policy
23 and installation of CCTV cameras has served to
24 protect its residents quite well over the years.
25 Those cameras, and your dedicated staff, greatly

1 assist in the arrest of this recent offender, and
2 now that he has been placed on the Defiant
3 Trespasser list, your residents can once again
4 sleep well knowing that he will never again be
5 permitted within their community.

6 "I am also pleased to inform you that
7 you will see an increased police presence on your
8 properties over the next twelve weeks as the
9 Harrison Police Department will be conducting
10 additional, specialized patrols consistent with
11 our Municipal Alliance Grant.

12 "Please do not hesitate to contact me
13 if you have any concerns regarding the housing
14 authority, our department, or our committed
15 partnership.

16 "Sincerely, Derek J. Kearns, Chief of
17 Police."

18 THE CHAIRMAN: Thank you.

19 COMMISSIONER ALMEIDA: What happened?
20 What is this in reference to?

21 THE CHAIRMAN: Hold on one second.

22 We had a resident, we had a perpetrator
23 come into the building and knock on some doors
24 until he got in. He made access to one apartment
25 for which he then assaulted the resident and

1 proceeded to steal some drugs and some -- I don't
2 know if any money or what, a theft occurred.

3 COMMISSIONER CHOFFO: Well, medicine.

4 THE CHAIRMAN: Medicine. And left the
5 person on the floor of the apartment. And we
6 were able to have the cameras, and I understand
7 Gene and Roy did a pretty good job having
8 immediate access to them. Without going into too
9 much into the police side, I know they identified
10 somebody fairly quickly. It was a matter of
11 finding out where that person was. And they did
12 pretty good detective work on doing that.

13 COMMISSIONER MUSTILLI: Wow.

14 COMMISSIONER ALMEIDA: Just a random
15 person? Just random?

16 THE CHAIRMAN: Someone known.

17 COMMISSIONER ALMEIDA: Somebody known
18 to somebody in here.

19 DIRECTOR ROGERS: And he's no longer
20 allowed on the property.

21 THE CHAIRMAN: The Executive Director's
22 report?

23 DIRECTOR ROGERS: I sent the Executive
24 Director's report out last week. The only thing
25 I'd like to mention is the fact that especially

1 Mr. Gilmore, but some of the office staff and
2 some of the maintenance did an excellent job
3 identifying this individual. And I'm glad to say
4 that the policemen were here today, and they are
5 making patrol at least 45 minutes on this
6 property, 45 minutes on the other property for
7 the next 12 weeks.

8 And, in addition, I understand they
9 were here this weekend and walked up to the third
10 floor to make sure everything was okay in the
11 building where the incident occurred.

12 But, again, I'm just very pleased with
13 the sensitivity of the employees here. That's
14 all I have, sir.

15 THE CHAIRMAN: Thank you, Roy.

16 Okay. Motion to accept the maintenance
17 report?

18 COMMISSIONER MUSTILLI: Motion.

19 COMMISSIONER CONFESSORE: Second.

20 THE CHAIRMAN: Motion made by
21 Commissioner Mustilli and seconded by
22 Commissioner Confessore.

23 Motion made and seconded. Clerk call
24 the roll.

25 MS. GILMORE: Commissioner Almeida.

1 COMMISSIONER ALMEIDA: Aye.

2 MS. GILMORE: Commissioner Choffo.

3 COMMISSIONER CHOFFO: 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: Commissioner Doran.

13 THE CHAIRMAN: Aye.

14 Any old business? Any old business on
15 anybody's mind?

16 New business? We need a motion to
17 approve the resolution of condolence.

18 COMMISSIONER ALMEIDA: Motion.

19 COMMISSIONER CONFESSORE: Second.

20 MS. GILMORE: Commissioner Almeida.

21 COMMISSIONER ALMEIDA: Aye.

22 MS. GILMORE: Commissioner Choffo.

23 COMMISSIONER CHOFFO: 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: Commissioner Doran.

8 THE CHAIRMAN: Aye.

9 Did anyone want that read into the
10 minutes? Or everybody has a copy. That was for
11 Terry Gilmore. If it's all right, I'll read it
12 in.

13 "Whereas the Almighty, in His infinite
14 wisdom, has taken unto Himself, Terence "Terry"
15 Gilmore, Brother of Supervising Maintenance
16 Repairer, Eugene Gilmore, and,

17 "Whereas, it is eminently fitting and
18 proper that we express our sincere and heartfelt
19 sorrow for his demise, therefore,

20 "Be it resolved, by the Commissioners
21 of Housing Authority of the Town of Harrison that
22 at we extend our sincere sympathy to the family
23 in their loss, and,

24 "Be it further resolved, that this
25 Resolution be spread in full upon the minutes of

1 the April 5, 2017 meeting of the Board of
2 Commissioners of the Housing Authority of the
3 Town of Harrison and a copy sent to the bereaved
4 family."

5 Gene, I'm sure I speak for everybody at
6 the table, St. Patrick's wasn't the day without
7 having some of Terry's corned beef somewhere.
8 And he was a great guy, I've got to know him over
9 the last couple of years, I've run into him at a
10 couple of places, he's real good guy.

11 MR. GILMORE: Thank you very much.

12 THE CHAIRMAN: And he's a credit to
13 you, and all of you are good guys. So it was a
14 pleasure to know Terry, so our condolences to
15 you, and Maureen.

16 Okay. The motion to approve -- does
17 anybody have any questions on the final adoption
18 of the budget?

19 DIRECTOR ROGERS: We didn't change the
20 budget or anything. This is just a formality.

21 THE CHAIRMAN: Okay. So if you have no
22 questions I'll call for a roll call on that to
23 approve the final adoption of the final 2017
24 budget.

25 COMMISSIONER CHOFFO: Motion.

1 COMMISSIONER MUSTILLI: Second.

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

5 MS. GILMORE: Commissioner Almeida.

6 COMMISSIONER ALMEIDA: Aye.

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: Commissioner Doran.

18 THE CHAIRMAN: Aye.

19 Okay. Does anyone want to discuss
20 salaries? We have a proposal from the Executive
21 Director to discuss salaries.

22 COMMISSIONER CHOFFO: I'll make a
23 motion to go into closed session.

24 COMMISSIONER PETTIGREW: Second.

25 THE CHAIRMAN: There's a motion,

1 everyone vote aye?

2 (All ayes.)

3 THE CHAIRMAN: As opposed to no?

4 (Whereupon the proceedings go into closed
5 session.)

6 BACK INTO OPEN SESSION:

7 THE CHAIRMAN: Okay. A motion to go
8 back into open session.

9 COMMISSIONER ALMEIDA: Motion.

10 COMMISSIONER KINSELLA: Second.

11 THE CHAIRMAN: A motion was made by
12 Commissioner Almeida and a second by Commissioner
13 Kinsella.

14 Clerk call the roll.

15 MS. GILMORE: Commissioner Almeida.

16 COMMISSIONER ALMEIDA: Aye.

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: Commissioner Doran.

3 THE CHAIRMAN: Aye.

4 DIRECTOR ROGERS:

5 Okay. The Board has discussed a
6 proposal by the Executive Director to approve
7 salary increases for the staff at the Housing
8 Authority.

9 The Commissioners had a chance to
10 review and discuss it. I at that point would
11 like to call for a motion to approve.

12 COMMISSIONER CHOFFO: I'll make a
13 motion.

14 COMMISSIONER MUSTILLI: I'll second.

15 THE CHAIRMAN: Okay. A motion made by
16 Commissioner Choffo and seconded by Commissioner
17 Mustilli. Clerk call the roll.

18 MS. GILMORE: Commissioner Almeida.

19 COMMISSIONER ALMEIDA: Aye.

20 MS. GILMORE: Commissioner Choffo.

21 COMMISSIONER CHOFFO: Aye.

22 MS. GILMORE: Commissioner Confessore.

23 COMMISSIONER CONFESSORE: I abstain.

24 THE CHAIRMAN: You can vote, but
25 abstain on Nuno.

1 COMMISSIONER CONFESSORE: Okay. I
2 abstain on Nuno.

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: Commissioner Doran.

10 THE CHAIRMAN: Aye.

11 DIRECTOR ROGERS: Thank you very much
12 for the support.

13 THE CHAIRMAN: We did closed session.
14 So any public comment, points of view,
15 observations, anyone? Gene?

16 MR. GILMORE: I appreciate the Board's,
17 attaboys for the cameras and everything, but if
18 it wasn't for the Board approving the necessity,
19 we wouldn't have been able to do that. So I
20 would like to give the Board a hurrah for
21 noticing the necessity that we had. Because it
22 cost a lot of money, but I think they're really
23 going to work for us.

24 COMMISSIONER PETTIGREW: They already
25 paid off.

1 MR. GILMORE: So thank you.

2 THE CHAIRMAN: Good, thank you.

3 Any other comments?

4 I have a motion to adjourn?

5 COMMISSIONER ALMEIDA: Motion.

6 COMMISSIONER PETTIGREW: Motion.

7 THE CHAIRMAN: Motion by Commissioner
8 Almeida, seconded by Pettigrew.

9 Clerk call the roll.

10 MS. GILMORE: Commissioner Almeida.

11 COMMISSIONER ALMEIDA: Aye.

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: No.

22 MS. GILMORE: Commissioner Doran.

23 THE CHAIRMAN: Aye. Thank you

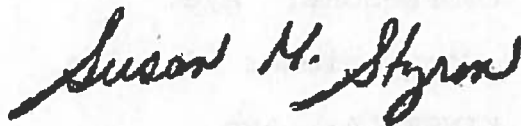
24 everyone, have a good month.

25 (Where the proceedings concluded at 6:50 p.m.)

CERTIFICATE

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, 2019

Dated: April 10, 2017