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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, February 8, 2022, 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: RAYMOND LUCAS, Executive Director

ALSO PRESENT:

- JOSEPH MANFREDI, ESQ. Board Attorney
- MAUREEN GILMORE, Authority Staff
- GENE GILMORE, Maintenance Supervisor
- MIKE CARLON, Accountant
- 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 February 8, 2022. This
5 meeting is a regularly scheduled meeting, and
6 proper prior public notice of time, date,
7 location, purpose and agenda have been posted in
8 compliance with the Sunshine Law.

9 I would ask you all to join me in
10 saluting the flag.

11 (Pledge of Allegiance.)

12 THE CHAIRMAN: Okay. Will the clerk
13 call the roll.

14 MS. GILMORE: Yes. Commissioner
15 Choffo.

16 COMMISSIONER CHOFFO: Present.

17 MS. GILMORE: Commissioner Confessore.

18 COMMISSIONER CONFESSORE: Here.

19 MS. GILMORE: Commissioner Kinsella.

20 COMMISSIONER KINSELLA: Here.

21 MS. GILMORE: Commissioner Miller.

22 COMMISSIONER MILLER: Here.

23 MS. GILMORE: Commissioner Mustilli.

24 COMMISSIONER MUSTILLI: Here.

25 MS. GILMORE: Commissioner Pettigrew.

1 COMMISSIONER PETTIGREW: Here.

2 MS. GILMORE: Dr. Doran.

3 THE CHAIRMAN: Here.

4 Just let the record reflect that the
5 Executive Director will not be at tonight's
6 meeting.

7 Can I have a motion to approve the
8 minutes of the November 9th meeting? Yes, that's
9 right, we had to cancel December, so November 9th
10 meeting minutes; motion to approve?

11 COMMISSIONER PETTIGREW: Motion.

12 COMMISSIONER MUSTILLI: Second.

13 THE CHAIRMAN: Motion made by
14 Commissioner Pettigrew, second by Commissioner
15 Mustilli.

16 Clerk, call the roll.

17 MS. GILMORE: Commissioner Choffo.

18 COMMISSIONER CHOFFO: I vote aye.

19 MS. GILMORE: Commissioner Confessore.

20 COMMISSIONER CONFESSORE: Aye.

21 MS. GILMORE: Commissioner Kinsella.

22 COMMISSIONER KINSELLA: Aye.

23 MS. GILMORE: Commissioner Miller.

24 COMMISSIONER MILLER: Aye.

25 MS. GILMORE: Commissioner Mustilli.

1 COMMISSIONER MUSTILLI: Aye.

2 MS. GILMORE: Commissioner Pettigrew.

3 COMMISSIONER PETTIGREW: Aye.

4 MS. GILMORE: Dr. Doran.

5 THE CHAIRMAN: Aye.

6 A motion to approve the bills? I would
7 assume that this is the voting for two months of
8 bills, Maureen, this month's and January's?

9 MS. GILMORE: I guess. I just sent the
10 approval for this meeting. We got them for the
11 other meeting, so I was just going...

12 THE CHAIRMAN: Did we do a roll call?
13 Let's confirm that vote anyway. So we're voting
14 to approve the December meeting, I think which we
15 already saw. Maureen, you had sent everybody the
16 email?

17 MS. GILMORE: Yes.

18 THE CHAIRMAN: So January we'll take a
19 vote, even though we might have already voted
20 online.

21 So that being said, a motion to approve
22 the bills for December of '21 and January of '22.

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

25 COMMISSIONER CONFESSORE: Second.

1 THE CHAIRMAN: Motion by Commissioner
2 Choffo, and second by Commissioner Confessore.

3 Clerk, call the roll.

4 MS. GILMORE: Commissioner Choffo.

5 COMMISSIONER CHOFFO: I vote aye.

6 MS. GILMORE: Commissioner Confessore.

7 COMMISSIONER CONFESSORE: Aye.

8 MS. GILMORE: Commissioner Kinsella.

9 COMMISSIONER KINSELLA: Aye.

10 MS. GILMORE: Commissioner Miller.

11 COMMISSIONER MILLER: Aye.

12 MS. GILMORE: Commissioner Mustilli.

13 COMMISSIONER MUSTILLI: Aye.

14 MS. GILMORE: Commissioner Pettigrew.

15 COMMISSIONER PETTIGREW: Aye.

16 MS. GILMORE: Dr. Doran.

17 THE CHAIRMAN: Aye.

18 There are no communications.

19 The Executive Director's report I think
20 is in your package. Does anybody have any
21 questions that you would want to be addressed to
22 Ray? Maureen could let him know.

23 (No response.)

24 THE CHAIRMAN: Seeing none, I think
25 you've all had a chance to read that.

1 All right. I'll take a vote on the
2 motion and a vote on the Executive Director's
3 report.

4 COMMISSIONER KINSELLA: Motion.

5 COMMISSIONER MUSTILLI: Second.

6 THE CHAIRMAN: All right. Vote by
7 Commissioner Kinsella, second by Commissioner
8 Mustilli.

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 Okay. Everyone in receipt of the
25 maintenance report; does anyone have any

1 questions for Gene? He was here and I don't see
2 him now. Okay, any questions on the maintenance
3 report? Can I have a motion?

4 COMMISSIONER CONFESSORE: Motion.

5 THE CHAIRMAN: Motion by Commissioner
6 Confessore. Second?

7 COMMISSIONER PETTIGREW: Second.

8 THE CHAIRMAN: Is that Commissioner
9 Pettigrew?

10 COMMISSIONER PETTIGREW: Yup.

11 THE CHAIRMAN: Roll call.

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: Dr. Doran.

23 THE CHAIRMAN: Aye.

24 COMMISSIONER MILLER: You forgot me,
25 Commissioner Miller.

1 THE CHAIRMAN: I think we forgot
2 Commissioner Miller on that one.

3 MS. GILMORE: Commissioner Miller, I'm
4 sorry.

5 COMMISSIONER MILLER: Aye.

6 THE CHAIRMAN: Okay. Any old business?
7 (No response.)

8 THE CHAIRMAN: Any new business?

9 COMMISSIONER MILLER: Don't we have a
10 vote somewhere on the budget?

11 THE CHAIRMAN: I know, I'm just asking
12 if you have any, anything before we get into the
13 resolutions.

14 Okay. Any questions on the meeting
15 schedule; does that work for everyone? I think
16 we're keeping with our -- is the second Tuesday
17 of the month, Maur?

18 MS. GILMORE: No, it's the third,
19 because the second Tuesday is Election Day now.
20 They changed election day from the first Tuesday
21 to the second Tuesday.

22 THE CHAIRMAN: Except for June, though.

23 MS. GILMORE: Yeah, that's what's
24 weird. For November, I had no double-check that.
25 So I didn't know if you wanted to do the third

1 Tuesday of the week or wanted to do the Wednesday
2 after Election Day. I don't know what you want
3 to do.

4 THE CHAIRMAN: Well, we'll address that
5 when we get to it, because I have a feeling that
6 might run into conflict with the League of
7 Municipalities.

8 COMMISSIONER CHOFFO: It's the second
9 Tuesday on the schedule.

10 MS. GILMORE: No, November 15th is the
11 third Tuesday.

12 COMMISSIONER CHOFFO: Yeah, but all the
13 other meetings are on the second Tuesday.

14 MS. GILMORE: Yes, but the second
15 Tuesday is Election Day this year.

16 COMMISSIONER CHOFFO: Oh, yeah, just
17 for November.

18 MS. GILMORE: Yes, just for November.

19 THE CHAIRMAN: I was asking about just
20 the general second Tuesday of the month; that
21 work for everyone?

22 (All yes.)

23 THE CHAIRMAN: All right. November
24 we're going to have to look that. I think that
25 might be smack in the middle of the League of

1 Municipalities, if I recall.

2 MS. GILMORE: Okay.

3 THE CHAIRMAN: I could be wrong. So we
4 may well have to change that. Maur, if you could
5 make a note.

6 MS. GILMORE: I'll find out. But if
7 it's not, like you want to do the Wednesday after
8 Election Day, if that's, if the Municipal League
9 is the 15th, do you want to do it the week
10 before, like the Wednesday?

11 THE CHAIRMAN: That would probably be
12 best.

13 MS. GILMORE: Okay, I'll put that in.

14 COMMISSIONER CHOFFO: I'm looking at a
15 calendar right now, though. November 1st is a
16 Tuesday.

17 MS. GILMORE: Yeah, but election day is
18 November 8th, the second Tuesday. Yeah, it's
19 usually the first Tuesday of the month, but they
20 changed it this year, I don't know why.

21 THE CHAIRMAN: No, they didn't change
22 it. It's always the first Tuesday of the month
23 unless it's the 1st, and then they make it the
24 second Tuesday. That's usually the general rule.
25 The same with June; the primary is usually the

1 first Tuesday in June, but if it's the 1st they
2 make it the second Tuesday in June.

3 MS. GILMORE: So we'll do it the
4 Wednesday after Election Day?

5 THE CHAIRMAN: My only thinking is,
6 Maur, that that might -- why don't we just leave
7 it at the 15th and vote on it there, because my
8 thinking is that also might interfere with, I
9 think, the Mayor and Council meeting the day
10 after Election Day, depending on when their day
11 is. So I would probably say yeah, let's make it
12 Wednesday the 9th.

13 COMMISSIONER PETTIGREW: Doesn't the
14 Mayor and Council meet on the first Tuesday of
15 every month?

16 THE CHAIRMAN: They do, except in
17 November when it's Election Day, they usually
18 meet the day after the election.

19 COMMISSIONER PETTIGREW: The first
20 Tuesday of the month is the 1st. It's the week
21 before the election.

22 THE CHAIRMAN: I understand that,
23 Artie, but I don't know if they're going to be
24 having a Council meeting that day.

25 COMMISSIONER PETTIGREW: Why? It's the

1 first Tuesday of the month.

2 THE CHAIRMAN: Artie, go to the next
3 council meeting and ask that question.

4 COMMISSIONER PETTIGREW: I certainly
5 will.

6 MS. GILMORE: Okay. So maybe Thursday
7 would be the best, the Thursday after. We'll
8 talk about it and I'll call tomorrow.

9 THE CHAIRMAN: I'll work on that
10 November day, and I'll get back to you on
11 whatever works. Right now we'll leave it on the
12 15th, it's on the schedule, no use changing it.
13 And that stuff you usually have to call the
14 Chair, or whoever it is at that time, and they'll
15 make their own decision.

16 MS. GILMORE: Okay.

17 THE CHAIRMAN: Okay. So do the dates
18 on calendar work for everyone?

19 (All yes.)

20 THE CHAIRMAN: Motion?

21 COMMISSIONER KINSELLA: Motion.

22 COMMISSIONER MUSTILLI: Second.

23 THE CHAIRMAN: Motion by Commissioner
24 Kinsella. Seconded by Commissioner Mustilli.

25 Motion made and seconded. Clerk, call

1 the roll.

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 Miller.

9 COMMISSIONER MILLER: Aye.

10 MS. GILMORE: Commissioner Mustilli.

11 COMMISSIONER MUSTILLI: Aye.

12 MS. GILMORE: Commissioner Pettigrew.

13 COMMISSIONER PETTIGREW: What are we

14 voting on?

15 MS. GILMORE: The meeting schedule.

16 COMMISSIONER PETTIGREW: I'm just

17 kidding. Yes, aye.

18 MS. GILMORE: Dr. Doran.

19 THE CHAIRMAN: Aye.

20 Okay. I'm going to do a fast motion on

21 the return of the tenant's rent of \$1,695.

22 Motion to approve?

23 COMMISSIONER PETTIGREW: Motion.

24 COMMISSIONER KINSELLA: Second.

25 THE CHAIRMAN: Motion made by

1 Pettigrew, second by Commissioner Kinsella.

2 Clerk, call the roll.

3 MS. GILMORE: Commissioner Choffo.

4 COMMISSIONER CHOFFO: Aye.

5 MS. GILMORE: Commissioner Confessore.

6 COMMISSIONER CONFESSORE: Aye.

7 MS. GILMORE: Commissioner Kinsella.

8 COMMISSIONER KINSELLA: Aye.

9 MS. GILMORE: Commissioner Miller.

10 COMMISSIONER MILLER: Aye.

11 MS. GILMORE: Commissioner Mustilli.

12 COMMISSIONER MUSTILLI: Aye.

13 MS. GILMORE: Commissioner Pettigrew.

14 COMMISSIONER PETTIGREW: Aye.

15 MS. GILMORE: Dr. Doran.

16 THE CHAIRMAN: Aye.

17 Can I have a motion to approve the

18 hiring of Danny Brown in the maintenance

19 department?

20 COMMISSIONER PETTIGREW: Motion.

21 THE CHAIRMAN: Motion by Pettigrew.

22 COMMISSIONER CHOFFO: Second.

23 THE CHAIRMAN: Second by Choffo.

24 Clerk, call the roll.

25 MS. GILMORE: Commissioner Choffo.

1 COMMISSIONER CHOFFO: I vote aye.

2 MS. GILMORE: Commissioner Confessore.

3 COMMISSIONER CONFESSORE: Aye.

4 MS. GILMORE: Commissioner Kinsella.

5 COMMISSIONER KINSELLA: Aye.

6 MS. GILMORE: Commissioner Miller.

7 COMMISSIONER MILLER: Aye.

8 MS. GILMORE: Commissioner Mustilli.

9 COMMISSIONER MUSTILLI: Aye.

10 MS. GILMORE: Commissioner Pettigrew.

11 COMMISSIONER PETTIGREW: Aye.

12 THE CHAIRMAN: Aye.

13 At this time I'll open it up to any
14 questions or observations on the budget, and then
15 I'll call for a vote. They're pretty much the
16 same, just adopting the DCA budget, approving the
17 operation budget, and the late submission of the
18 state budget, which I understand is also really
19 due to COVID, that they're being submitted late,
20 and they know that they're going to be late. Am
21 I, correct, Joe?

22 MR. MANFREDI: Yes, Dr. Doran. HUD has
23 been slow in getting us the required numbers.

24 THE CHAIRMAN: Okay. Any questions,
25 points of view, observations?

1 (No response.)

2 THE CHAIRMAN: Okay. Then I'll ask for
3 a motion on Resolution 15772, 15782, 15792, which
4 would be adopting the DCA budget, approving the
5 operating budget, and the late state budget
6 submission.

7 COMMISSIONER PETTIGREW: Motion.

8 COMMISSIONER MUSTILLI: Second.

9 THE CHAIRMAN: Motion by Commissioner
10 Pettigrew, second by Commissioner Mustilli.

11 Clerk, call the roll.

12 MS. GILMORE: Commissioner Choffo.

13 COMMISSIONER CHOFFO: I vote aye.

14 MS. GILMORE: Commissioner Confessore.

15 COMMISSIONER CONFESSORE: Aye.

16 MS. GILMORE: Commissioner Kinsella.

17 COMMISSIONER KINSELLA: Aye.

18 MS. GILMORE: Commissioner Miller.

19 COMMISSIONER MILLER: Aye.

20 MS. GILMORE: Commissioner Mustilli.

21 COMMISSIONER MUSTILLI: Aye.

22 MS. GILMORE: Commissioner Pettigrew.

23 COMMISSIONER PETTIGREW: Aye.

24 THE CHAIRMAN: Aye.

25 At this point I would ask for any

1 questions from the public. And, Maur, I think
2 I'm going to need to -- I'm looking for my, I'm
3 going to look to see if any attendees have their
4 hands up. Does anybody from the public wish to
5 be heard? Just by raising your hand, I think
6 it's *6 or *9 depending on what phone system you
7 have.

8 Okay. I do not see any hands raised,
9 so at this point then I will ask for a motion to
10 adjourn.

11 COMMISSIONER PETTIGREW: Motion.

12 COMMISSIONER CONFESSORE: Motion.

13 COMMISSIONER CHOFFO: I'll second.

14 THE CHAIRMAN: Are you seconding
15 Freddie's hand?

16 COMMISSIONER CHOFFO: No, seconding the
17 motion to close.

18 THE CHAIRMAN: All right. So we have a
19 motion by Commissioner Confessore, it's seconded
20 by Commissioner Choffo to close.

21 All those in favor.

22 (Ayes.)

23 THE CHAIRMAN: Those opposed?

24 (No response.)

25 THE CHAIRMAN: Okay. Great. Thank you

1 all. And Maureen, thank you to your office.
2 Thank you everyone. And Mr. Carlon from
3 Geltrude, thanks for your input into the budget,
4 I understand there was a little stress in getting
5 that together.

6 MR. CARLON: No problem, thank you.

7

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

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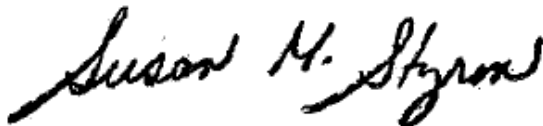
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CERTIFICATE

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: February 21, 2022

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