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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

Tuesday, September 17, 2019, 6:10 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
- FREDERICK CONFESSORE, COMMISSIONER

EXCUSED: ARTHUR PETTIGREW, VICE CHAIRMAN

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 September 17,
5 2019.

6 This meeting is a regularly scheduled
7 meeting, and proper public notice of time, date,
8 location, purpose and agenda have been posted in
9 compliance with the Sunshine Law.

10 Please join me in salute to the flag.

11 (Pledge of Allegiance.)

12 THE CHAIRMAN: Clerk, call the roll.

13 MS. GILMORE: Commissioner Choffo.

14 COMMISSIONER CHOFFO: Here.

15 MS. GILMORE: Commissioner Confessore.

16 COMMISSIONER CONFESSORE: Here.

17 MS. GILMORE: Commissioner Kinsella.

18 COMMISSIONER KINSELLA: Here.

19 MS. GILMORE: Commissioner Mustilli.

20 COMMISSIONER MUSTILLI: Here.

21 MS. GILMORE: Commissioner Pettigrew,
22 absent.

23 Dr. Doran.

24 THE CHAIRMAN: Here.

25 Can I have a motion to approve the

1 minutes of the June 11, 2009 meeting?

2 COMMISSIONER MUSTILLI: Motion.

3 COMMISSIONER CHOFFO: Second.

4 THE CHAIRMAN: Motion made by
5 Commissioner Mustilli, seconded by Commissioner
6 Choffo.

7 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: Dr. Doran.

17 THE CHAIRMAN: Aye.

18 Could I have a motion to approve the
19 water bills?

20 MS. GILMORE: That should be all bills.

21 Sorry.

22 THE CHAIRMAN: All right. So that's
23 all bills, including the water bills.

24 COMMISSIONER CHOFFO: I'll make a
25 motion.

1 COMMISSIONER MUSTILLI: I'll second it.

2 THE CHAIRMAN: Motion by Choffo, second
3 by Mustilli.

4 Clerk, call the roll.

5 MS. GILMORE: Commissioner Choffo.

6 COMMISSIONER CHOFFO: 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: Dr. Doran.

14 THE CHAIRMAN: Aye.

15 Communications.

16 DIRECTOR LUCAS: We had a letter from
17 Pharmacy Plus. They came in and did something
18 for our seniors, which was pretty awesome. They
19 would like to hold a new program, a senior and
20 disabled program here at the Gardens. They
21 explained some of the highlights in the letter
22 which I had sent to you, which is included in
23 your thing: Blood pressure monitoring, glucose
24 monitoring, blister pack dispensing, medication
25 packaging. Tenants that are homebound can

1 receive a complete medication review wherein the
2 pharmacist will visit the patient's home to go
3 over their medication. They came here, they had
4 food. We had a lot of seniors that turned out.
5 I was in contact with Joanie Woods, we're going
6 to be doing some other things together with
7 Pharmacy Plus. It was pretty awesome for our
8 seniors.

9 THE CHAIRMAN: Good.

10 DIRECTOR LUCAS: We also got a letter
11 from the DCA approving Richard Miller as one of
12 our Commissioners, which was all sent to
13 everybody.

14 THE CHAIRMAN: He wasn't able to make
15 tonight's meeting, he's out of the country. I
16 spoke to him this afternoon.

17 Okay. Executive Director's report?

18 DIRECTOR LUCAS: We had the tenant
19 barbecue on June 26th, which everybody knows was
20 a great success. It was awesome, all the police
21 came, the fire truck came, it was great.

22 Tree service. The trimming job, they
23 were fantastic, that is done. The top gutter
24 cleansing, it has cleaned the gutter on both
25 sides, that's also finished.

1 We have closed out the plumbing
2 upgrades project in the Kingsland Courts site.
3 That's all done, check has been paid, that's off
4 our plate as well.

5 The repaving bid has been placed in the
6 Star Ledger and is returnable on October 29th. I
7 will keep you updated on the process. We do have
8 an end date for this project to be done June 3rd
9 so our kids will not be affected in any single
10 way as far as the summertime comes.

11 Cycle painting has begun inside the
12 Harrison Gardens, which is going extremely well.
13 And, also, we had some things with the boiler
14 system going on. I got some quotes for that
15 boiler system. It is under the threshold, the
16 bid threshold, which we will be awarding to the
17 company that sent us the thing. It's basically
18 \$9,800.

19 There's three projects that have to be
20 done. Because of the time in September I don't
21 want it to get any further waiting for quotes
22 from anybody else, so we will be approving that
23 for our boilers, for the guys to come in and fix
24 the boilers. But because we awarded all three
25 jobs to the same company we'll also get a 3

1 percent discount, so that number will change once
2 we get everything done.

3 Our new computers are up and running,
4 Dr. D.

5 THE CHAIRMAN: Great.

6 DIRECTOR LUCAS: And that's it.

7 THE CHAIRMAN: What resolution is the
8 payment for the boilers? Is that in here?

9 MS. GILMORE: Excuse me?

10 THE CHAIRMAN: Do we need a resolution
11 to pay the --

12 DIRECTOR LUCAS: No, it's under the
13 threshold. I just wanted you guys to be aware of
14 it.

15 THE CHAIRMAN: Do we need to take a
16 vote on motion to memorialize the quote from
17 Atlas Tree?

18 DIRECTOR LUCAS: We already did that
19 Dr. D, we're good.

20 MS. GILMORE: We're just memorializing
21 it because we voted on it over the summer.

22 THE CHAIRMAN: Well, memorializing it
23 means you're doing another vote.

24 MS. GILMORE: Oh, okay.

25 THE CHAIRMAN: Okay. Can I have a vote

1 to memorialize the quote from Atlas, and the same
2 quote from Top Cleaning for gutter cleaning.

3 Do I have a motion?

4 COMMISSIONER KINSELLA: Motion.

5 COMMISSIONER MUSTILLI: Second.

6 THE CHAIRMAN: Motion by Kinsella,
7 second by Mustilli.

8 Clerk, call the roll.

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: Dr. Doran.

18 THE CHAIRMAN: Aye.

19 Can we do the next three items? A
20 motion to renew modernization coordinator
21 contract, motion to approve Resolution
22 1424-09-19, and a motion to approve Resolution
23 1425-09-19 accepting the 2019 CFP fund report.

24 COMMISSIONER CONFESSORE: Motion for
25 all.

1 COMMISSIONER KINSELLA: Second.

2 THE CHAIRMAN: Motion by Confessore,
3 second by Kinsella.

4 Clerk, call the roll.

5 MS. GILMORE: Commissioner Choffo.

6 COMMISSIONER CHOFFO: 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: Dr. Doran.

14 THE CHAIRMAN: Aye.

15 Any public comment? Motion to adjourn?

16 COMMISSIONER KINSELLA: Motion.

17 COMMISSIONER MUSTILLI: Second.

18 THE CHAIRMAN: All those in favor.

19 (All ayes.)

20 THE CHAIRMAN: And we are adjourned.

21 Thank you.

22

23 (Whereupon the proceedings concluded at 6:15

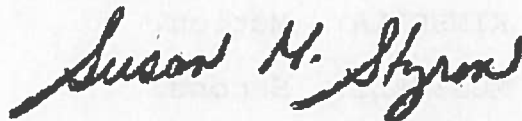
24 p.m.)

25

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, 2024

Dated: October 1, 2019