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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 VIA ZOOM

June 8, 2021, 6:15 p.m.  
Harrison Gardens, Bldg. #1  
788 Harrison Avenue  
Harrison, New Jersey 07029

PRESENT:

- JAMES P. DORAN, Ed.D, CHAIRMAN
- ARTHUR PETTIGREW, VICE CHAIRMAN
- DANIEL CHOFFO, COMMISSIONER
- DAWN KINSELLA, COMMISSIONER
- RICHARD MILLER, COMMISSIONER

- EXCUSED: BRUNILDA MUSTILLI, COMMISSIONER  
FREDERICK CONFESSORE, COMMISSIONER

ALSO PRESENT:

- RAYMOND LUCAS, Executive Director
- JOSEPH MANFREDI, ESQ. Board Attorney
- MAUREEN GILMORE, Authority Staff
- GENE GILMORE, Maintenance Supervisor

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 this  
2 meeting to order of the Harrison Housing  
3 Authority on June 8, 2021. This is a regularly  
4 scheduled meeting, and proper public notice of  
5 time, date, location, purpose and agenda have  
6 been posted in compliance with the Sunshine Law.

7 I invite you again to join me in salute  
8 to the flag.

9 (Pledge of Allegiance.)

10 THE CHAIRMAN: Maureen, if you could  
11 call the roll.

12 MS. GILMORE: Commissioner Choffo.

13 COMMISSIONER CHOFFO: Here, present.

14 MS. GILMORE: Commissioner Kinsella.

15 COMMISSIONER KINSELLA: Here.

16 MS. GILMORE: Commissioner Miller.

17 COMMISSIONER MILLER: Here.

18 MS. GILMORE: Commissioner Pettigrew.

19 COMMISSIONER PETTIGREW: Here.

20 MS. GILMORE: And Dr. Doran.

21 THE CHAIRMAN: Here.

22 Can I have a motion to approve the  
23 minutes of the May 11, 2021 meeting?

24 COMMISSIONER CHOFFO: Motion.

25 COMMISSIONER PETTIGREW: Second.

1 THE CHAIRMAN: Motion by Choffo, second  
2 by Pettigrew.

3 Clerk, call the roll.

4 MS. GILMORE: Commissioner Choffo.

5 COMMISSIONER CHOFFO: Aye.

6 MS. GILMORE: Commissioner Kinsella.

7 COMMISSIONER KINSELLA: Aye.

8 MS. GILMORE: Commissioner Miller.

9 COMMISSIONER MILLER: Aye.

10 MS. GILMORE: Commissioner Pettigrew.

11 COMMISSIONER PETTIGREW: Aye.

12 MS. GILMORE: Dr. Doran.

13 THE CHAIRMAN: Aye.

14 Could I have a motion to approve the  
15 bill list?

16 COMMISSIONER PETTIGREW: Motion.

17 COMMISSIONER CHOFFO: Second.

18 THE CHAIRMAN: Motion made by

19 Pettigrew, second by Choffo.

20 Clerk, call the roll.

21 MS. GILMORE: Commissioner Choffo.

22 COMMISSIONER CHOFFO: Aye.

23 MS. GILMORE: Commissioner Kinsella.

24 COMMISSIONER KINSELLA: Aye.

25 MS. GILMORE: Commissioner Miller.

1                   COMMISSIONER MILLER: I'm sorry, I  
2 didn't hear that.

3                   MS. GILMORE: Mr. Miller.

4                   COMMISSIONER MILLER: Aye.

5                   MS. GILMORE: Commissioner Pettigrew.

6                   COMMISSIONER PETTIGREW: Aye.

7                   MS. GILMORE: Dr. Doran.

8                   THE CHAIRMAN: Aye.

9                   Communications?

10                  MS. GILMORE: No.

11                  DIRECTOR LUCAS: One thing, real quick.

12                  The municipal conference, all the rooms are  
13 booked. Maureen took care of all that minus Mr.  
14 Confessore; and who else Maureen?

15                  MS. GILMORE: Lindy Mustilli.

16                  DIRECTOR LUCAS: Other than that,  
17 everything is taken care of, Dr. D.

18                  THE CHAIRMAN: All right, thank you  
19 very much. As soon as we get the programs of  
20 things to study --

21                  DIRECTOR LUCAS: You will have it.

22                  THE CHAIRMAN: Great. Thanks very  
23 much. Appreciate that.

24                  Executive Director's report, Ray?

25                  DIRECTOR LUCAS: Yes. It's what it

1 was. Just a couple of things. The COVID stuff  
2 that we have. I do have my maintenance men still  
3 wearing their masks inside just for maintenance.  
4 The reason is they are with the tenants and I  
5 still don't know or have the information of who  
6 was sick and who was not. They come into the  
7 building, they still have masks on. Other than  
8 that, they're still wearing their masks inside  
9 the apartment buildings as usual. The girls in  
10 the office are not wearing masks, but the men  
11 when they come in have to wear masks just for the  
12 safety of the staff. And that's basically it.

13 THE CHAIRMAN: Ray, a question for you,  
14 and maybe somebody might want to address, or  
15 Mr. Manfredi.

16 Can the Authority ask the residents,  
17 not to order them that they have to get  
18 vaccinated, but can they ask them to show proof  
19 of vaccination?

20 MR. MANFREDI: Actually, Dr. Doran, HUD  
21 just came out with a notice on that indicating  
22 that we are going to be permitted to do that.  
23 And EEOC did as well. It's not effective yet,  
24 it's supposed to be effective in a week.

25 THE CHAIRMAN: Okay. So maybe we'll

1 pay attention to that, Ray, when it comes out.

2 DIRECTOR LUCAS: Oh, 100 percent yes.

3 THE CHAIRMAN: I know it can't be  
4 required, you can't require people to get  
5 vaccinated, but you can ask them for proof of  
6 vaccination.

7 DIRECTOR LUCAS: We couldn't do that  
8 before.

9 THE CHAIRMAN: I know you can't  
10 control -- I'm sure you might know, Ray, you  
11 can't control visitors and so forth, but at least  
12 you can get a general idea of who's vaccinated or  
13 not.

14 DIRECTOR LUCAS: Yes. We still have  
15 the running list of hot apartments and stuff like  
16 that, Dr. D, so that's still posted and  
17 everything.

18 THE CHAIRMAN: Great. A motion to  
19 accept the Executive Director's report.

20 COMMISSIONER PETTIGREW: Motion.

21 COMMISSIONER CHOFFO: Motion.

22 THE CHAIRMAN: Motion made by  
23 Pettigrew, second by Choffo.

24 Clerk, call the roll.

25 MS. GILMORE: Commissioner Choffo.

1 COMMISSIONER CHOFFO: Aye.

2 MS. GILMORE: Commissioner Kinsella.

3 COMMISSIONER KINSELLA: Aye.

4 MS. GILMORE: Commissioner Miller.

5 COMMISSIONER MILLER: Aye.

6 MS. GILMORE: Commissioner Pettigrew.

7 COMMISSIONER PETTIGREW: Aye.

8 MS. GILMORE: Dr. Doran.

9 THE CHAIRMAN: Aye.

10 Any questions on the maintenance report  
11 for Gene?

12 (No response.)

13 THE CHAIRMAN: Okay. Seeing none, can  
14 I have a motion to accept the maintenance report?

15 COMMISSIONER KINSELLA: Motion.

16 COMMISSIONER CHOFFO: Second.

17 THE CHAIRMAN: Motion made by Kinsella,  
18 second by Choffo.

19 Clerk, call the roll.

20 MS. GILMORE: Commissioner Choffo.

21 COMMISSIONER CHOFFO: Aye.

22 MS. GILMORE: Commissioner Kinsella.

23 COMMISSIONER KINSELLA: Aye.

24 MS. GILMORE: Commissioner Miller.

25 COMMISSIONER MILLER: Aye.

1 MS. GILMORE: Commissioner Pettigrew.

2 COMMISSIONER PETTIGREW: Aye.

3 MS. GILMORE: Dr. Doran.

4 THE CHAIRMAN: Aye.

5 I'd like to do something a little bit  
6 unprecedented, if we could. And I realize  
7 there's been thousands of people who have lived  
8 in the Gardens and who have made their mark in  
9 the Housing Authority. I'd just like to take a  
10 moment of silence that we did lose Jean Doffont  
11 this week, and anybody who's known anything about  
12 the Gardens would remember Jean Doffont who was  
13 one of those residents who raised, I don't know  
14 how many kids, four or five kids, and really was  
15 a staple back in the old days, and I'm sure  
16 probably to Ray, your father's biggest pain in  
17 the you know what.

18 DIRECTOR LUCAS: Also a pain in mine,  
19 because she kicked me in the butt outside.

20 THE CHAIRMAN: Okay. So if we could  
21 take a moment of silence for Jean Doffant.

22 (Moment of silence.)

23 THE CHAIRMAN: Thank you very much.  
24 That's a nice tribute to Jean, to the wonderful  
25 lady, who knew her, I'm sure everybody did in one



1 way or another. She was just a real good lady.

2 Any new business?

3 Seeing none, okay, can I have a motion  
4 to adjourn?

5 COMMISSIONER PETTIGREW: Motion.

6 COMMISSIONER KINSELLA: Second.

7 THE CHAIRMAN: Motion by Pettigrew,  
8 second by Kinsella. And all those in favor?

9 (All ayes.)

10 DIRECTOR LUCAS: Everybody have a great  
11 summer.

12

13 (Whereupon the proceedings concluded at 6:20  
14 p.m.)

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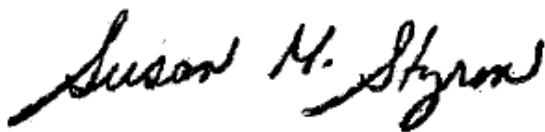
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CERTIFICATE

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, 2024

Dated: June 22, 2021

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