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TOWN OF HARRISON  
HOUSING AUTHORITY

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

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ANNUAL REORGANIZATION MEETING VIA ZOOM  
June 8, 2021, 6:05 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 declare this  
2 meeting to order and state that this is the  
3 annual organizational meeting of the Harrison  
4 Housing Authority of the Town of Harrison  
5 scheduled for June 8, 2021. This meeting is a  
6 regularly scheduled meeting, and proper public  
7 notice of time, date, location, purpose and  
8 agenda have been posted in compliance with the  
9 Sunshine Law.

10 I would ask you all to please stand and  
11 salute the flag.

12 (Pledge of Allegiance.)

13 THE CHAIRMAN: At this time I call the  
14 meeting to order and ask the clerk to please call  
15 the roll.

16 MS. GILMORE: Commissioner Choffo.

17 COMMISSIONER CHOFFO: Present.

18 MS. GILMORE: Commissioner Confessore,  
19 absent.

20 Commissioner Kinsella.

21 COMMISSIONER KINSELLA: Here.

22 MS. GILMORE: Commissioner Miller.

23 COMMISSIONER MILLER: Here.

24 MS. GILMORE: Commissioner Mustilli is  
25 absent.

1 Commissioner Pettigrew.

2 COMMISSIONER PETTIGREW: Here.

3 MS. GILMORE: And Dr. Doran.

4 THE CHAIRMAN: Here. At this time I  
5 call for a motion for a temporary pro tem, Ray  
6 Lucas.

7 DIRECTOR LUCAS: I call for nominations  
8 for our chairperson.

9 COMMISSIONER CHOFFO: I would like to  
10 nominate Dr. Doran as our chairperson.

11 COMMISSIONER KINSELLA: Second.

12 DIRECTOR LUCAS: Nomination by Mr.  
13 Choffo, second by Ms. Kinsella.

14 I make a motion to close for  
15 nominations.

16 MR. MANFREDI: Yes.

17 DIRECTOR LUCAS: Roll call. All in  
18 favor?

19 (All ayes.)

20 DIRECTOR LUCAS: Congratulations, Dr.  
21 Doran, for being the chairperson once again.

22 THE CHAIRMAN: Thank you everyone, for  
23 your support.

24 At this point I'll take a motion for  
25 vice chair, nominations for vice chair.

1 COMMISSIONER MILLER: I nominate Dan  
2 Choffo.

3 COMMISSIONER KINSELLA: Second.

4 COMMISSIONER CHOFFO: I would like to  
5 nominate Art Pettigrew.

6 MS. GILMORE: Is this going to be a  
7 runoff?

8 THE CHAIRMAN: Let the record reflect  
9 we have two nominations. At this point I'll call  
10 for a vote for Art Pettigrew as vice chair.

11 COMMISSIONER CHOFFO: What did I do to  
12 you, Richard?

13 THE CHAIRMAN: All those in favor of  
14 Art Pettigrew vote yes or no. Clerk will call  
15 the roll on this.

16 MS. GILMORE: Commissioner Choffo.

17 COMMISSIONER CHOFFO: Aye.

18 MS. GILMORE: Commissioner Kinsella.

19 COMMISSIONER KINSELLA: Aye.

20 MS. GILMORE: Commissioner Miller.

21 COMMISSIONER MILLER: Aye.

22 MS. GILMORE: Commissioner Pettigrew.

23 COMMISSIONER PETTIGREW: Can I vote for  
24 myself?

25 MR. MANFREDI: You can.

1 COMMISSIONER PETTIGREW: Okay. Aye.

2 MS. GILMORE: And Dr. Doran.

3 THE CHAIRMAN: Yes.

4 That being said, Joe, am I correct in  
5 that we don't really have to call a vote on the  
6 second nomination?

7 MR. MANFREDI: That's correct, Dr.  
8 Doran, yes.

9 THE CHAIRMAN: Being unanimous, I thank  
10 you all for that.

11 COMMISSIONER PETTIGREW: Thanks  
12 everyone, thanks very much.

13 THE CHAIRMAN: Danny looks like he  
14 dodged a bullet.

15 DIRECTOR LUCAS: That's it, Dr. D.

16 THE CHAIRMAN: If there no further  
17 business I'll call for a motion -- Joe, we don't  
18 have anything on the agenda for the organization  
19 meeting as far as like --

20 DIRECTOR LUCAS: Oh, I do.

21 THE CHAIRMAN: -- or did we do all that  
22 stuff already?

23 DIRECTOR LUCAS: For the municipality  
24 conference, Maureen has booked all the rooms  
25 already.

1 MR. MANFREDI: Dr. D, you want to know  
2 if we need to close our organization meeting?

3 THE CHAIRMAN: Yes.

4 MR. MANFREDI: Yes, we do need to close  
5 or organization meeting.

6 THE CHAIRMAN: So there's no other  
7 resolutions?

8 MR. MANFREDI: No.

9 DIRECTOR LUCAS: No, sir.

10 THE CHAIRMAN: Like the attorney and  
11 all that stuff like last month?

12 MR. MANFREDI: No.

13 THE CHAIRMAN: Motion to adjourn.

14 COMMISSIONER PETTIGREW: Motion.

15 COMMISSIONER KINSELLA: Second.

16 THE CHAIRMAN: Motion made by  
17 Commissioner Pettigrew, second by Commissioner  
18 Kinsella.

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.

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MS. GILMORE: Commissioner Pettigrew.

COMMISSIONER PETTIGREW: Aye.

MS. GILMORE: Dr. Doran.

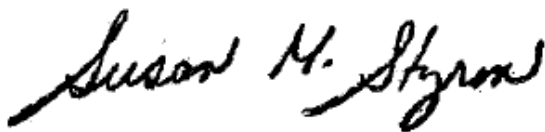
THE CHAIRMAN: Aye.

(Whereupon the proceedings concluded at 6:15  
p.m.)

CERTIFICATE

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2  
3 I, SUSAN M. STYRON, Notary Public,  
4 R.P.R., C.S.R., of the State of New Jersey,  
5 License No. XI01704, do hereby certify that the  
6 foregoing is a true and accurate transcript of  
7 the proceedings as taken stenographically by and  
8 before me at the time, place and on the date  
9 hereinbefore set forth.

10 I DO FURTHER CERTIFY that I am neither  
11 a relative nor employee nor attorney nor counsel  
12 of any of the parties to this action, and that I  
13 am neither a relative nor employee of such  
14 attorney or counsel, and that I am not  
15 financially interested in the action.  
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17  
18



19 Notary Public of the State of New Jersey

My Certificate expires January 25, 2024

20 Dated: June 22, 2021  
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