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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, September 14, 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
- FREDERICK CONFESSORE, COMMISSIONER
- RICHARD MILLER, COMMISSIONER

EXCUSED: BRUNILDA MUSTILLI, COMMISSIONER

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 September 14, 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 would invite you all to please stand  
10 for the Pledge of Allegiance.

11 (Pledge of Allegiance.)

12 THE CHAIRMAN: Clerk, please call the  
13 roll.

14 MS. GILMORE: Yes.

15 Commissioner Choffo.

16 COMMISSIONER CHOFFO: Here.

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 is  
24 absent.

25 Commissioner Pettigrew.

1 COMMISSIONER PETTIGREW: Here.

2 MS. GILMORE: Dr. Doran.

3 THE CHAIRMAN: Here.

4 Can I have a motion to approve the  
5 minutes of the June 8th, 2021 meeting?

6 COMMISSIONER PETTIGREW: Motion.

7 COMMISSIONER CONFESSORE: Motion.

8 THE CHAIRMAN: Motion made and  
9 seconded. That was made by Pettigrew and second  
10 by Confessore.

11 Clerk, call the roll.

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 Miller.

19 COMMISSIONER MILLER: Aye.

20 MS. GILMORE: Commissioner Pettigrew.

21 COMMISSIONER PETTIGREW: Aye.

22 MS. GILMORE: Dr. Doran.

23 THE CHAIRMAN: Aye.

24 Could I have a motion to approve the  
25 bills?

1 COMMISSIONER CONFESSORE: .  
2 COMMISSIONER PETTIGREW: Motion.  
3 COMMISSIONER KINSELLA: Motion.  
4 THE CHAIRMAN: Motion by Commissioner  
5 Confessore, second by Pettigrew.  
6 Clerk, call the roll.  
7 MS. GILMORE: Commissioner Choffo.  
8 COMMISSIONER CHOFFO: Aye.  
9 MS. GILMORE: Commissioner Confessore.  
10 COMMISSIONER CONFESSORE: Aye.  
11 MS. GILMORE: Commissioner Kinsella.  
12 COMMISSIONER KINSELLA: Aye.  
13 MS. GILMORE: Commissioner Miller.  
14 COMMISSIONER MILLER: Aye.  
15 MS. GILMORE: Commissioner Pettigrew.  
16 COMMISSIONER PETTIGREW: Aye.  
17 MS. GILMORE: Dr. Doran.  
18 THE CHAIRMAN: Aye.  
19 Communications? Any communications,  
20 Maureen?  
21 MS. GILMORE: No, none.  
22 THE CHAIRMAN: No communications, okay.  
23 Executive Director's report, Ray?  
24 DIRECTOR LUCAS: You guys received my  
25 Executive Director's report. I just want to give

1 you guys little bit of an update on the  
2 electrical upgrade that has been taking place for  
3 the last month and a half. The work is  
4 approximately 55 percent complete. Work  
5 activities include the installation of the  
6 underground service and entrance raceways  
7 extending from the CT cabinet back into the  
8 basement. These areas have been backfilled and  
9 seeded already. Threaded rigid aluminum conduit  
10 has been extended vertically up the face of the  
11 building to the weather head. The grounding for  
12 the new electrical service has been installed.  
13 New electrical panel boards, the back boxes have  
14 been installed in two of the three buildings.

15 The following items that still need to  
16 be done are as follows: The interior bus  
17 assemblies for the new panels are still in  
18 transit, we're having trouble getting our  
19 shipments in, as I'm sure everybody else is.  
20 Vanore Electric is firming up on their estimated  
21 delivery date. These will need to be installed  
22 along with the circuit breakers that Vanore has  
23 already received. Modifications to the downspout  
24 to reconnect it to the existing cast-iron  
25 downspout; temporary connection has been made at

1 this time. We have to install exterior and  
2 interior wiring. PSE&G needs to energize our new  
3 service, apartment (inaudible) connections.  
4 PSE&G also has to disconnect our old services.  
5 Demolition of old equipment, punch lists and then  
6 the closeout.

7 Vanore Electric has approximately three  
8 weeks of work to complete as noted, then Vanore  
9 will need to wait for PSE&G for the energizing  
10 and de-energizing of the services. This time  
11 frame is unknown, but I do have a friend in  
12 PSE&G, and they said that they will come out as  
13 soon as we need them, as long as it's ready to  
14 rock and roll. That will take another three days  
15 to complete.

16 Based on this information, LAN  
17 estimates completion of the project to be  
18 November 5, 2021. Now, if any of that changes, I  
19 will send all of you guys an email and let you  
20 know exactly what would be the reason for the  
21 holdup, but, as Joe knows, we do have protections  
22 for us inside this contract. If it's not done on  
23 time, they have to pay us money back, so I will  
24 also keep you up on that as well.

25 That's just a little extension, Dr. D,

1 of my electrical upgrade stuff. Other than that,  
2 nothing has changed from my report.

3 THE CHAIRMAN: Very good, Ray. Just a  
4 quick question. Did any of the buildings suffer  
5 any damage from the storms?

6 DIRECTOR LUCAS: None, zero. We had  
7 had a little bit of flooding in basement three,  
8 building three, building five, but the guys were  
9 unbelievable getting it out of there. In  
10 building three we did have a waterfall, I can  
11 send you a video if you want to see it, it was  
12 literally a waterfall, but that was one of the  
13 tenants who had a tub overflow, so it had nothing  
14 to do with the storm.

15 THE CHAIRMAN: Okay. Great.

16 COMMISSIONER MILLER: Does anyone have  
17 a video of Mike LaMordi (phonetic) drowning and  
18 getting saved?

19 THE CHAIRMAN: No, but I did threaten  
20 him.

21 COMMISSIONER MILLER: On a serious  
22 note, Ray, with the work that's getting done with  
23 the aluminum bus stop, as part of the final  
24 payment, I suggest, it's not expensive, that we  
25 do a infrared scan of all the installation, the

1 electric pipe. The infrared shows hot spots that  
2 need to be tightened.

3 DIRECTOR LUCAS: Hold on, let me just  
4 write that down, Richard, I'm sorry.

5 Got it. Thank you, Richard. And if  
6 you want to come, Richard, on the day we walk  
7 upon completion, you're more than welcome. Your  
8 eyes would probably be a good thing to have  
9 anyway; you know what I'm saying? You might see  
10 things that we don't.

11 That's it, Dr. D.

12 THE CHAIRMAN: Any questions for the  
13 Executive Director on his report?

14 (No response.)

15 THE CHAIRMAN: Okay. Motion to accept  
16 the report.

17 COMMISSIONER KINSELLA: Motion.

18 COMMISSIONER CHOFFO: I'll make a  
19 motion.

20 THE CHAIRMAN: Motion by Dawn Kinsella  
21 and Danny Choffo, okay.

22 Clerk, call the roll.

23 MS. GILMORE: Commissioner Choffo.

24 COMMISSIONER CHOFFO: Aye.

25 MS. GILMORE: Commissioner Confessore.



1 COMMISSIONER CONFESSORE: 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 Great. Maintenance report; any  
11 questions, comments, observations?  
12 (No response.)  
13 Okay. Motion to accept the maintenance  
14 report?  
15 COMMISSIONER CONFESSORE: Motion.  
16 COMMISSIONER PETTIGREW: Second.  
17 THE CHAIRMAN: Motion by Confessore,  
18 second by Pettigrew.  
19 Clerk, call the roll.  
20 MS. GILMORE: Commissioner Choffo.  
21 COMMISSIONER CHOFFO: I vote aye.  
22 MS. GILMORE: Commissioner Confessore.  
23 COMMISSIONER CONFESSORE: Aye.  
24 MS. GILMORE: Commissioner Kinsella.  
25 COMMISSIONER KINSELLA: Aye.

1 MS. GILMORE: Commissioner Miller.

2 COMMISSIONER MILLER: Aye.

3 MS. GILMORE: Commissioner Pettigrew.

4 COMMISSIONER PETTIGREW: Aye.

5 MS. GILMORE: Dr. Doran.

6 THE CHAIRMAN: Aye. Any old business?

7 DIRECTOR LUCAS: None, Dr. D.

8 THE CHAIRMAN: Okay. New business.

9 Maur, would you read the two resolutions?

10 MS. GILMORE: Okay. The one, it's only  
11 a motion to approve the vote for the lowest  
12 bidder for the boiler tuneup and cleaning, which  
13 was ICA.

14 DIRECTOR LUCAS: They did work for us a  
15 very long time ago, Dr. D, for my dad, but their  
16 specialty is not boilers in itself, it's just the  
17 cleaning of everything around the boilers and  
18 stuff like that.

19 THE CHAIRMAN: All right. The next  
20 one, Maur?

21 MS. GILMORE: Okay. We have -- do we  
22 have to have a vote on that?

23 DIRECTOR LUCAS: We'll do all three.

24 MS. GILMORE: All right.

25 Resolution of Condolence for Danielle

1 C. Malefsky, Resolution No. 1571-09-2021.

2 "Whereas the Almighty, in His infinite  
3 wisdom has taken unto Himself, Danielle C.  
4 Malefsky, niece of Commissioner Arthur Pettigrew  
5 and cousin of Maintenance Repairer Matthew Ravo,  
6 and,

7 "Whereas, it is eminently fitting and  
8 proper that we express our sincere and heartfelt  
9 sorrow for her demise, therefore,

10 "Be it resolved, by the Commissioners  
11 of the Housing Authority of the Town of Harrison  
12 that we extend our sincere sympathy to the family  
13 in their loss, and,

14 "Be it further resolved, that this  
15 resolution be spread in full upon the minutes of  
16 the September 14th, 2021 meeting of the Board of  
17 Commissioners of the Housing Authority of the  
18 Town of Harrison and a copy send to the bereaved  
19 family."

20 And then Resolution 1572-09-2021,  
21 Resolution of Condolence Stephen M. Kelly.

22 DIRECTOR LUCAS: That's Maureen's  
23 brother.

24 MS. GILMORE: "Whereas, the Almighty,  
25 in his infinite wisdom has taken unto Himself,

1 Stephen M. Kelly, brother of Administrative  
2 Service Manager, Maureen Gilmore, and  
3 brother-in-law to supervising maintenance  
4 repairer, Eugene Gilmore,

5 "Whereas, it is eminently fitting and  
6 proper that we express our sincere and heartfelt  
7 sorrow for his demise, therefore,

8 "Be it resolved, by the Commissioners  
9 of the Housing Authority of the Town of Harrison  
10 that we extend our sincere sympathy to the family  
11 in their loss, and,

12 "Be it further resolved, that this  
13 resolution be spread in full upon the minutes of  
14 the September 14, 2021 meeting of the Board of  
15 Commissioners of the Housing Authority of the  
16 Town of Harrison and a copy sent to the bereaved  
17 family."

18 THE CHAIRMAN: All right. Thank you,  
19 Maureen. And our condolences to both you and  
20 your family and to the Pettigrew, Hinchcliff, and  
21 Malefsky family, and the entire Kelly family.

22 I would ask at this point for a moment  
23 of silence for those two resolutions.

24 (Silence.)

25 THE CHAIRMAN: Thank you, and I'll take

1 a motion to approve.

2 COMMISSIONER KINSELLA: Motion.

3 THE CHAIRMAN: Motion by Commissioner  
4 Kinsella.

5 COMMISSIONER CONFESSORE: Second.

6 THE CHAIRMAN: Second by Commissioner  
7 Confessore.

8 Clerk, call the roll.

9 MS. GILMORE: Commissioner Choffo.

10 COMMISSIONER CHOFFO: I vote aye.

11 MS. GILMORE: Commissioner Confessore.

12 COMMISSIONER CONFESSORE: Aye.

13 MS. GILMORE: Commissioner Kinsella.

14 COMMISSIONER KINSELLA: Aye.

15 MS. GILMORE: Commissioner Miller.

16 COMMISSIONER MILLER: Aye.

17 MS. GILMORE: Commissioner Pettigrew.

18 COMMISSIONER PETTIGREW: Abstain from  
19 number two, and yes for the other two.

20 MS. GILMORE: Chairman Doran.

21 THE CHAIRMAN: Aye. Thank you.

22 Our condolences.

23 Is there anyone from the public who  
24 wishes to be heard? We would ask at this point  
25 you raise your hand on your computer and Ray will

1 acknowledge whoever it is.

2 DIRECTOR LUCAS: Hold on. we have  
3 Michelle Naranjo. You're allowed to talk.

4 THE CHAIRMAN: Michelle, just say your  
5 name and address, please.

6 Ms. Naranjo: Michelle Naranjo. 740  
7 William Street, Apartment 103 in Kingsland Court.

8 I have a concern. I've had several  
9 issues with a tenant that lives in the next  
10 building. On Friday -- this is the second time  
11 my child has been threatened, not only by the  
12 tenant that lives there, but now another tenant,  
13 her daughter and boyfriend who live in the  
14 Gardens. My kid can't even be outside anymore  
15 because this woman is constantly watching them,  
16 following them, staring them down, making  
17 comments towards me in the parking lot.

18 It's become crazy. I had to contact  
19 the police twice on Friday, my son was even  
20 followed by this person's daughter to his soccer  
21 practice, that I witnessed, and then I was  
22 followed in my car by this woman. My kids can't  
23 even go outside to play on the playground. I  
24 don't know what else to do at this point.

25 THE CHAIRMAN: I'm not so sure, I'm

1 going to ask Joe Manfredi. But I think it's more  
2 of a tenant-to-tenant issue. We're going to  
3 refer that to Mr. Lucas to handle and to try to  
4 resolve it.

5 Also, I highly advise you in those type  
6 of situations, just as if it was any person on  
7 the street, that you do contact the Harrison  
8 Police Department.

9 Ms. Naranjo: Yeah, they did nothing.  
10 They did absolutely nothing to help Friday. I  
11 was told the police officer knew this person and  
12 would speak to her personally if I went home, and  
13 another incident happened. But I don't feel it  
14 should escalate to that again, because it's been  
15 numerous. Within the last two months there's  
16 been two separate occasions where I've been  
17 threatened, or my children.

18 MR. MANFREDI: Chairman, may I make a  
19 statement for Ms. Naranjo?

20 THE CHAIRMAN: Go ahead.

21 MR. MANFREDI: Ms. Naranjo, I'm Joe  
22 Manfredi. I'm the attorney for the Housing  
23 Authority. If you would provide that information  
24 to Mr. Lucas --

25 Ms. Naranjo: I have.

1 MR. MANFREDI: -- and also I can make  
2 sure I get that information, and we will follow  
3 up with you offline.

4 Ms. Naranjo: Thank you.

5 DIRECTOR LUCAS: Is that it, Michelle?

6 Ms. Naranjo: Also, I do have a  
7 question.

8 So this incident stems from a letter  
9 being sent to me about my children playing in the  
10 park. I just want to get things clear. If my  
11 child is outside playing, he is not allowed, or  
12 my daughter is not allowed to have any friends  
13 that don't live in Kingsland Courts or the  
14 Gardens to play here?

15 DIRECTOR LUCAS: That is correct.

16 Ms. Naranjo: Okay. Because if you  
17 come here right now, there's eight people playing  
18 on the basketball court and there's families in  
19 the playgrounds, and there's not one person who  
20 lives here.

21 DIRECTOR LUCAS: We'll talk to security  
22 as soon as this meeting is over with.

23 Ms. Naranjo: Okay. Thank you.

24 DIRECTOR LUCAS: You're welcome.

25 THE CHAIRMAN: Thanks. Is there



1 anything else? Does anyone else wish to be  
2 heard?

3 DIRECTOR LUCAS: Michelle, is there  
4 anything else, are you done?

5 Ms. Naranjo: Yes.

6 DIRECTOR LUCAS: Have you said  
7 everything you have to say?

8 Ms. Naranjo: Yes.

9 DIRECTOR LUCAS: Okay, thank you .  
10 There isn't anybody else, Dr. D.

11 THE CHAIRMAN: Okay. I'll call for a  
12 motion to adjourn.

13 COMMISSIONER PETTIGREW: Motion.

14 COMMISSIONER CONFESSORE: Second.

15 COMMISSIONER CHOFFO: Second.

16 THE CHAIRMAN: Motion by Pettigrew, and  
17 second by Choffo. All those in favor?

18 (Ayes.)

19 THE CHAIRMAN: Anyone opposed?

20 (No response.)

21 THE CHAIRMAN: And we are adjourned for  
22 the month. I thank you.

23 And, Ray, if you could follow up with  
24 that incident.

25 DIRECTOR LUCAS: I will take care of

1 that, Dr. D.

2 Before all you guys go, I just want you  
3 to know one thing. The high school team will be  
4 opening up Friday night at home. If any of you  
5 guys are around and you want to see a new  
6 beginning, I invite all of you to come and  
7 witness these young men who worked their tails  
8 off. So you're all invited to come. Six o'clock.

9 THE CHAIRMAN: Okay. Thank you.

10 (Whereupon the proceedings concluded at 6:20  
11 p.m.)

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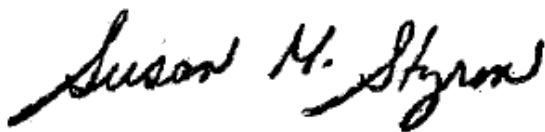
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CERTIFICATE

1  
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.  
16  
17  
18



19 Notary Public of the State of New Jersey

My Certificate expires January 25, 2024

20 Dated: September 27, 2021  
21  
22  
23  
24  
25

<b>0</b>	<b>acknowledge</b> 14:1	13:10,12,14,16,21	<b>care</b> 17:25
<b>01704</b> 1:25	<b>action</b> 19:12,15	<b>ayes</b> 17:18	<b>cast</b> 5:24
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