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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
Tuesday, November 9, 2021, 6 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
- BRUNILDA MUSTILLI, COMMISSIONER
- FREDERICK CONFESSORE, COMMISSIONER
- RICHARD MILLER, COMMISSIONER

EXCUSED:

ALSO PRESENT:

- RAYMOND LUCAS, Executive Director
- JOSEPH MANFREDI, ESQ. Board Attorney
- MAUREEN GILMORE, 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 meeting
3 of the Harrison Housing Authority of the Town of
4 Harrison scheduled for November 9, 2021. This
5 meeting is a regularly scheduled meeting, and
6 proper public notice of time, date, location,
7 purpose and agenda have been posted in compliance
8 with the Sunshine Law.

9 I'd ask all to please join me in
10 saluting the flag.

11 (Pledge of Allegiance.)

12 THE CHAIRMAN: Thank you.

13 Clerk, please call the roll.

14 MS. GILMORE: Commissioner Choffo.

15 COMMISSIONER CHOFFO: Here.

16 MS. GILMORE: Commissioner Confessore.

17 COMMISSIONER CONFESSORE: Here.

18 MS. GILMORE: Commissioner Kinsella.

19 COMMISSIONER KINSELLA: Here.

20 MS. GILMORE: Commissioner Miller.

21 COMMISSIONER MILLER: Here.

22 MS. GILMORE: Commissioner Mustilli.

23 COMMISSIONER MUSTILLI: Here.

24 MS. GILMORE: Commissioner Pettigrew.

25 COMMISSIONER PETTIGREW: Here.

1 MS. GILMORE: Dr. Doran.

2 THE CHAIRMAN: Here.

3 Can I have a motion to approve the
4 minutes of the October 12, 2021 meeting?

5 COMMISSIONER PETTIGREW: Motion.

6 COMMISSIONER KINSELLA: Second.

7 THE CHAIRMAN: Motion by Pettigrew and
8 second by Kinsella.

9 Clerk, call the roll.

10 MS. GILMORE: Commissioner Choffo.

11 COMMISSIONER CHOFFO: I vote aye.

12 MS. GILMORE: Commissioner Confessore.

13 COMMISSIONER CONFESSORE: Aye.

14 MS. GILMORE: Commissioner Kinsella.

15 COMMISSIONER KINSELLA: Aye.

16 MS. GILMORE: Commissioner Miller.

17 COMMISSIONER MILLER: Aye.

18 MS. GILMORE: Commissioner Mustilli.

19 COMMISSIONER MUSTILLI: Aye.

20 MS. GILMORE: Commissioner Pettigrew.

21 COMMISSIONER PETTIGREW: Aye.

22 MS. GILMORE: Dr. Doran.

23 THE CHAIRMAN: Aye.

24 Can I have a motion to approve all the
25 bills for this month?

1 COMMISSIONER PETTIGREW: Motion.

2 COMMISSIONER MUSTILLI: Second.

3 THE CHAIRMAN: Pettigrew, and second by
4 Lindy Mustilli.

5 Clerk, call the roll.

6 MS. GILMORE: Commissioner Choffo.

7 COMMISSIONER CHOFFO: I vote aye.

8 MS. GILMORE: Commissioner Confessore.

9 COMMISSIONER CONFESSORE: Aye.

10 MS. GILMORE: Commissioner Kinsella.

11 COMMISSIONER KINSELLA: Aye.

12 MS. GILMORE: Commissioner Miller.

13 COMMISSIONER MILLER: Aye.

14 MS. GILMORE: Commissioner Mustilli.

15 COMMISSIONER MUSTILLI: Aye.

16 MS. GILMORE: Commissioner Pettigrew.

17 COMMISSIONER PETTIGREW: Aye.

18 MS. GILMORE: Dr. Doran.

19 THE CHAIRMAN: Aye.

20 Any questions? I didn't ask first, I'm
21 sorry. Any questions on the bills? Sorry about
22 that.

23 (No response.)

24 Okay. And move on to communications.

25 MS. GILMORE: None.

1 DIRECTOR LUCAS: None.

2 THE CHAIRMAN: Okay. Executive
3 Director's report.

4 DIRECTOR LUCAS: The only thing I'll
5 add to my Executive Director's report, Dr. Doran,
6 is my staff and I will be getting our booster
7 shot on Friday this week, at 6:30.

8 THE CHAIRMAN: Good.

9 DIRECTOR LUCAS: So that's the only
10 thing I have to add to it. If anybody has any
11 questions about my Executive Director's report,
12 feel free.

13 COMMISSIONER MILLER: What kind of
14 booster are you getting?

15 DIRECTOR LUCAS: Moderna. Same one.

16 COMMISSIONER MILLER: Okay. Let me
17 know if you survive.

18 DIRECTOR LUCAS: Why wouldn't I
19 survive? What kind of question is that?

20 THE CHAIRMAN: I've had the booster and
21 survived, Richard.

22 DIRECTOR LUCAS: Well, thank God, Dr.
23 Doran. Thank you so much.

24 COMMISSIONER MILLER: Wait. Look what
25 happened to your hair, and look what Ray's got.

1 THE CHAIRMAN: I've still got some.

2 COMMISSIONER PETTIGREW: Nobody died
3 where I work, so that's a good sign.

4 THE CHAIRMAN: We probably should, if
5 you could, Ray, just talk about we're using some
6 of the CARES money for a, kind of like a
7 supplemental payment to staff for hazardous duty.

8 DIRECTOR LUCAS: So basically I got a
9 call from HUD about -- Joe made it a couple weeks
10 ago.

11 MR. MANFREDI: Yes.

12 DIRECTOR LUCAS: Saying that December
13 31st all of my COVID money that I have left over
14 will be taken back if it's not spent. So I
15 called Joe right away and said -- well, actually,
16 I called Dr. Doran first and said, Do you have
17 any suggestion on what we should use the money
18 for? And he said, Do you need another
19 all-terrain vehicle to help with the snow and
20 garbage and leaves and all that stuff? And I
21 said, That's a great idea. Let me call Joe and
22 find out if that would be something that HUD
23 would not bust my chops with. And we came up
24 with two things; what's on the list today to be
25 voted on, which is the resolution for the hazard

1 pay, and the all-terrain vehicle. So my funds,
2 which is only about \$27,000, will be all spent by
3 the first week of December.

4 I talked to my big boss today, Teresa
5 Arce, and she was very happy to hear that we
6 would be taking this to the end. It looks better
7 if it's all spent beforehand. And I filled out a
8 questionnaire this afternoon, which we're sending
9 to Ms. Arce in the morning, about, you know, what
10 am I going to spend it on COVID going forward.
11 Other than that, I should have that quote, which
12 I will send all you Commissioners, about the ATV
13 probably by the end of next week, and everything
14 will be expended. We'll have no extra money and
15 we'll have everything ready to go.

16 THE CHAIRMAN: Great. Thanks for
17 working on that. Any questions for Ray while
18 we're here?

19 COMMISSIONER MILLER: That's \$1,000
20 each to all the staff?

21 DIRECTOR LUCAS: Yes, sir.

22 COMMISSIONER MILLER: That's good.

23 COMMISSIONER PETTIGREW: Does that
24 include Freddie, too?

25 DIRECTOR LUCAS: No.

1 COMMISSIONER CONFESSORE: Only if I get
2 my booster.

3 THE CHAIRMAN: Okay. Maintenance
4 report. Gene, anything you want to talk about on
5 the maintenance report?

6 MR. GILMORE: Nothing more than what's
7 on my maintenance report. We did have a problem
8 with our hot water heater, which we wound up
9 changing the flow switch and got it back up
10 again, so that's really not a big problem.

11 The electric, we're just waiting for
12 Public Service. They have to, as they say, drop
13 a pole and put a couple cans on the poles. So
14 what they mean is put a pole in, and a couple
15 transformers, and then they can connect it to the
16 building. So that's what we're waiting for right
17 now on that. But if there's any other questions
18 as far as my maintenance report, I'm here.

19 THE CHAIRMAN: Great. Any questions?

20 MR. GILMORE: Oh, and thank you very
21 much for the acknowledgment of the COVID.

22 THE CHAIRMAN: Great. Job well done.

23 All right. I'll call then for a vote
24 for the Executive Director's report and the
25 maintenance report. A motion?

1 COMMISSIONER CONFESSORE: Motion.
2 THE CHAIRMAN: Motion by Confessore.
3 COMMISSIONER MUSTILLI: Second.
4 THE CHAIRMAN: Second by Lindy.
5 Clerk, call the roll.
6 MS. GILMORE: Commissioner Choffo.
7 COMMISSIONER CHOFFO: I vote aye.
8 MS. GILMORE: Commissioner Confessore.
9 COMMISSIONER CONFESSORE: Aye.
10 MS. GILMORE: Commissioner Kinsella.
11 COMMISSIONER KINSELLA: Aye.
12 MS. GILMORE: Commissioner Miller.
13 COMMISSIONER MILLER: Aye.
14 MS. GILMORE: Commissioner Mustilli.
15 COMMISSIONER MUSTILLI: Aye.
16 MS. GILMORE: Commissioner Pettigrew.
17 COMMISSIONER PETTIGREW: Aye.
18 MS. GILMORE: Dr. Doran.
19 THE CHAIRMAN: Aye.
20 Any old business?
21 DIRECTOR LUCAS: No, sir.
22 THE CHAIRMAN: Okay. For new business
23 we have two resolutions. One is an
24 acknowledgment of almost 40 years for Michael
25 Ferrera. We're high school graduates together,

1 so I think congratulations are in order. I'm not
2 far behind him.

3 MR. GILMORE: He came in today, he
4 looked really good.

5 COMMISSIONER CHOFFO: He looks ten
6 years younger than you, Jim.

7 THE CHAIRMAN: That he does. Maybe it
8 was our different career paths, I'm not sure.
9 But, anyway, congratulations to him. And then
10 I'll vote on the resolution at the same time.

11 Joe, do they need to be separate votes?

12 MR. MANFREDI: No, we can do them in
13 consent, Dr. Doran.

14 THE CHAIRMAN: Okay. So do we'll both
15 of those resolutions then as one. Move for
16 approval?

17 COMMISSIONER PETTIGREW: Motion.

18 COMMISSIONER MUSTILLI: Motion.

19 THE CHAIRMAN: Okay. That was
20 Pettigrew, and second by Lindy Mustilli.

21 And, Clerk, call the roll.

22 MS. GILMORE: Commissioner Choffo.

23 COMMISSIONER CHOFFO: I vote aye.

24 MS. GILMORE: Commissioner Confessore.

25 COMMISSIONER CONFESSORE: Aye.

1 MS. GILMORE: Commissioner Kinsella.

2 COMMISSIONER KINSELLA: Aye.

3 MS. GILMORE: Commissioner Miller.

4 COMMISSIONER MILLER: 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. Thank you.

11 Is there any public comment? Does
12 anyone have anything?

13 DIRECTOR LUCAS: Hold on, Dr. D, I have
14 three attendees today, so let me check.

15 THE CHAIRMAN: Okay. Does anyone wish
16 to be heard?

17 DIRECTOR LUCAS: I have no hands up.

18 THE CHAIRMAN: Just mark the "hand up"
19 object your Zoom meeting.

20 DIRECTOR LUCAS: Nope.

21 THE CHAIRMAN: All right. Do I have a
22 motion to adjourn?

23 COMMISSIONER PETTIGREW: Motion.

24 THE CHAIRMAN: First by Pettigrew.

25 COMMISSIONER MUSTILLI: Motion.

1 THE CHAIRMAN: Second by Mustilli.

2 All those in favor?

3 (Ayes.)

4 THE CHAIRMAN: Those opposed?

5 (No response.)

6 THE CHAIRMAN: Okay, folks. Thank you
7 very much.

8 MR. GILMORE: On behalf of the
9 maintenance department, thank you.

10 COMMISSIONER CHOFFO: Thanks, Gene, for
11 all your service.

12 THE CHAIRMAN: Great. Thank you,
13 folks.

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15 (Whereupon the proceedings concluded at 6:13
16 p.m.)

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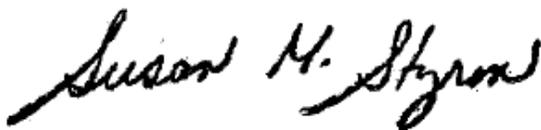
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CERTIFICATE

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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.
16
17
18



19 Notary Public of the State of New Jersey

My Certificate expires January 25, 2024

20 Dated: November 23, 2021
21
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