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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, April 12, 2022, 6:10 p.m.  
Harrison Gardens, Bldg. #1  
788 Harrison Avenue  
Harrison, New Jersey 07029

PRESENT:

- JAMES P. DORAN, Ed.D, CHAIRMAN
- DANIEL CHOFFO, COMMISSIONER
- DAWN KINSELLA, COMMISSIONER
- FREDERICK CONFESSORE, COMMISSIONER

EXCUSED:

- ARTHUR PETTIGREW, VICE CHAIRMAN
- BRUNILDA MUSTILLI, COMMISSIONER
- RICHARD MILLER, COMMISSIONER

ALSO PRESENT:

- RAYMOND LUCAS, Executive Director
- JOSEPH MANFREDI, ESQ. Board Attorney
- MAUREEN GILMORE, Authority Staff
- DOREEN COUCH, Authority Staff
- GENE GILMORE, Maintenance Supervisor
- JOAN MICHAELSON, Authority Staff
- 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 April 12, 2022. 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 ask you all to please stand and  
10 join me in saluting the flag.

11 (Pledge of Allegiance.)

12 THE CHAIRMAN: If you would allow me,  
13 I'm going to break protocol and ask at this point  
14 for a moment of silence for two members of our  
15 Harrison Housing Authority community. One  
16 resolution is for Dolores Monaghan, who passed  
17 away. Dolores used to work in the office; am I  
18 correct, Maureen?

19 MS. GILMORE: Yes.

20 DIRECTOR LUCAS: Yes.

21 THE CHAIRMAN: And the other one is for  
22 George Rice, who was a long-time board member of  
23 the authority, we're going to vote on those  
24 resolutions later. So if we could take a moment  
25 for a moment of silence in respect for them.

1 (Moment of silence.)

2 THE CHAIRMAN: Will the clerk please  
3 call the roll.

4 MS. GILMORE: Commissioner Choffo.

5 COMMISSIONER CHOFFO: Here.

6 MS. GILMORE: Commissioner Confessore.

7 COMMISSIONER CONFESSORE: Aye.

8 MS. GILMORE: Commissioner Kinsella.

9 COMMISSIONER KINSELLA: Here.

10 MS. GILMORE: Commissioner Miller,  
11 absent. Commissioner Mustilli is not here  
12 either. And Commissioner Pettigrew is absent.

13 Dr. Doran.

14 THE CHAIRMAN: Here.

15 COMMISSIONER CONFESSORE: Artie's not  
16 here?

17 DIRECTOR LUCAS: No, Artie and Richard  
18 Miller won't be on this one.

19 THE CHAIRMAN: Can I have a motion to  
20 approve the minutes of the March 8, 2022 meeting?

21 COMMISSIONER CHOFFO: Motion.

22 COMMISSIONER CONFESSORE: Second.

23 THE CHAIRMAN: Motion made by Choffo,  
24 second by Confessore.

25 Clerk, call the roll.

1 MS. GILMORE: Commissioner Choffo.

2 COMMISSIONER CHOFFO: I vote aye.

3 MS. GILMORE: Commissioner Confessore.

4 COMMISSIONER CONFESSORE: Aye.

5 MS. GILMORE: Commissioner Kinsella.

6 COMMISSIONER KINSELLA: Aye.

7 MS. GILMORE: Dr. Doran.

8 THE CHAIRMAN: Aye.

9 Can I have a motion to approve the bill  
10 list? Any questions? Does anybody have any  
11 questions on the bill list? A motion to approve?

12 COMMISSIONER CONFESSORE: Motion.

13 COMMISSIONER KINSELLA: Second.

14 THE CHAIRMAN: Motion by Confessore,  
15 second by Kinsella.

16 Clerk, call the roll.

17 MS. GILMORE: Commissioner Choffo.

18 COMMISSIONER CHOFFO: Aye.

19 MS. GILMORE: Commissioner Confessore.

20 COMMISSIONER CONFESSORE: Aye.

21 MS. GILMORE: Commissioner Kinsella.

22 COMMISSIONER KINSELLA: Aye.

23 MS. GILMORE: Commissioner Pettigrew --  
24 oh, I'm sorry. Dr. Doran. Force of habit.

25 THE CHAIRMAN: Aye.

1           Okay. Any communications, Maureen?

2           MS. GILMORE: No, none.

3           THE CHAIRMAN: Ray, anything you want  
4 to highlight in the Executive Director's report?

5           DIRECTOR LUCAS: No. All in there, Dr.  
6 D.

7           THE CHAIRMAN: Okeydokey.

8           Gene, anything in the maintenance  
9 report. Any questions on either one?

10          MR. GILMORE: No, everything is good.  
11 If anybody has any questions on my report, I'll  
12 be happy to answer.

13          THE CHAIRMAN: There doesn't appear to  
14 be any.

15          Okay. Can I have a motion to approve  
16 the Executive Director's report and the  
17 maintenance report?

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

20          THE CHAIRMAN: Motion by Choffo.

21          COMMISSIONER KINSELLA: Second.

22          THE CHAIRMAN: Second by Kinsella.  
23 Clerk, call the role.

24          MS. GILMORE: Commissioner Choffo.

25          COMMISSIONER CHOFFO: Aye.

1 MS. GILMORE: Commissioner Confessore.

2 COMMISSIONER CONFESSORE: Aye.

3 MS. GILMORE: Commissioner Kinsella.

4 COMMISSIONER KINSELLA: Aye.

5 MS. GILMORE: Dr. Doran.

6 THE CHAIRMAN: Aye.

7 We'll deal with the old business with  
8 the new business.

9 DIRECTOR LUCAS: Yes, sir.

10 THE CHAIRMAN: Okay. Joe, do you want  
11 to go through the resolutions?

12 MR. MANFREDI: Yes, Dr. D. We can just  
13 read them as an agenda, Dr. Doran.

14 THE CHAIRMAN: That's what I would  
15 like.

16 DIRECTOR LUCAS: That's what he would  
17 like. Go ahead, Joseph, they can hear you.

18 MR. MANFREDI: So we have four  
19 resolutions on this evening for professional  
20 services. We have a resolution for board  
21 Accounting services at the recommendation of the  
22 committee for Geltrude & Company. We have a  
23 resolution to award our auditing services to  
24 Polcari & Company. We have a resolution for  
25 legal services for my firm, Manfredi & Pellechio.

1 And, finally, we have a security recommendation  
2 RFP to Aegis Company.

3 THE CHAIRMAN: Okeydoke. And we also  
4 have two resolutions of condolences, one for  
5 George Rice and one for Gloria Monaghan, and we  
6 also have a resolution to adopt a budget. Does  
7 anybody have any question on that?

8 DIRECTOR LUCAS: No, Dr. D.

9 MS. GILMORE: Can I say something? I'm  
10 sorry. I have Lindy Mustilli on my cell phone on  
11 speaker; okay? So she's here now.

12 THE CHAIRMAN: All right. Did she hear  
13 what we just said?

14 MS. GILMORE: You heard what he just  
15 said; right, Lindy?

16 Okay. Yes, she can hear.

17 THE CHAIRMAN: We had adoption of the  
18 budget; attendance at conferences; condolence  
19 resolution for George Rice; condolence resolution  
20 for Dolores Monaghan; award of security contract  
21 to Aegis; award of accounting contract to  
22 Geltrude & Company; awarding of legal contract to  
23 Manfredi & Associates; and award to auditing  
24 contract for Polcari & Company.

25 MS. GILMORE: Okay. You heard that

1 Lindy? Yeah, she heard it.

2 THE CHAIRMAN: Can I have a motion on  
3 them?

4 COMMISSIONER CHOFFO: I'll make a  
5 motion to approve.

6 THE CHAIRMAN: Motion by Commissioner  
7 Choffo. Second?

8 COMMISSIONER CONFESSORE: Second.

9 THE CHAIRMAN: Second by Confessore.  
10 Clerk, call the roll.

11 MS. GILMORE: Lindy, you can't hear at  
12 all? All right. I'm gonna call you on the  
13 office phone; okay?

14 THE CHAIRMAN: Motion by Choffo.  
15 Second by Confessore; I think?

16 DIRECTOR LUCAS: Yes.

17 MS. GILMORE: I'm trying to get her  
18 back on, I'm sorry.

19 COMMISSIONER KINSELLA: I think we're  
20 good without her; no?

21 DIRECTOR LUCAS: Yes, we are good.  
22 Joseph, we're good, we just need everybody to  
23 vote.

24 Clerk, call the roll, please.

25 MS. GILMORE: All right. Commissioner



1 Choffo.

2 COMMISSIONER CHOFFO: Aye.

3 MS. GILMORE: Commissioner Confessore.

4 COMMISSIONER CONFESSORE: Aye.

5 MS. GILMORE: Commissioner Kinsella.

6 COMMISSIONER KINSELLA: Aye.

7 MS. GILMORE: Dr. Doran.

8 THE CHAIRMAN: Aye.

9 Okay. No need for closed session. Is  
10 there anyone from the public who would like to be  
11 heard? I'm sorry, go ahead, Maureen.

12 MS. GILMORE: We have the resolution  
13 for the attendance at conferences.

14 THE CHAIRMAN: I mentioned that one.

15 MS. GILMORE: Oh, you did? Okay, I'm  
16 sorry.

17 DIRECTOR LUCAS: Yeah, we did  
18 everything, Maureen.

19 THE CHAIRMAN: Yes, I went through each  
20 one.

21 DIRECTOR LUCAS: Yeah, everything is  
22 covered.

23 THE CHAIRMAN: Just to clarify, that  
24 was 1585, 1586, 1587, 1588, 1589, 1590, 1591 and  
25 1592.

1 DIRECTOR LUCAS: Yes, sir.

2 There's nobody for extra business, Dr.  
3 Doran, no attendees on our phone.

4 THE CHAIRMAN: All right. Is there  
5 anyone that wishes to be heard?

6 Okay. Motion to adjourn?

7 COMMISSIONER KINSELLA: Motion.

8 COMMISSIONER CHOFFO: Motion.

9 THE CHAIRMAN: All those in favor.

10 (Ayes.)

11 THE CHAIRMAN: We're adjourned. Thank  
12 you, everyone.

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

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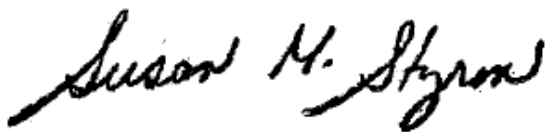
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CERTIFICATE

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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: April 25, 2022  
21  
22  
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