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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

Tuesday, October 11, 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
- FREDERICK CONFESSORE, COMMISSIONER
- RICHARD MILLER, COMMISSIONER
- DANIEL CHOFFO, COMMISSIONER
- BRUNILDA MUSTILLI, COMMISSIONER

- EXCUSED: DAWN KINSELLA, COMMISSIONER
- RAYMOND LUCAS, Executive Director

ALSO PRESENT:

- ALBERTO CAMACHO, ESQ. Board Attorney (TELEPHONIC)
- MAUREEN GILMORE, Authority Staff
- GENE GILMORE, Maintenance Supervisor
- JOAN MICHAELSON, Authority Staff
- MEMBERS OF THE PUBLIC

TELEPHONICALLY 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 will declare the  
2 meeting to order, and state that this is a  
3 meeting of the Harrison Housing Authority of the  
4 Town of Harrison scheduled for October 11, 2022.  
5 This meeting is a regularly scheduled meeting,  
6 and 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 to please join me in  
10 salute to the flag.

11 (Pledge of Allegiance.)

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

14 MS. GILMORE: Commissioner Choffo.

15 COMMISSIONER CHOFFO: Present.

16 MS. GILMORE: Commissioner Confessore.

17 COMMISSIONER CONFESSORE: Here.

18 MS. GILMORE: Commissioner Kinsella,  
19 absent.

20 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 And, for the record, we have on the  
4 phone?

5 MR. CAMACHO: Alberto Camacho from Joe  
6 Manfredi's firm.

7 MS. GILMORE: And Susan Styron from  
8 Veritext.

9 THE CHAIRMAN: Just give your name for  
10 the record.

11 THE REPORTER: Susan Styron.

12 THE CHAIRMAN: And your role is the  
13 court reporter?

14 THE REPORTER: Correct.

15 THE CHAIRMAN: Okay. Can I have a  
16 motion to approve the minutes of September 13th  
17 that was documented and looked at and read? Any  
18 comments or point of view? Anything out of the  
19 ordinary? Motion?

20 COMMISSIONER MUSTILLI: Motion.

21 COMMISSIONER CONFESSORE: Motion.

22 THE CHAIRMAN: Motion made by Mustilli  
23 and second by Confessore.

24 Clerk, call the roll.

25 MS. GILMORE: Commissioner Choffo.

1 COMMISSIONER CHOFFO: Aye.

2 MS. GILMORE: Commissioner Confessore.

3 COMMISSIONER CONFESSORE: Yes.

4 MS. GILMORE: Commissioner Miller.

5 COMMISSIONER MILLER: Aye.

6 MS. GILMORE: Commissioner Mustilli.

7 COMMISSIONER MUSTILLI: Aye.

8 MS. GILMORE: Commissioner Pettigrew.

9 COMMISSIONER PETTIGREW: Um-hum.

10 MS. GILMORE: Dr. Doran.

11 THE CHAIRMAN: Aye.

12 Because of the court reporter, you need  
13 to give an actual --

14 COMMISSIONER PETTIGREW: Aye, yes.

15 "Um-hum" is a yes, my mother used to do it all  
16 the time.

17 THE CHAIRMAN: I'm sure she did,  
18 especially when she read your report card.

19 Okay. Can I have a motion to approve  
20 the bills that you have? Does anybody have any  
21 questions?

22 COMMISSIONER PETTIGREW: Motion.

23 COMMISSIONER MUSTILLI: Second.

24 THE CHAIRMAN: Okay. Motion by  
25 Pettigrew, second by Mustilli.

1 Clerk, call the roll.

2 MS. GILMORE: Commissioner Choffo.

3 COMMISSIONER CHOFFO: I vote aye.

4 MS. GILMORE: Commissioner Confessore.

5 COMMISSIONER CONFESSORE: 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: Yes.

12 MS. GILMORE: Dr. Doran.

13 THE CHAIRMAN: Aye. Thank you.

14 We'll go to communications.

15 MS. GILMORE: We received the PHADA  
16 scholarship program. They're giving out three  
17 scholarships, and I sent it to the guidance  
18 department in the high school, and I sent it to  
19 everybody that I think is going to be a senior  
20 this year. I sent it to them too, because a lot  
21 of times they don't go down to the guidance  
22 department.

23 COMMISSIONER CONFESSORE: Is that our  
24 housing authority, or is that in competition from  
25 all housing authorities?

1 MS. GILMORE: Yes, competition from all  
2 housing authorities.

3 COMMISSIONER CONFESSORE: So all --

4 MS. GILMORE: Yes, yes.

5 THE CHAIRMAN: Have we ever had anybody  
6 enter it?

7 MS. GILMORE: Yes, we had one, and we  
8 had one winner. Melinda Kelly's daughter won a  
9 scholarship. I don't know, like \$1,000.

10 THE CHAIRMAN: The Executive Director's  
11 report is in your packets. Ray wasn't able to  
12 make it tonight. Does anybody have any questions  
13 on it?

14 Okay. Looking at the maintenance  
15 report also, does anyone have any questions on  
16 that?

17 COMMISSIONER PETTIGREW: Just one about  
18 the shower. Should we be looking -- since we got  
19 some extra money from HUD, they gave us \$1  
20 million, we might want to look into the shower.  
21 Just where we have the faucet running, that's  
22 called a shower, at least it was when I was a  
23 kid. Maybe we should be looking into maybe  
24 redesigning the water and make it more like a  
25 water park like they have up in West Hudson Park

1 where the kids can run in and out and the water  
2 goes up. You might want to just bring it up,  
3 maybe look at a couple of companies.

4 THE CHAIRMAN: Yes, we'll talk to Ray  
5 about that also.

6 COMMISSIONER CHOFFO: I have a question  
7 on the maintenance report. I see the UPCS  
8 inspection repairs. That was when they came  
9 around; right?

10 MR. GILMORE: That was when HUD did the  
11 inspection.

12 COMMISSIONER CHOFFO: What was the  
13 most, like, dominant area?

14 MR. GILMORE: Actually, we did really  
15 well on basically everything as far as like a  
16 day-to-day thing. It's usually on the point --

17 COMMISSIONER CHOFFO: There's no new  
18 laws we have to abide by?

19 MR. GILMORE: Well, right now they're  
20 in the middle of bringing in sewer, park and  
21 fire. And this new inspection program, which is  
22 a bit different than what they're doing now.  
23 Right now they don't put as much point loss on  
24 apartments as they do on the outside. It's going  
25 to be a little bit of the opposite way. There's

1 going to be more emphasis on the apartments. And  
2 they only inspect 34 apartments for the  
3 inspection for one section, but once a year we do  
4 100 percent. With the new FIG, they come in and  
5 inspect the apartments, generate work orders, and  
6 we fill in the work orders as we can.

7 THE CHAIRMAN: But they're random  
8 choices when they come? So basically you have to  
9 have them done?

10 MR. GILMORE: Well, what was happening  
11 was they were giving people, they were fining  
12 maintenance guys in every apartment. So they  
13 stopped that. So they are enforcing it, and if  
14 it's something -- it does do, we will have to put  
15 a smoke detector in each bedroom, and a heat  
16 detector on --

17 COMMISSIONER CONFESSORE: Hardwired?

18 MR. GILMORE: It doesn't have to be.  
19 You can use the ten-year batteries now.

20 COMMISSIONER CONFESSORE: Oh, really?

21 MR. GILMORE: Yeah. We do have smokes  
22 that are hardwired right now that are in the  
23 hallways.

24 COMMISSIONER CHOFFO: In the hallways?

25 MR. GILMORE: No, in the apartments,



1     okay. But the ceiling detectors and that have a  
2     ten-year life span, so you're allowed to use them  
3     as long as they're there. They have specs on how  
4     far away it has to be from the stove, fire. So  
5     this was all new that they came up with. The  
6     thing with broken smoke alarms and CO alarms, you  
7     fail for them, but it's not a point deduction, in  
8     other words, but you have to have a change in  
9     them. That's what we're facing right now.  
10    There's not much more that they're changing as of  
11    now, but they're having a hard time getting it  
12    started. They have a, I think a few all over the  
13    country that are doing sample testing of this  
14    program, and so far it hasn't been working out.  
15    I don't know the ones that volunteered.

16           MS. GILMORE: Don't they also count  
17    like if the tenant's front is not kept up, you  
18    can also get points taken off for that, too?  
19    That counts too?

20           MR. GILMORE: Yeah. It's basically,  
21    they basically look at safety. You get marked  
22    off for a bad apartment, of course, but there's  
23    only a certain amount of points that you can lose  
24    from one apartment. So if you have an apartment  
25    that's totally bad -- which we have a few -- you

1 can't lose all the points for that apartment,  
2 which may only be three, okay. So it's all based  
3 on -- out of 100 percent of our score,  
4 maintenance is 40 percent, and that's so we get  
5 100 percent -- in other words, 40 percent goes to  
6 100 percent of our score. And then you have the  
7 other, the outside, the offices.

8 COMMISSIONER MILLER: If there's an  
9 apartment with the hoarders, did you ever have  
10 any issues with that?

11 MR. GILMORE: Yes, we do.

12 COMMISSIONER MILLER: And how do you  
13 handle that?

14 MR. GILMORE: We constantly go in and  
15 give them some room to straighten it out, and  
16 then they straighten it out. And then as our guy  
17 goes around once a month and does exterminating,  
18 so he inspects the apartments once a month and we  
19 see every apartment. And it's usually the same  
20 apartment.

21 MS. GILMORE: They put everything in  
22 their car.

23 MR. GILMORE: And then when the  
24 inspector is done, they bring it all back in the  
25 house.

1           COMMISSIONER MILLER:  When you said on  
2   a monthly basis I'm assuming that's where you  
3   find them.

4           THE CHAIRMAN:  Okay?  Any other  
5   questions?  Okay.  A motion to approve the  
6   Executive Director's report and the maintenance  
7   report.

8           COMMISSIONER PETTIGREW:  Motion.

9           COMMISSIONER MUSTILLI:  Second.

10          THE CHAIRMAN:  Motion made by  
11   Pettigrew, second by Mustilli.

12          Clerk, call the roll.

13          MS. GILMORE:  Commissioner Choffo.

14          COMMISSIONER CHOFFO:  Aye.

15          MS. GILMORE:  Commissioner Confessore.

16          COMMISSIONER CONFESSORE:  Aye.

17          MS. GILMORE:  Commissioner Miller.

18          COMMISSIONER MILLER:  Aye.

19          MS. GILMORE:  Commissioner Mustilli.

20          COMMISSIONER MUSTILLI:  Aye.

21          MS. GILMORE:  Commissioner Pettigrew.

22          COMMISSIONER PETTIGREW:  Aye.

23          MS. GILMORE:  Dr. Doran.

24          THE CHAIRMAN:  Aye.  Any old business?

25   Any new business?  All right.  Anyone from the

1 public who'd like to be heard? Okay. Motion to  
2 adjourn.

3 COMMISSIONER PETTIGREW: Motion.

4 COMMISSIONER MUSTILLI: Second.

5 THE CHAIRMAN: Motion by Pettigrew,  
6 second by Mustilli. All those in favor?

7 (Ayes.)

8 THE CHAIRMAN: Any opposed?

9 (No response.)

10

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

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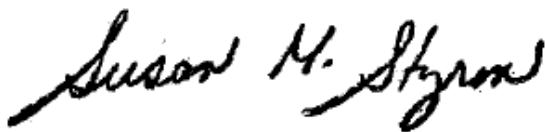
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CERTIFICATE

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: October 20, 2022  
21  
22  
23  
24  
25

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